

(Rupees Sixteen Lakhs eighty eight thousand Only)

For CITIZEN CREDIT
CO-OP BANK LTD

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OURÉM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 36938 NON JUDICIAL गीत
131298 MAY 11 2018



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Rs 1688000/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser Ishom Estate Pvt Ltd

21/52/2018
14/05/2018



DEED OF SALE

This Deed of Sale is made and executed at Mapusa - Goa, on this
Fourteenth day of the month of May, of the year Two Thousand and
Eighteen. (14/05/2018)

BETWEEN

UNORONDA E. Costa Deena E. Costa Deena

Deena

- 1) **MRS. UBALDINA NORONHA ALIAS UBALDINA D'SOUZA ALIAS UBALDINA DE SOUZA ALIAS UBALDINA NARONHA ALIAS UBALDINE**, wife of Late Mr. Macario Rosario Naronha alias Macario R Naronha alias Maccario Naronha alias Mucaria Noronha, aged 78 years, housewife, Indian National, Holder of PAN Card No. BOWPN9817B and AADHAR Card No. 902352056761, resident of H. No. 98, Lobo Vaddo, Parra, Bardez - Goa;



- 2) **MRS. EUGENIA TEREZINHA NORONHA ALIAS EUGENIA TEREZINHA D'COSTA**, wife of Mr. Santan D'costa, aged 57 years, housewife, Indian National, Holder of PAN Card No. AGPPD2655K and AADHAR Card No. 238896239111 and her husband;

- 3) **MR. SANTAN D'COSTA**, son of late Joao Kristo Bibiano D'costa alias Joao Bibiana da Costa alias Joao Bibiano Francisco da Costa, aged 61 years, service, Indian National, Holder of PAN Card No. AGPPD2656L and AADHAR Card No. 663982694590, both residents of H. No. 220, Fondac Vaddo, Parra, Bardez - Goa;

U Naronha E D'Costa *Bardez* *E. Macario* *Bardez*

Admission

- 4) **MRS. ROSA ESPECIOSA NORONHA ALIAS ROSA ESPECIOSA NORONHA MACHADO**, wife of Mr. Savio Menino Jesus Machado alias Savio Maria De Menino Jesus Machado, aged 55 years, housewife, Indian National, Holder of PAN Card No. ECMPM3758P and AADHAR Card No.368994005710 and her husband;
- 5) **MR. SAVIO MENINO JESUS MACHADO ALIAS SAVIO MARIA DE MENINO JESUS MACHADO**, aged 59 years, service, Indian National, Holder of PAN Card No. APXPS8961A and AADHAR Card No. 525290555948, both residents of H. No. 11/1, Jackni Vaddo, Parra, Bardez - Goa, 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

- 6) **ISHOM ESTATE PVT LTD**, a duly registered Company, having corporate identity No. U74999DL2017PTC323700 and PAN Card No. AAECI6302G, having registered office at 201, Gera Imperium I, Patto, Panaji, Goa, 403001, represented herein by its Managing Director, **MR. VARUN NAGPAL**, son Mr. Vijay Kumar Nagpal, aged 34 years, Unmarried, Businessman, Indian National, Holder of PAN No. ACDPN0237D resident of 97/B, Maneshaw Road, Anupam

Le Noronha E. Costa *Alia* *E. Noronha* *Alia*

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Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 08/05/2018, represented herein through duly constituted Power of Attorney Holder Mr. Savio Monteiro, son of Fausto Monteiro, 27 years of age, Indian National, having PAN No. BFQPM7473B, resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 08/05/2018, duly notarized before the Notary Public Deepak Shet, bearing Registration No. 2267/18 at Goa. Hereinafter referred to as '**THE 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**



WHEREAS there exists a property known as "BADEM" also known as "QUINZE ADICOES", situated in the Ward Badem, of Village Assagao, admeasuring an area of 3000.00 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. 56/11 of Village of Assagao.

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The property known as "BADEM" or "QUINZE ADICOES", situated in the Ward Badem, of Village Assagao, admeasuring an area of 3000.00 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 boundcry 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 Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira, alongwith her husband, 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 on 26/04/1943 in presence of the said Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira with the consent of the adjoining neighbours/respective parties with four stone boundary marks and loose stones compound wall.

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AND WHEREAS the name of the said Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira is duly found to be recorded/confirmed in the Registo do Agrimensor bearing Provisional No. 337 of Assagao Village.

AND WHEREAS vide Certificate dated 19/04/2018 issued by the Mohandas Kambli Retd. Inspector of Department of Surveys and Land Records, certifies that Old Cadastral Survey Plan bearing No. 337 of Assagao Village, Bardez - Goa, corresponds with the new Survey Plan of the Plot bearing Survey No. 56/11 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

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Nazareth is also reflected in the Occupant's Coloumn of 'Form III', in the Index of Lands 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 duly found to be recorded in the Occupant's Coloumn of 'Form IX', in the Index of Lands 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 Nazareth 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

U. Noronha *E. P. Costa* *Costa* *E. M. Costa* *Costa* *Costa*

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 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.

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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. 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 Anjo De Guarde 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

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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 Bastean Elizabeth Noronha married to Mr. Clive Cecil Saldanha.

AND WHEREAS the said 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, 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.

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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 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

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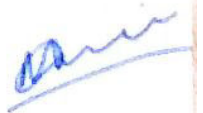
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Nazareth married to Mrs. Anna Catharina Nazareth alias Ana Quiteria Nazareth alias Ana Quiteria Souza E Nazareth, (ii) Mrs. Philomena John Rafayel Lemos alias Philomena Nazareth alias Philomena Lemos alias Filomena Lemos or Filomena Nazareth e Lemos married to Mr. Joao Lemos alias Joao Rafael Lemos alias John Lemos alias Joao Lemos, (iii) Mr. Manoel Mariano Nazareth alias Manuel Marious 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. 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.

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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)

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Mr. John 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 Joaquim Deniz. (d) Mrs. Rosy Emilia Nazareth alias Rosy Fernandes, married to Mr. Tolentino Fernandes. (e) Sr. Anita Nazareth alias Annagrace Nazareth alias Anita Annagrace Nazareth, spinster. (f) Mr. Edward Nazareth alias Edward Romould Nazareth, bachelor.

AND WHEREAS vide the said 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 also transpired that the Western half of the SAID PROPERTY, was allotted to the Member No. 1 of the VENDORS; and the Eastern half of the SAID

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PROPERTY was allotted to the Member No. 2 and Member No. 4 of the VENDORS with undivided rights.

AND WHEREAS the names of the Member Nos. 1, 2 and 4 of the VENDORS, along with their respective spouses, the Member Nos. 3 and 5 of the VENDORS have been duly mutated in the Survey records of the SAID PROPERTY.

AND WHEREAS the abovenamed VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 3000.00 Square Metres, situated at Assagao Village, and which is described under **SCHEDULE - I** hereunder written.



AND WHEREAS the abovenamed VENDORS 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 VENDORS have 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 VENDORS have represented to the PURCHASER that:

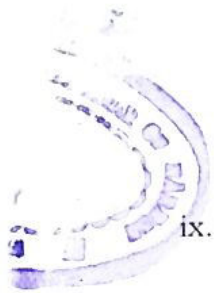
- i. That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
- ii. That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- iii. That no other person/persons other than the VENDORS 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

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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 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,



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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 VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTY" to itself.

AND WHEREAS the VENDORS 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 VENDORS 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 VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of Rs.3,75,00,000/- (Rupees Three Crores Seventy Five Lakhs Only), which is its fair market value.

AND WHEREAS the Member No. 2 and Member No. 3 of the VENDORS are married to each other under the Regime of

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AND WHEREAS now the VENDORS 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.3,75,00,000/- (Rupees Three Crores Seventy Five Lakhs Only), is paid by the PURCHASERS to the VENDORS in the following manner:
 - (a) The member No.1 of the Vendors acknowledges the receipt of upon a consideration of an amount of Rs. 1,87,50,000/- (One Crore Eighty Seven Lakhs Fifty Thousand Only) which is paid

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2. The VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDORS 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

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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 VENDORS hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.

3. That the VENDORS 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 demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.

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

(a) that they the VENDORS and all persons claiming through 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



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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;

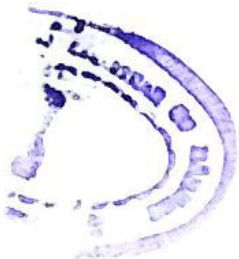
(b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";

(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 VENDORS unto the PURCHASER, relying upon which the 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 VENDORS up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.



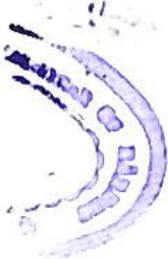
UNORONHA E. Costa 2004 E. Machado for sale

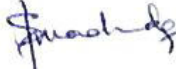
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6. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation 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 VENDORS 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 VENDORS 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 VENDORS or any of 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



U. Noroela E. Costa  E. Machado 



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.

SCHEDULE I

(Description of the said property)

All that property known as 'BADEM' also known as "QUINZE ADICOES", situated in the Ward Badem, of Village Assagao, admeasuring an area of 3000.00 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 under Survey No. 56/11 of Village of Assagao; and is bounded as follows:

East: by a road,

West: by property bearing Survey No. 56/10 of Assagao Village,

North: by property bearing Survey No. 67/1-A of Assagao Village, and

South: by a road.

LE Noronha E. D. Costa Q. Costa E. M. Costa Q. Costa

Q. Costa

MRS. UBALDINA NORONHA

The Party of the First Part

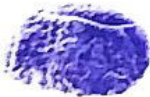


UNDAWA

Right Hand Finger Impressions



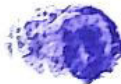
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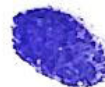
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U. Narasimha & D. Costa India, E. Machado France

Amir

MRS. EUGENIA TEREZINHA NORONHA

The member no. 2 of the VENDORS

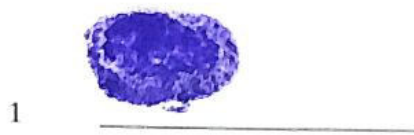
The Party of the First Part



E. Costa

Left Hand Finger Impressions

Right Hand Finger Impressions



U. Noronha E. Costa @ 2011 E. Costa

[Signature]

MR. SANTAN D'COSTA

The member no. 3 of the VENDORS

The Party of the First Part


Devi
Devi

1



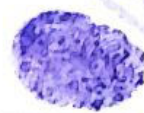
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U. Noronha E. Costa *Devi* E. Hachado *Devi*

Devi

MRS. ROSA ESPECIOSA NORONHA

The member no. 4 of the VENDORS

The Party of the First Part



E. 16

E. 16

1 _____ 



2 _____ 

2 _____ 

3 _____ 

3 _____ 

4 _____ 

4 _____ 

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5 _____ 



U. Noronha E. Costa *E. Costa* *E. Costa* *E. Costa*

Amorim

MR. SAVIO MENINO JESUS MACHADO

The member no. 5 of the VENDORS

The Party of the First Part



[Handwritten signature]



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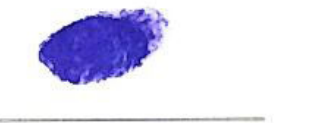
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Unverona E. Costa

Costa

E. Machado Machado

[Handwritten signature]



Mr. SAVIO MONTEIRO

SIGNED AND DELIVERED by the within named PURCHASER ISHOM ESTATE PVT LTD. Represented by its Managing Director- MR. VARUN NAGPAL through his POA holder **Mr. SAVIO MONTEIRO** of the Second Part.

Varun

1



1



2



2



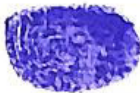
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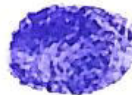
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U Narayana E. Deosthale *Deosthale*

E. Hockaday *Hockaday*

Varun

WITNESSES:

1. Name : Gaelan Lasrado
 Father's Name : Eufrasio Peveira
 Age : 22 yrs
 Residential Add. : Flat No. 4, H. Block, Feira
 Alta, Gaunia Vaddo, Mapwa
 Signature : 

2. Name : Preemdeep Konkankar
 Father's Name : Dumodare Konkankar
 Age : 29
 Residential Add. : H. No 32 Grawant Chimbel
 Signature : 

U. Noronha E. D. Costa  E. Machado 



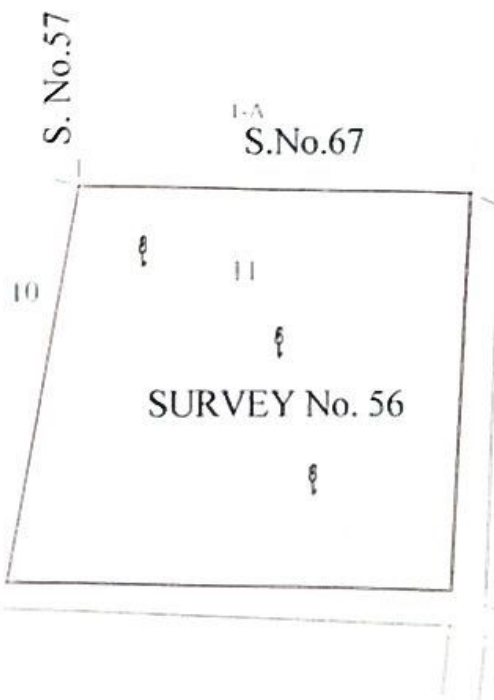


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

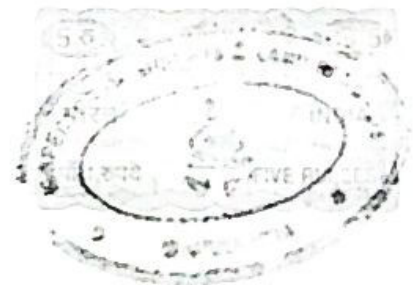
Inward No 1570



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 56/ 11
Scale : 1 : 1000



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



Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 20-02-2018

Compared By : S. F. Modals (R.S.)

U. Karanale E. D. Costa

E. Harshad

Handwritten signature

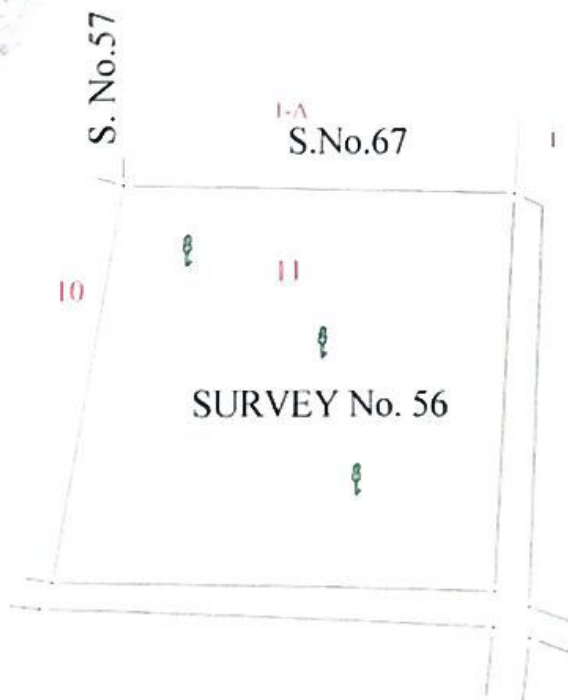
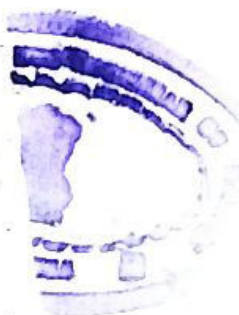


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 56/ 11
Scale : 1 : 1000

Inward No 1570



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



Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 20-02-2018

Compared By : S F Molik (RS)

Unarsala & Costa Datta F. Harish

[Signature]

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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 14-05-2018 04:52:14 PM

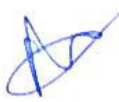
Document Serial Number : 2152

Presented at 03:56:00 PM on 14-05-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1312500.00
2	Processing Fees	680.00
	Total :	1313180.00

Stamp Duty Required: 1687500.00 Stamp Duty Paid: 1688000.00

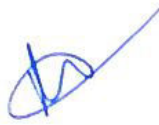
Savio Monteiro presenter

Name	Photo	Thumb Impression	Signature
Savio Monteiro, S/o Fausto Monteiro , UnMarried, Indian, age 27 Years, Advocate, r/o Fetorim, Piedade Divar Goa. As POA holder for Purchaser Varun Nagpal (Ishom Estate Pvt Ltd) dated 8/5/2018, before Notary Public Deepak Shet vide reg no 2267/18 at Goa.			

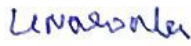
Endorsements

Executant

1. Savio Monteiro, S/o Fausto Monteiro, UnMarried, Indian, age 27 Years, Advocate, r/o Fetorim, Piedade Divar Goa. As POA holder for Purchaser Varun Nagpal (Ishom Estate Pvt Ltd) dated 8/5/2018, before Notary Public Deepak Shet vide reg no 2267/18 at Goa.

Photo	Thumb Impression	Signature
		

2. Ubaldina Noronha @ Ubaldina D'souza @ Ubaldina De Souza @ Ubaldina Naronha @ Ubaldine, W/o Late Macario Rosario Naronha, Widow, Indian, age 78 Years, House-Wife, r/o H.no 98, Lobo Vaddo, Parra Bardez Goa.

Photo	Thumb Impression	Signature
		

3. Eugenia Terezinha Noronha @ Eugenia Terezinha D'Costa, W/o Santan D'Costa, Married, Indian, age 57 Years, House-Wife, r/o H.no 220 Fondac Vaddo, Parra Bardez Goa

Photo	Thumb Impression	Signature
		

4 . Santan D'costa, S/o Late Joao Kristo Bibiano D'costa @ Joao Bibiana da Costa @ Joao Bibiano Francisco da Costa, Married, Indian, age 61 Years, Service, r/o H.no 220 Fondac Vaddo, Parra Bardez Goa

Photo	Thumb Impression	Signature
		

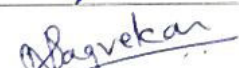
5 . Rosa Especiosa Noronha @ Rosa Especiosa Noronha Machado, W/o Savio Menino Jesus Machado @ Savio Maria De Menino Jesus Machado, Married, Indian, age 55 Years, House-Wife, r/o H.no 11/1, Jackni Vaddo, Parra Bardez Goa.

Photo	Thumb Impression	Signature
		

6 . Savio Menino Jesus Machado @ Savio Maria De Menino Jesus Machado, S/o Fausto Machado, Married, Indian, age 59 Years, Service, r/o H.no 11/1, Jackni Vaddo, Parra Bardez Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Premdeep Kankonkar , S/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.no 32, Gawant Chimbhel Goa	
2	Shraddha Kamat , W/o Nikhil Kamat, Married, Indian, age 27 Years, Service, r/o Flat no A/102, Parrikar Retreat, Dattawadi, Mapusa Bardez Goa	

TDS Paid through HDFC Bank of Rs.3,75,000/- dated 10.5.2018, 11.5.2018.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR
BARDEZ

Enclosurement
Mutation fee of Rs 2,500/- is paid
vide challan no 201800412570
dated 14/05/2018.

2152/18

Book-1 Document
Registration Number BRZ-BK1-02209-2018
CD Number BRZD798 on
Date 23-05-2018

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By:-

Pratishtha

Signature:-

[Signature]

Designed and Developed by C-DAC ACTS, Pune



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Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 14/May/2018 04:52 PM

Date of Receipt: 14/May/2018

Receipt No: 648

Serial No. of the Document: 2152

Nature of Document: Sale

Received the following amounts from Sri Savio Monteiro for Registration of above Document in Book-1 for the year 2018

Rs.Ps

Registration Fee 1312500.00

Processing Fees 680.00

Total : 1313180.00

Amount in words: Rupees Thirteen Lakh Thirteen Thousand One Hundred Eighty Only.

Probable date of issue of Registered Document: / /

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: Premdeep Kankonkar

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar