

(RUPEES THREE LAKHS FORTY THOUSAND ONE HUNDRED ONLY.)
Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No G-1, Ground Floor, Block D-1,
Beshan Homes,
Mapusa, Goa - 403 567
D-5/STP(V)/CP-35/1/2013-RD
भारत
STAMP DUTY
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GOA
NON JUDICIAL
Rs. ≈ 0340100 ≈ -2.8.2019
365430
GOA
INDIA **Zero*ThreeFour*Zero*One**Zero*Zero***
3812 5622445

For CITIZENCREDIT™
CO-OP BANK LTD
Penandes
Authorized Signatory

Name of Purchaser REALCON RESIDENCY LLP

2019-BR2-2506
02-08-2019.



DEED OF SALE

This Deed of Sale is made and executed at Mapusa – Goa, on this 2nd day of the month of August, of the year Two Thousand and Nineteenth. (02/08/2019)

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BETWEEN

MR. JOSEPH MANUEL NAZARETH son of Manuel Mariano Nazareth, Bachelor, 49 years of age, Indian National, ADDHAAR No.725425884913, PAN No.ARPPN6467Q, resident of Room No.8 Dinanath Sharma Chawl, Near Durga Mata Mandir, Shivaji Nagar Kurar Village, Malad, Mumbai); hereinafter referred to as the '**VENDORS**', (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives administrators and assigns), of the **FIRST PART**.

AND

REALCON RESIDENCY LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, having PAN No. AAZFR2477H and their Registration office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Director **MR. VARUN NAGPAL**, Son of Vijay Kumar Nagpal, aged 36 years, businessman, married, Indian National, Holder of PAN No. ACDPN0237D resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the, **SECOND PART**; vide Board of Directors resolution dated 30.07.2019 represented herein through duly constituted Power of Attorney Holder **MR. SAVIO MONTEIRO**, son of Fausto Monteiro, 28 years of age, Indian National, having PAN No. BFQPM7473B, resident Fetorim, Piedade, Divar,

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Goa, vide Power of Attorney dated 30.07.2019, duly notarized before the Notary Public Adv. Sanyogita, bearing Registration No. 7517 at New Delhi, of the, **SECOND PART**

WHEREAS there exists a property known as "BADEM" a situated in the Ward Badem, of Village Assagao, admeasuring an area of 850.00 Square Metres, within the limits of the Village Panchayat of Assagao, Taluka of Bardez, Sub District of Bardez, District of North Goa and State of Goa; which property is neither found to be described in the Land Registration Office of Bardez, nor found to be enrolled in the Taluka Land Revenue Office, and which property is presently surveyed in the Survey Records under Survey No. 55/2 of Village of Assagao. The property known as "BADEM" or "QUINZE ADICOES", situated in the Ward Badem, of Village Assagao, admeasuring an area of 850.00 Square Metres is hereinafter referred as to the 'SAID PROPERTY' and is more particularly described in the **Schedule I** herein below written; and for better clearness is delineated on the Plan annexed herewith, and the boundary lines of which are marked in red colour lines thereon, and shall form an integral part of this present Deed.

AND WHEREAS the said property was originally owned and possessed by one Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth.

AND WHEREAS The Office of the Directorate of Public Works and Land Survey, Department of Land Survey has duly conducted the demarcation of the SAID PROPERTY in presence of the said Mr. Damiao

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Nazare alias Custodio Cosme Damiao Nazareth with the consent of the adjoining neighbors/respective parties with four stone boundary marks and loose stones compound wall.

AND WHEREAS the name of the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth is duly found to be recorded/confirmed in the Registo do Agrimensor bearing Provisional No. 464 of Assagao Village.

AND WHEREAS vide Certificate dated 29/07/2019 issued by the G.P.Aroskar Architectural Designer, RCC Consultant, Valuer & Land Surveyor certifies that Old Cadastral Survey Plan bearing No. 464 of Assagao Village, Bardez – Goa, corresponds with the new Survey Plan of the Plot bearing Survey No. 55/2 of Assagao Village, Bardez – Goa of the SAID PROPERTY.

AND WHEREAS the said Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira and her husband the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth expired on 24/04/1950 and on 01/11/1950 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them as their sole and universal heir namely: (1) Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth and as such the SAID PROPERTY devolved upon him.

AND WHEREAS the name of the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth is

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also duly found to be recorded in the Occupant's Coloumn of 'Form IX', in the Index of Lands since 16/11/1971 with respect to the SAID PROPERTY.

AND WHEREAS the name of the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth is also reflected in the Occupant's Coloumn of 'Form III', in the Index of Lands since 16/11/1971 with respect to the SAID PROPERTY.

AND WHEREAS the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth expired in the status of a bachelor on 18/01/1975, intestate, without leaving any Will or any other disposition of his last wish, and without leaving descendants or ascendants or children or co-laterels, but leaving behind him as his universal heirs and successors in transversal line, the descendants of his paternal uncle, the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth, as mentioned hereinbelow.

AND WHEREAS vide Judgment and Order dated 03/02/2017 passed by the Civil Judge Senior Division, at Mapusa – Goa, in Inventory Proceedings No. 485/2013/B it transpires that the paternal uncle of the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth, Mr. Diogo Rosario de Nazareth alias Diogo Rosario Nazareth alias Diogo Rosario Nazare alias Diogo Jose Nazareth and his wife Mrs. Dulcina Rosario Pereira alias Dulcina Rosana Pereira alias Dulcina Pereira expired on 14/04/1920 and 18/06/1921 respectively, and upon their death, the SAID PROPERTY

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devolved upon their three children namely: 1). Mr. Custodio Mathias alias Mathew Nazareth, a bachelor, 2). Mrs. Maria Francisca alias Maria Francisca Nazareth alias Minguelina Fernandes alias Maria Francisca Nazare and her husband Mr. Aleixo Reginaldo Naronha alias Alex Reginald Noronha alias Alex Reginaldo Noronha alias Aleixo Reginald Naronha alias Alex Noronha, 3). Mr. Miguel Paulo alias Minguel Paulo alias Miguel Paulo Nazareth alias Paul Michael alias Paul Nazareth alias Polly Michal Nazareth alias Paul Michel alias Paul Michael Nazareth alias Paulo Minguel Nazareth alias Paulo Miguel Nazareth alias Miguel Nazare alias Miguel Nazare and his wife Mrs. Rozaline Rodrigues alias Rosy Nazareth alias Rosalina Rodrigues alias Rozaline Rodrigues e Nazareth alias Rosalina Rodrigues alias Roza Philip Rodrigues.

AND WHEREAS the said Mr. Custodio Mathias alias Mathew Nazareth expired on 22/12/1972 in the status of a bachelor, intestate, and without leaving any Will or any other disposition of his last wish, and leaving behind him, his collateral heirs as mentioned herein below.

AND WHEREAS the said Mrs. Maria Francisca alias Maria Francisca Nazareth alias Minguelina Fernandes alias Maria Francisca Nazare and her husband Mr. Aleixo Reginaldo Naronha alias Alex Reginald Noronha alias Alex Reginaldo Noronha alias Aleixo Reginald Naronha alias Alex Noronha expired on 16/11/1974 and 24/01/1953 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them their universal heirs namely: (i) Mr.

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Macario Rosario Naronha alias Macario R. Naronha alias Maccario Naronha alias Mucaria Noronha and his wife Mrs. Ubaldina Noronha alias Ubaldina D'souza alias Ubaldina De Souza alias Ubaldina Naronha alias Ubaldine; (ii) Mr. Jose Anjo Da Guarda Noronha alias Jose Anjo De Guarda Noronha alias Jose Anujo De Guardé Noronha alias Jose Anju Noronha alias Jose Duarte Noronha, married to Mrs. Maria Sebastina Fermina Barretto alias Maria Sebastiana Fermina Noronha alias Maria Fermina Barretto alias Maria Sebastiana Barretto; (iii) Mrs. Rosa Eufemia Noronha alias Rose Eufamia Noronha alias Rosa Eufamia Lobo, married to Mr. Norberto De Lobo alias Norbet Lobo.


AND WHEREAS the said Mr. Macario Rosario Naronha alias Macario R. Naronha alias Maccario Naronha alias Mucaria Noronha expired on 20/09/1991, intestate, and without leaving any Will or any other disposition of his last wish, and leaving behind him, his widow, the said Mrs. Ubaldina Noronha alias Ubaldina D'souza alias Ubaldina De Souza alias Ubaldina Naronha alias Ubaldine, and his universal children namely: (a) Alex Reginaldo Noronha and his wife, Mrs. Leena Noronha alias Minguelina Fernandes; (b) Mr. Peter Rafael Noronha married to Mrs. Maria D' Souza; (c) Mrs. Felecidade Augusta Noronha alias Felicidade Agusta Lasrado alias Felcida Agusta Noronha married to Mr. Otto Lasrado; (d) Mrs. Maria Annie D' Souza alias Maria Annie Nornha married to Mr. Avinash Luis D' Souza alias Avinash Bobby Mario D' Souza; (e) Mrs. Bastin Elizabeth Noronha alias Basteen Elizabeth Noronha married to Mr. Clive Cecil Saldanha.

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Clive Cecil Saldanha

AND WHEREAS the said Mr. Jose Anjo Da Guarda Noronha alias Jose Anjo De Guarda Noronha alias Jose Anujo De Guarde Noronha alias Jose Anju Noronha alias Jose Duarte Noronha, and Mrs. Maria Sebastina Fermina Barretto alias Maria Sebastiana Fermina Noronha alias Maria Fermina Barretto alias Maria Sebastiana Barretto expired on 21/04/1993 and 01/06/1978 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them, their universal children namely: (a) Mrs. Eugenia Terezinha Noronha alias Eugenia Terezinha D' Costa married to Mr. Santan D' Costa alias Santana Da Costa; (b) Mrs. Rosa Especiosa Noronha alias Rosa Especiosa Noronha Machado married to Mr. Savio Menino Jesus Machado alias Savio Maria De Menino Jesus Machado.

**AND WHEREAS** the said Mr. Norberto De Lobo alias Norbet Lobo expired on 10/05/1982, intestate, and without leaving any Will or any other disposition of his last wish, and leaving behind him, his widow, the said Mrs. Rosa Eufemia Noronha alias Rose Eufamia Noronha alias Rosa Eufamia Lobo, and his universal children namely: (a) Marcus Lobo alias Marcus Norbert Lobo and his wife, Mrs. Ozelle Lobo alias Ozelle Marcus Lobo; (b) Mr. Francis Lobo alias Francis Norbert Lobo married to Mrs. Monica Lobo alias Monica Francis Lobo; (c) Mrs. Effie D' Lima alias Effie Simon alias Epiphania Simon D' Lima married to Mr. Simon Joseph D' Lima; (d) Mrs. Joana Coutinho alias Joana Saby Concertino alias Joana Coutinho married to Mr. Saby Coutinho alias Philip Concertino.

AND WHEREAS the said Mr. Miguel Paulo alias Minguel Paulo alias Miguel Paulo Nazareth alias Paul Michael alias Paul Nazareth alias Polly

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Michal Nazareth alias Paul Michel alias Paul Michael Nazareth alias Paulo Minguel Nazareth alias Paulo Miguel Nazareth alias Miguel Nazare alias Miguel Nazare and his wife Mrs. Rozaline Rodrigues alias Rosy Nazareth alias Rosalina Rodrigues alias Rozaline Rodrigues e Nazareth alias Rosalina Rodrigues alias Roza Philip Rodrigues expired on 31/10/1940 and 08/11/1963 respectively, intestate, and leaving behind them their universal heirs namely (i) Mr. Pedru Nazareth alias Pedro Nazareth alias Peter Nazareth married to Mrs. Anna Catharina Nazareth alias Ana Quiteria Nazareth alias Ana Quiteria Souza E Nazareth, (ii) Mrs. Philomena John Rafayel Lemos alias Philomena Nazareth alias Philomena Lemos alias Filomena Lemos or Filomena Nazareth e Lemos married to Mr. Joao Lemos alias Joao Rafael Lemos alias John Lemos alias Joao Lemos, (iii) Mr. Manoel Mariano Nazareth alias Manuel Marios Nazareth alias Manuel Paulo Nazareth alias Manuel Paul Nazareth alias Manuel Mariano Nazareth married to Mrs. Regina Peligrina Mendonca e Nazareth alias Regina Peregrine Mendonca and (iv) Mr. Diogo John Sebastian Nazareth married to Mrs. Carmelina Bezemita Evoltina Cabral e Nazareth alias Evelyn Nazareth alias Evilina Nazareth.

AND WHEREAS the said Mr. Pedru Nazareth alias Pedro Nazareth alias Peter Nazareth and his wife Mrs. Anna Catharina Nazareth alias Ana Quiteria Nazareth alias Ana Quiteria Souza E Nazareth expired on 15/06/1981 and 17/08/2010 respectively, without leaving any Will or any other disposition of their last wish, and leaving behind hem their universal heirs namely: (a) Mrs. Esperance Nazareth married to Mr.

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Usman Sharif, (b) Effie Nazareth alias Effie Nazareth e Silveira married to Mr. Francis Silveira, (c) Mr. Diogo Rosario de Nazareth Diogo Pedru (bachelor) and (d) Mr. Agnelo John Nazareth married to Mrs. Rose Ann Solomon alias Rose Ann Solomon e Nazareth.

AND WHEREAS the said Mrs. Esperance Nazareth expired on 13/07/2008 intestate, without leaving any Will, or any other disposition of her last wish, and leaving behind her said husband, Mr. Usman Sharif and her universal heirs namely: (a) Mrs. Tanzila Sharif married to (b) Mr. Ibrahim Sharif, and their daughter, (c) Miss Ziafa Sharif.

AND WHEREAS the said Mrs. Philomena John Rafayel Lemos alias Philomena Nazareth alias Philomena Lemos alias Filomena Lemos or Filomena Nazareth e Lemos and Mr. Joao Lemos alias Joao Rafael Lemos alias John Lemos alias Joao Lemos expired on 17/04/2013 and 01/03/1995 respectively, intestate, and without leaving any Will or any other disposition of their last wish, leaving behind as their universal heirs namely: (a) Joanita Ezabella Lemos alias Joanita Ezabella Dias married to Mr. Samuel Louis Dias.

AND WHEREAS the said Mr. Manoel Mariano Nazareth alias Manuel Marious Nazareth alias Manuel Paulo Nazareth alias Manuel Paul Nazareth alias Manuel Mariano Nazareth expired on 09/09/2013, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind his widow, the said Mrs. Regina Peligrina Mendonca e Nazareth alias Regina Peregrine Mendonca and his universal children namely: (a) Mr. Luis Nazareth, bachelor, (b) Mr. John

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Nazareth, married to Mrs. Joanitha Nazareth alias Joanita Clara D' Mello (c) Mr. Joseph Nazareth, bachelor.

AND WHEREAS the said Mr. Diogo John Sebastian Nazareth expired on 19/05/2005, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind his widow, the said Mrs. Carmelina Bezemita Evoltina Cabral e Nazareth alias Evelyn Nazareth alias Evilina Nazareth and his universal children namely: (a) Mr. Joseph Nazareth alias Joseph John Nazareth, married to Mrs. Olivia Nazareth alias Olivia Christaline D' Souza, (b) Mr. Jacob Nazareth alias Jacob John Nazareth alias Jacob P. Marshall Nazareth, married to Mrs. Jesslyn Nazareth alias Jesslyn Silvia Fernandes, (c) Mr. Joaquim Julius Nazareth, married to Mrs. Nelvia Nazareth alias Nelvia Joquim Deniz, (d) Mrs. Rosy Emilia Nazareth alias Rosy Fernandes, married to Mr. Tolentino Fenandes, (e) Sr. Anita Nazareth alias Annagrace Nazareth alias Anita Annagrace Nazareth, spinster, (f) Mr. Edward Nazareth alias Edward Romould Nazareth, bachelor.

AND WHEREAS In Inventory proceeding bearing No.485/2013/B instituted before Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa-Goa, the said property was listed at ITEM NO. 2 and the said property was allotted to Mr. Joseph Nazareth alias Joseph John Nazareth

AND WHEREAS the said allotment was confirmed by order dated 03/02/2017 passed by Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa- Goa in Inventory Proceedings Bearing No.485/2013/B.

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AND WHEREAS in light of above, considering the fact that the Order dated 03/02/2017 passed by Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa – Goa in Inventory proceedings bearing No. 485/2013/B and the Survey Records in respect of the said property, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present VENDOR.

AND WHEREAS the names of the VENDOR, have been duly mutated in the Survey records of the SAID PROPERTY.

AND WHEREAS the above named VENDOR declare that he own and possess the "SAID PROPERTY", admeasuring 850.00 Square Meters, situated at Assagao Village, and which is described under **SCHEDULE – I** hereunder written.

AND WHEREAS the abovenamed VENDOR have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

AND WHEREAS the VENDOR has also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".

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AND WHEREAS the VENDOR have represented to the PURCHASER that:

- i) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
- ii) That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- iii) That no other person/persons other than the VENDOR mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.
- iv) That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.
- v) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";
- vi) That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other

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recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

vii) That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

viii) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".

ix) That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".

x) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDOR as true, the PURCHASER approached the VENDOR for sale of the "SAID PROPERTY" to itself.

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AND WHEREAS the VENDOR have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under SCHEDULE – I hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDOR have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of **Rs.85,00,000/- (Rupees Eighty Five Lakhs Only)**, which is its fair market value.

AND WHEREAS now the VENDOR have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of the said agreement and in consideration of the sum of **Rs.85,00,000/- (Rupees Eighty Five Lakhs Only)**, is paid by the PURCHASERS to the VENDOR in the following manner:

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- a. The Purchasers will deduct 1% TDS from the payment made to the VENDORS and provide the appropriate tax certificates as per Indian income tax laws.
2. The VENDOR hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDOR and each of them do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PROPERTY" described in the SCHEDULE – I hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PROPERTY including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and consequently the VENDOR hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.
3. That the VENDOR have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PROPERTY".
4. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PROPERTY" hereby sold to her as her own, without interruption or disturbance, claim or

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Gazareth

demand on the part of the VENDOR or on the part of any person or persons claiming through or under them.

5. That the VENDOR covenant with the PURCHASER as under:-

- (a) that they the VENDOR and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the PURCHASER and placing her in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- (b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";
- (c) that they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;
- (d) that they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances;
- (e) that the representations and declarations made by the VENDOR unto the PURCHASER, relying upon which the

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PURCHASER has agreed to purchase the "SAID PROPERTY", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

- (f) that there are no outstanding dues in respect of the "SAID PROPERTY" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDOR up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.

6. That the VENDOR hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDOS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PROPERTY" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.
7. That the VENDOR undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY" and/or any part thereof. Further, the VENDOR and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR or any of

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(Signature)

them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PROPERTY" hereby sold.

8. For the purpose of any future communication or correspondence, it shall be sufficient if the letters/notices are duly stamped and posted at the addresses first hereinabove mentioned.
9. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.
10. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
11. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of Rs.3,40,100/- (RUPEES THREE LAKHS FORTY TWO THOUSAND ONE HUNDRED ONLY) has been affixed herewith.

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Signature

SCHEDULE I

(Description of the said property)

All that property known as 'BADEM' also known as situated in the Ward Badem, of Village Assagao, admeasuring an area of 850.00 Square Meters, within the limits of the Village Panchayat of Assagao, Taluka of Bardez, Sub District of Bardez, District of North Goa and State of Goa; which property is neither found to be described in the Land Registration Office of Bardez nor found to be enrolled in the Taluka Land Revenue Office, and which property is presently surveyed under Survey No. 55/2 of Village of Assagao; and is bounded as follows:

On/towards the West: By the property under Survey No. 55/1 of the village of Assagao.

On/towards the North: By a Public road of the village of Assagao.

On/towards the East: By a Pathway; and,

On/towards the South: By the property under Survey No. 55/6 of the village of Assagao.

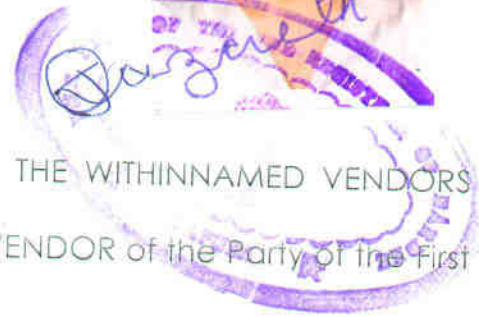
IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 2nd day, of August month and the year Two Thousand and Nineteenth, first herein above mentioned.

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Osareth











Joseph Nazareth



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS
MR. JOSEPH MANUEL NAZARETH the VENDOR of the Party of the First
Part

Left Hand Finger Impressions

Right Hand Finger Impressions

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2 	2 
3 	3 
4 	4 
5 	5 

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[Signature]
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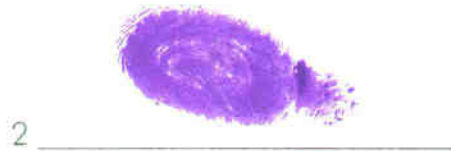
Joseph Nazareth



SIGNED AND DELIVERED by the within named PURCHASER
REALCON RESIDENCY LLP, Represented by its Managing Director-
MR. VARUN NAGPAL through his POA holder **MR. SAVIO MONTEIRO**
of the Second Part.

Left Hand Finger Impressions

Right Hand Finger Impressions



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WITNESSES:

1. Name : Shradelha Kamal
Father's Name : Suresh Nagrenkar
Age : 28 years
Residential Add. : A/102, Parrikar Retreat, Dattawadi, Mapusa, Goa
Signature : S Nagrenkar

2. Name : Pearlana Kim D'wile
Father's Name : Dunitan D'wile
Age : 26
Residential Add. : Pockvaddo, Betalbatim, Saltillo Goa
Signature : BWP

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Authorised Signatory

Szardh

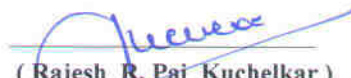


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 5861



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 55/ 2
Scale : 1 :1000


(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Nitin M, Pikulkar (F.S)
On : 26-07-2019

Compared By: 

Realcon Residency LLP


Authorized Signatory





Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 02-Aug-2019 01:08:49 pm

Document Serial Number :- 2019-BRZ-2506

Presented at 12:08:30 pm on 02-Aug-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	340000
2	Registration Fee	255000
3	Mutation Fees	1000
4	Processing Fee	600
Total		596600

Stamp Duty Required :340000

Stamp Duty Paid : 340000

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: BFQPM7473B			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Joseph Manuel Nazareth ,S/o - D/o Manuel Mariano Nazareth Age: 49, Marital Status: Bachelor ,Gender:Male,Occupation: Service, Address1 - Room No. 8, Dinanath Sharma Chawl, near Durga Mata Mandir, Shivaj Nagar, Kurar Village, Malad, Mumbai, Address2 - , PAN No.: ARPPN6467Q			
2	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: BFQPM7473B			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pearlann Kim Dcosta, 27 , ,7755916059 , ,Advocate , Marital status : Unmarried 403713, Pockvawado Betalbatim Margao Salcete Goa, Pockvawado Betalbatim Margao Salcete Goa Betalbatim, Salcete, SouthGoa, Goa			
2	Shraddha Kamat, 28 , ,8669610536 , ,Service , Marital status : Married 403507, A/102 , A/102 , Parrikar Retreat, Dattawadi Mapusa Bardez Goa Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Book :- 1 Document

Registration Number :- BRZ-1-2463-2019

Date : 02-Aug-2019

Prakash
02/08/19

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR
BARDEZ**



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 02-Aug-2019 13:02:22

Date of Receipt: 02-Aug-2019

Receipt No : 2019-20/9/1561

Serial No. of the Document : 2019-BRZ-2506

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Savio Monteiro** for Registration of above Document in Book-1 for the year 2019

Registration Fee	255000	E-Challan	• Challan Number : 201900892481 • CIN Number : CPT7420062	255000
Processing Fee	600	E-Challan	• Challan Number : 201900892481 • CIN Number : CPT7420062	800
Total Paid	255800 (Rupees Two Lakh Fifty Five Thousands Eight Hundred only.)			

Probable date of issue of Registered Document **02 08/19**

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Dungesh Tineikan

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **02-Aug-2019**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar