

Rupees Six lakhs Ninety three thousand Nine hundred

Phone No:
Sold To/Issued To:
ROSEVELT VALADARES
For Whom/ID Proof:
ACBPV6717A



MAR-08-2022 10:41:32

₹ 0693900/-

ZERO SIX NINE THREE NINE ZERO ZERO

Other
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3815248 35/02/04/2021-RDI

1100

Name of Purchaser: Rosevelt Jose Filigonio Do Rosario Carl Valadares

For CITIZEN CREDIT CO-OP. BANK LTD.



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Authorised Signatory



ROSEVELT JOSE FILIGONIO DO ROSARIO CARL VALADARES

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DEED OF SALE

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THIS DEED OF SALE is made and executed at Margão, Goa, on this day of the month of March of the year 2022.

BETWEEN

1. **MR. BASIL YURY BRAGANZA COTTA also known as BASIL YURI BRAGANZA COTTA**, son of Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza, ophthalmologist, aged 52 years, Indian National, holding PAN card bearing No. _____, holder of Aadhaar card bearing number _____, mobile no.9822486930, email id:yuri_eye@rediff.com, and his wife,
2. **DR. MARIA TEREZA ANNETTE VAS** also known as **MARIA TEREZA ANNETTE VAS B. COTTA**, daughter of Mr. Tito Rafael Vaz, pathologist, aged 48 years, Indian National, holding PAN card bearing No. _____, holder of Aadhaar card bearing number _____, mobile no.9823363232, email id:anne_rya23@rediff.com, both residents of H. No. E-119, Palmar Grande, Chinchinim, Salcete, Goa – 403 715,
3. **MRS. MARIA HELENA OLIVIA COTA also known as OLIVIA MARIA COTA also known as OLIVIA**



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SURESH VENGSARKAR, daughter of late Basil Antonio Cotta, aged 81 years, Indian National, Doctor, holder of Aadhaar card bearing number

and PAN Card bearing number
, mobile number: +91 98196 80222,
email ID: orthoone.nirad@gmail.com, Indian National, and her husband

4. **MR. SURESH SADANAND VENGSARKAR**, son of late Sadanand Ganpatrao Vengsarkar, aged 80 years, Doctor, Indian National, holder of Aadhaar card bearing number and PAN Card bearing number , mobile number: 9820034711, email ID: orthoone.nirad@gmail.com, both residents of 71, Suraiya Apartments, Pochkhanwala road, opp. Police Traffic headquarters, Worli, Mumbai, Maharashtra 400 030, hereinafter collectively called for brevity's sake as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

AND

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M/s R & A BUILDERS, a proprietorship Concern duly registered, having its office at 419, fourth floor, Lake Plaza, Fatorda, Salcete, Goa, herein represented by its sole proprietor **MR. ROSEVELT JOSE FILIGONIO DO ROSARIO CARL VALADARES**, son of Antonio Damiao Valadares, aged about 43 years, married, businessman, Indian National, holding PAN card bearing No. _____, holder of Aadhaar card bearing number _____, mobile number 9822382898, email id: rosevelt24@yahoo.com, resident of House Number 236-a, Pirni, Nagoa, Verna, Salcete, Goa, hereinafter called for brevity's sake as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives, executors, administrators, and assigns) of the SECOND PART.

AND

1. **MR. ASSIS DE XAVIER BRAGANÇA alias ASSIS DE XAVIER BRAGANZA alias NELSON BRAGANZA**, son of late Joseph Wilfred Braganza, aged 80 years, retired, holder of Aadhaar card bearing number _____ and PAN Card bearing number _____, mobile number: _____

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[Signature: Valadares]

9356126432, email id:yucolane@gmail.com, Indian National, resident of F-4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple Panjim, Goa- 403 001 and his daughter,

2. **MRS. LARISA JUSTINA BRAGANZA COTTA alias LARISA JUSTINA BRAGANCA COTA**, daughter of Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza, aged about 44 years, doctor, Portuguese National, holder of Portuguese Passport bearing number _____ and Overseas Citizen of India Card bearing number _____, holding PAN card bearing No. _____, holder of Aadhaar card bearing number _____, mobile no. +447455071353, email id:larissa5@rediffmail.com, resident of F-4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple Panjim, Goa- 403 001, and her husband
3. **MR. GLEFY INACIO FURTADO**, son of late Gentil Bernardino Chagas Furtado, aged 49 years, Gynecologist, British National, holder of British Passport bearing number _____ and Overseas Citizen of India Card number _____, holding PAN card bearing No. _____, not a holder of Aadhaar card, mobile no. _____, email id:glefy_dr@yahoo.com, resident of 99, Gordon



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Road, Carshalton Beeches, Surrey, united Kingdom SM5 3RG, hereinafter collectively called for brevity's sake as "CONSENTING PARTY" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives, executors, administrators, and assigns) of the THIRD PART.

The VENDORS at Sr. No.1 and 2 are represented by their legally constituted attorney **MR. ASSIS DE XAVIER BRAGANÇA alias ASSIS DE XAVIER BRAGANZA alias NELSON BRAGANZA**, son of late Joseph Wilfred Braganza, aged 80 years, retired, holder of Aadhaar card bearing number _____ and PAN Card bearing number _____ resident of F-4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple Panjim, Goa- 403 001, constituted by virtue of Power of Attorney dated 06/05/2010 executed before Notary Surexa P.Lotlecar, under registration number 9222/2010, dated 06/07/2010, a notarized copy of which is annexed hereto.

The VENDORS at Sr. No.3 and 4 are represented by their legally constituted attorney **MR. NIRAD SURESH VENGSARKAR**, son of Dr. Suresh Sadanand Vengsarkar, aged 45 years, medical Practitioner, holder of Aadhaar card bearing number _____, holder of PAN card



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P. Sadanand

bearing number _____, mobile number: 9820290270, Email ID: orthoone.nirad@gmail.com, resident of 803, Casa Grande, near Peninsula Corporate Park, Senapati Bapat Marg, Lower Parel, Mumbai 400 013, constituted by virtue of Power of Attorney dated 29/03/2018 registered before the Notary H.B.Mishra at serial no.1319 Page 70, dated 29/03/2018, a notarized copy of which is annexed hereto.

The CONSENTING PARTIES at Sr. No. 2 is represented by her legally constituted attorney **MR. ASSIS DE XAVIER BRAGANÇA alias ASSIS DE XAVIER BRAGANZA alias NELSON BRAGANZA**, son of late Joseph Wilfred Braganza, aged 80 years, retired, holder of Aadhaar card bearing number _____ and PAN Card bearing number _____ resident of F-4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple Panjim, Goa- 403 001, constituted by virtue of General Power of Attorney dated 08/01/2011 executed before Notary Surexa P.Lotlecar, under registration number 417/2011, dated 08/01/2011, a notarized copy of which is annexed hereto.

The CONSENTING PARTIES at Sr. No. 3 is represented by his legally constituted attorney **MR. ASSIS DE XAVIER BRAGANÇA alias ASSIS DE XAVIER BRAGANZA alias NELSON BRAGANZA**, son of late Joseph Wilfred




Braganza, aged 79 years, retired, holder of Aadhaar card bearing number _____ and PAN Card bearing number _____ resident of F-4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple Panjim, Goa- 403 001, constituted by virtue of General Power of Attorney executed before Notary Edwin A. de Morite Furtado, under registration number 20877/2017, dated 23/11/2017, a notarized copy of which is annexed hereto.

WHEREAS there exists a property known as "BENTGONSALEM" situated at Chinchinim, within the jurisdiction of the Village Panchayat of Chinchinim-Deussua, district of South Goa, state of Goa, described in the land Registration records of Salcete under number 43041 of Book B 111 and inscribed under number 45618 at pages 27 of Book G 53 and enrolled under matriz number 267 and the urban under the number 268. The entire property is bounded on the east by the Fabrica of the Church of Chinchinim and heirs of Francisco Antonio Cota, on the west and south by a drain-channel and road and on the North by the property of the Fabrica.

AND WHEREAS the property is surveyed under survey number 36/11 of village Chinchinim and admeasures 3825 square metres. The property, as per the survey plan, is bounded on the east by survey no.36/12,

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36/15 and 36/16, on the west by a public road, on the north by survey no.36/9 and 36/8 and on the south by a road. This urban property is comprised of two blocks-one on the northern side having eight shops and that on the southern side having four shops. The existing 12 (twelve) old mud walled structures in this property, with Mangalore tiles are about 100 years in age, each admeasuring 15 square metres.

The property is hereinafter referred to as "the said property".

AND WHEREAS the name of Corina Cotta is recorded in the survey records in the Occupants column of 36/11 of village Chinchinim and the name of the property stands recorded as "Igorje Bhat" in the Form I & XIV and in the Form No.III.

AND WHEREAS the said property is registered in the Land Revenue Office (Matriz Predial) under number 268 in the name of Antonio Joaquim.

AND WHEREAS Maria Helena Martins e Cota was married to António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim C Honorata Aleluia Cota under the regime of



separation of assets in view of a Prenuptial Contract dated 21st January, 1894.

AND WHEREAS Maria Helena Martins e Cota and Ant3nio Joaquim Cota also known as Ant3nio Joaquim Honorato Aleluia Cota also known as Ant3nio Joaquim C Honorata Aleluia Cota had six children namely:-

- i. Bas3lio Purifica33o Cota
- ii. Ana Laura das Angustias Cota
- iii. Ana Purifica33o Cota
- iv. Thomaz Aquino Ant3nio Ignacio Cota
- v. Maria Bernardete Cota
- vi. Maria Rita Cota

AND WHEREAS Maria Helena Martins e Cota upon her demise on 24/08/1916 at Chinchinim, left as her half sharer her widower Ant3nio Joaquim Cota also known as Ant3nio Joaquim Honorato Aleluia Cota also known as Ant3nio Joaquim C Honorata Aleluia Cota and as heirs namely:-

- i. Bas3lio Purifica33o Cota, unmarried, aged twenty years
- ii. Ana Laura das Angustias Cota, unmarried, aged eighteen years,
- iii. Ana Purifica33o Cota, unmarried, aged thirteen years



- iv. Thomaz Aquino Antóniof Ignacio Cota, unmarried, aged eleven years,
- v. Maria Bernardete Cota, unmarried, aged ten years,
- vi. Maria Rita Cota, unmarried, aged seven years

AND WHEREAS Thomaz Aquino Antonio Ignacio Cota was also known as Thomas Aquino Antonio Inacio Cota and as Tomas Aquino António Inácio Cota.

AND WHEREAS inventory proceedings involving minors bearing number 1590/1916 were instituted on the death of Maria Helena Martins e Cota by her widower António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim C Honorata Aleluia Cota in 1916 in the Civil Court of the Judicial Division of Salcete.

AND WHEREAS the inventory proceedings involving minors bearing number 1590/1916 was finalized through the 1st Registry of the Court in which the assets were partitioned, one half of them have been allotted to António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota, on account of his half-share and other half was sub-divided among the children.



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AND WHEREAS António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota expired on 08/07/1923 at Chinchinim leaving behind as his heirs namely:-

- i. Basilio Purificação Cota, unmarried, major of age,
- ii. Ana Laura das Augustias Cota, married to Jose Roque Francisco do Rosário Purificação Adrião Timóteo Furtado, to whom was given ten thousand rupees as dowry on account of her legitimate share in her father's assets
- iii. Ana Purificação Cota,
- iv. Thomaz Aquino Antonio Ignacio Cota, unmarried, aged eighteen years,
- v. Maria Bernardete Cota, unmarried, aged seventeen years,
- vi. Maria Rita Cota, unmarried, aged fourteen years

AND WHEREAS António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota had executed a Will dated 25th February, 1917 whereby António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota bequeathed and left his free and



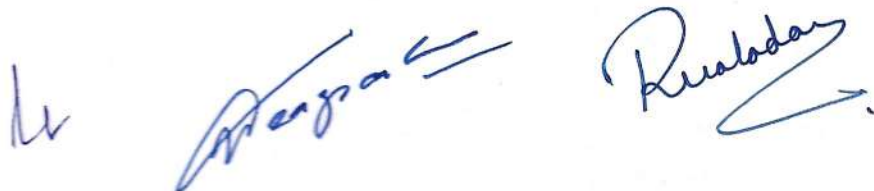
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disposable half of all his assets and all that belongs to him and may come to belong to him and may come to belong, to his two sons Basilio Purificacao Cota and Tomas Aquino Antonio Inacio Cota of Chinchinim in equal parts.

AND WHEREAS inventory proceedings were held on the death of António Joaquim Cota also known as António Joaquim Honorato Aleluia Cota also known as António Joaquim Cota who died on 08/07/1923 at Chinchinim, instituted by his son Basilio Purificação Cota in the Court of the First Office at Salcete, which was appended to the earlier inventory bearing number 1590/1916 wherein the said property was enlisted at Item No.32.

AND WHEREAS the said property enlisted at Item No.32 was allotted to Thomaz Aquino Antonio Ignacio Cota also known as Thomas Aquino Antonio Inacio Cota also known as Tomas Aquino António Inácio Cota in Inventory Proceedings.

AND WHEREAS Thomas Aquino Antonio Inacio Cota has vide Deed of Gift dated 12th November, 1945 gifted all his movable and immovable assets to Basilio Purificação Cota.



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AND WHEREAS the lifetime usufruct of the entire property under number 43041 was registered in favour of Tomas Aquino António Inácio Cota, bachelor, under the inscription number 8551 posted on page 2 of the book F No.16.

AND the said property is described under no.43041 and inscribed in favour of Basilio Purificação Cota under number 45618.

AND WHEREAS late Basilio Purificação Cota has by Deed of Gift and Acceptance dated 30th November 1961, from Folio fifteen overleaf and onwards of Book of Register under number 1146, gifted to his wife all his disposable quota.

AND WHEREAS upon the death of Basilio Purificação Cota on 24th January 1962 at Chinchinim, his widow and moiety sharer Maria Justina Marcelos Pereira and his daughters Maria Helena Olivia Cota and Corina Delfina Cotta, then spinster, qualified themselves by Deed of Habilitação dated 25th October 1966 drawn up by the Notary Raul Gerson Purificação De Santa Rita Vas of Margao, i.e. Maria Justina Marcelos Pereira as moiety sharer and Maria Helena Olivia Cota and Corina Delfina Cotta as his heirs.



h *Raul Gerson* *Purificação*

AND WHEREAS by the Instrument of Partitioning dated 22nd July, 1968, Maria Justina Marcelos Pereira as moiety sharer and her daughters Maria Helena Olivia Cota and Corina Delfina Cotta partitioned the estate left by the deceased Basilio Purificacao Cota in the which the said property was listed as Item No.23.

AND WHEREAS by the Instrument of Partitioning dated 22nd July, 1968 Maria Helena Olivia Cota was allotted the right to half of the property under Item No.23 with four shops on the northern side that is 5 to 8 and 2, shops on the southern side that is 3rd and 4th of the urban existing in the property of the aforesaid Item no.23 with the usufruct to Maria Justina Marcelos Pereira.

AND WHEREAS by the Instrument of Partitioning dated 22nd July, 1968 Corina Delfina Cotta was allotted the right to half of the property under Item No.23 with four shops on the northern side that is of 1st to 4th and with two shops on the southern side that is 1st and 2nd of the urban (house) existing in the property of the aforesaid Item no.23 with the usufruct to Maria Justina Marcelos Pereira.



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AND WHEREAS Corina Delfina Cotta was married to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza under the regime of separation of assets in view of a Deed of Pre-nuptial Convention dated 18th September, 1968 drawn in Deeds/Wills Book No.125 at folio 17 to 18 in the Judicial division of Salcete, at Margao signed by Corina Delfina Cotta and Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza.

AND WHEREAS late Maria Justina Marcelos Pereira died on 15th October 1970 at Margao without executing any will or gift but leaving behind her two daughters namely Maria Helena Olivia Cota married to Suresh Sadanand Vengsarkar and Corina Delfina Cotta, married to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza as her sole and universal heirs.

AND WHEREAS by a Deed of Succession dated 28th July, 2005 in the Judicial Division of Salcete, City of Margao recorded at folio 44V to 46V of the Deeds Book, Maria Helena Olivia Cota married to Suresh Sadanand Vengsarkar and Corina Delfina Cotta, married to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza have been declared as the sole and



h *Bragança* *Reulador*

universal heirs of late Basilio Purificação Cota and late Maria Justina Marcelos Pereira

AND WHEREAS there was a Land Acquisition for the construction of Bye-pass road at Chinchinim village and up-gradation of existing M.D.R. to Betul in Velim Constituency and an area of 270 square metres of the property surveyed under survey number 36/11 of village Chinchinim was acquired.

AND WHEREAS by Government Notification No. 23/37/ /2008-RD dated 26-08-2008 published at pages 685 to 687 of Series II No. 24 of the Official Gazette, dated 11-09-2008 and in two newspapers (1) "Navhind Times" dated 30-08-2008 (2) "Sunaparant" dated 30-08-2008, it was notified under Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894), that the land, specified in the Schedule appended to the said Notification, was needed for the public purpose, viz. Land Acquisition for construction of Bye-pass road at Chinchinim Village and upgradation of existing M.D.R. to Betul in Velim Constituency.

AND WHEREAS, the Government of Goa after considering the report made under sub-section (2) of Section 5-A the said Act is satisfied that the land specified



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in the Schedule hereto is needed for the public purpose specified above.

AND WHEREAS, the Government of Goa declared, under the provisions of Section 6 of the said Act that the said land is required for the public purpose specified above. The land surveyed under survey number 36/11 of village Chinchinim sought to be acquired was 270 square metres.

AND WHEREAS a plot of the said property forms a separate an independent property admeasuring an area of 3555 square metres and presently bounded

on the North: by Plot bearing Sy. No.36/9 & 36/8,

on the South: Internal road

on the East: bearing Sy.No.36/12, 36/15 & 36/16,

on the West: main road

There exist in this plot 12 (twelve) old mud walled structures in this plot, with Mangalore tiles about 100 years in age.

This property shall hereinafter be called the "SAID PLOT" and is more particularly described in the SCHEDULE-I hereunder.

AND WHEREAS late Corina Delfina Cotta alias Corina Delfina Cota died at Margao, Goa on 25th May, 2009 in the



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status of being married under the regime of separation of assets to Mr. Assis de Xavier Bragança alias Assis de Xavier Braganza alias Nelson Braganza whom she left as her widower and moiety sharer leaving behind as her "sole and universal heirs" her two children namely Mr. Basil Yury Braganza Cotta, married to Ms. Maria Tereza Annette Vas and her daughter Ms. Larisa Justina Braganza Cotta, then unmarried.

AND WHEREAS the deceased late Corina Delfina Cotta aliàs Corina Delfina Cota left a Public Will executed by her on 16th March, 2009 recorded by the Notary Public ex officio bequeathed to the said Basil and Larissa, half of the properties mentioned therein. All this has been recorded in the Deed of Succession dated 13th October 2009 in the Judicial Division of Salcete, City of Margao drawn on 13/10/2009 recorded at folio 21V to 23 of the Deeds/Wills Book no.1543.

AND WHEREAS Ms. Larisa Justina Braganza Cotta was married to Dr. Glefy Inacio Furtado under the regime of separation of assets in view of an ante nuptial contract dated 11th January, 2010 drawn in Book No.700 at page 95V onwards in the Judicial division of Ilhas, signed by Ms. Larisa Justina Braganza Cotta and Dr. Glefy Inacio Furtado.



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AND WHEREAS Corina Delfina Cotta alias Corina Delfina Cota was also known as Corina Delfina Cotta Braganza.

AND WHEREAS by Judgment and Decree dated 16th June, 2020 passed by the Civil Judge Senior Division at Margao, Goa, in the Special Inventory Proceedings No.12/2018/II initiated upon the death of late Corina Delfina Cota alias Corina Delfina Cotta Braganza, the Item nos.XIV, XV and XVI were allotted to Mr. Basil Yury Braganza Cotta.

AND WHEREAS the VENDORS thus became lawful co-owners in possession, occupation and enjoyment of the SAID PROPERTY.

AND WHEREAS the VENDORS have disannexed a plot of the said property, forming a separate and independent property admeasuring an area of 3555 square metres bounded on the east by: bearing Sy.No.36/12, 36/15 & 36/16, on the west by: main road, on the south by: Internal road and on the North by: by Plot bearing Sy. No.36/9 & 36/8. The property is hereinafter referred to as the "SAID PLOT". There exist in this plot 12 (twelve) old mud walled structures with Mangalore tiles about 100 years in age, each admeasuring 15 square metres.



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AND WHEREAS the VENDORS have agreed to sell unto the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS the said Plot surveyed under survey number 36/11(part) of village Chinchinim, admeasuring an area of 3555 square metres along with the 12 (twelve) old mud walled structures, each admeasuring 15 square metres with Mangalore tiles about 100 years in age situated therein. The said part is more particularly described in the SCHEDULE-II hereinafter appearing and better shown on the plan annexed to this deed, forming an integral part of this Deed.

AND WHEREAS the VENDORS and the PURCHASER execute the Deed to complete the sale.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That for a total price consideration of Rs.1,54,20,000/-(Rupees One Crore Fifty Four Lakhs Twenty Thousand only) the receipt whereof the VENDORS do hereby acknowledge, the VENDORS hereby convey and transfer by way of absolute sale UNTO the PURCHASER the Plot surveyed under survey number 36/11(part) of village Chinchinim, admeasuring an area of 3555 square metres along



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with the 12 (twelve) old mud walled structures, each admeasuring 15 square metres with Mangalore tiles about 100 years in age, described in the SCHEDULE-II hereinafter appearing so that the PURCHASER, for all times hereafter, shall HOLD, HAVE, ENJOY and POSSESS the property described in the SCHEDULE-II hereinafter appearing along with all that is situated therein and with all appurtenances, rights, liberties, privileges, easements, interests, advantages and benefits available to the property or to the VENDORS thereafter, free of all encumbrances and as the absolute VENDORS thereof, without any interference or claim from any person, whomsoever claiming title under the VENDORS AND the VENDORS doth hereby covenant with the PURCHASER that notwithstanding any act, Deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully and equitably claiming by, from, through or under or in trust for them made, done, omitted, committed or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the property hereby granted, released, conveyed, transferred and assured to be unto and to the use of the PURCHASER in the manner aforesaid AND that the PURCHASER



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may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or their heirs, executors, administrators and assigns or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the VENDORS AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever, either already or hereafter had, made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the VENDORS AND FURTHER THAT the VENDORS and all persons having or lawfully or equitably claiming any estate or interest at law or in equity to the property or any part thereof from under or in trust for the VENDORS or their heirs, executors, administrators and assigns or any of them shall and

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will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other acts, Deeds, matters, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the property and every part thereof unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their heirs, executors, administrators and assigns shall be reasonably required.

2. The sale consideration is Rs.1,54,20,000/- (Rupees One Crore Fifty Four Lakhs Twenty Thousand only) and TDS of Rs.77100/- was paid on 07/03/2022 Bank Reference 21153 and Rs.77100/- on 07/03/2022 Bank Reference 46303. The balance amount of Rs.1,52,65,800/- is paid by the PURCHASER to the VENDORS by 6 post dated cheques being:-

- a) Cheque no.434423, drawn on Karnataka Bank Ltd., Panaji branch, dated 20.03.2022 for an amount of Rs.25,00,000/- (Rupees Twenty Five only) in favour of **BASIL YURI BRAGANZA COTTA,**
- b) Cheque no.292071, drawn on Karnataka Bank Ltd., Panaji branch, dated 20.03.2022 for an

amount of Rs.25,00,000/- only (Rupees Twenty Five only) in favour of **SURESH SADANAND VENGSARKAR,**

- c) Cheque no.292069, drawn on drawn on Karnataka Bank Ltd., Panaji branch, dated 20.09.2022 for an amount of Rs.25,00,000/- only (Rupees Twenty Five only), in favour of **SURESH SADANAND VENGSARKAR**
- d) Cheque no.434424, drawn on drawn on Karnataka Bank Ltd., Panaji branch, dated 20.09.2022 for an amount of Rs.25,00,000/- only (Rupees Twenty Five only) in favour of **BASIL YURI BRAGANZA COTTA,**
- e) Cheque no.434421, drawn on drawn on Karnataka Bank Ltd., Panaji branch, dated 20.12.2022 for an amount of Rs.26,32,900/- only (Rupees Twenty Six lakhs Thirty Two thousand Nine hundred only) in favour of **SURESH SADANAND VENGSARKAR,**
- f) Cheque no.434426, drawn on drawn on Karnataka Bank Ltd., Panaji branch, dated 20.12.2022 for an amount of Rs.26,32,900/- only (Rupees Twenty Six lakhs Thirty Two thousand Nine hundred only) in favour of **BASIL YURI BRAGANZA COTTA.**



This Deed of Sale is subject to realization of the above six cheques.

3. The VENDORS do hereby covenant with the PURCHASER as under:-

- (a) That the property hereby sold or any part thereof is not the subject matter of any Notification or proceedings under the land Acquisition Act or any other laws for compulsory acquisition of land.
- (b) That the property hereby sold or any part thereof, is not a part or subject matter of any mortgage, charge or encumbrance or of any document creating any obligation on the land or against the holder thereof.
- (c) That all taxes payable on the property up to date, have been fully paid.
- (d) That there is no litigation or proceedings in respect of the property hereby sold or any part thereof, in any Court of law, Tribunal, Forum or lawful authority.
- (e) That the property hereby sold or any part thereof, is not the subject matter of any attachment or seizure or proclamation of sale before any Court of law, Tribunal, Forum or other local authorities.
- (f) The title of the VENDORS to the property hereby sold or any part thereof, is subsisting, free, clear and marketable.



Three handwritten signatures in blue ink are present at the bottom of the page. The first signature is on the left, the second is in the middle, and the third is on the right. The third signature appears to be 'Rahuladav'.

- (g) That the VENDORS have good right, full power and absolute authority to sell the property hereby sold, in the manner in which it is done in this document.
 - (h) That in the event if the PURCHASER is deprived enjoyment of the property hereby sold or any part thereof, on account of defect in title of the VENDORS thereto, the VENDORS shall compensate the PURCHASER appropriately and adequately.
4. That the VENDORS, at the request and cost of the PURCHASER, shall always do or execute or cause to be done or executed, all such further documents, acts, matters and things which will be necessary for the purpose of more perfectly conveying and assuring the title of the property hereby sold in favour of the PURCHASER or to confirm the ownership of the PURCHASER in the property hereby sold.
5. That the VENDORS do hereby authorize the PURCHASER to get transferred the property hereby sold described in the SCHEDULE-II hereinafter appearing, in favour of the PURCHASER in the Records of Rights i.e. in Form I & XIV by causing necessary mutation in records, by virtue of this document.



6. The CONSENTING PARTIES consent to the sale.
7. The Parties do not belong to Schedule Caste or Schedule Tribe community or any other class and the property in this transaction does not belong to the scheduled caste/scheduled tribes, pursuant to the notification the Notification No.RD/LND/LRC/318/77 dated 21/08/1978.
8. The VENDOR NO.1 has obtained an NOC from the Town and Country Planning Department South Goa District office Margao, Goa, bearing reference number TPM/Sale-deed/3192/Chinch/36/11/2021/4909 dated 01/11/2021 for the registration of Deed of sale in respect of Plot surveyed under survey number 36/11 of village Chinchinim, admeasuring an area of 3555 square metres along with the 12 (twelve) old mud walled structures, each admeasuring 15 square metres.
9. The 12 (twelve) old mud walled structures, each admeasuring 15 square metres, with Mangalore tiles about 100 years in age existing in the property hereby sold will be demolished by the PURCHASER after the execution of this Deed.



h- *[Signature]* *[Signature]*

10. The market value of the Plot hereby sold is Rs. 1,42,20,000/-(Rupees One Crore FortyTwo Lakhs Twenty Thousand only) and the market value of the 12 (twelve) old mud walled structures, with Mangalore tiles about 100 years in age, each admeasuring 15 square metres and each shop is valued at Rs.1,00,000/-(Rupees one lakh only) i.e. (Rs.1,00,000/- x 12 shops) Rs.12,00,000/-. The total market value of the land and structures hereby sold is Rs.1,54,20,000/-(Rupees One Crore Fifty Four Lakhs Twenty Thousand only). Stamp duty of Rs.6,93,900/- is paid herewith.

SCHEDULE-I

(Description of the entire property)

ALL THAT property known as "BENTGONSALEM" also known as "IGORJE BHAT" having a total area of 4125 square metres situated at Chinchinim, within the jurisdiction of the Village Panchayat of Chinchinim-Deussua, district of South Goa, state of Goa, not registered in the land Registration office of Salcete, but enrolled in Matriz under number 267 and the urban under the number 268. The entire property is bounded on the east by the Fabrica of the Church of Chinchinim and heirs

of Francisco Antonio Cota, on the west and south by a drain-channel and road and on the North by the property of the Fabrica. The property is surveyed under survey number 36/11 of village Chinchinim. The property, as per the survey plan, is bounded on the east by survey no.36/12, 36/15 and 36/16, on the west by a public road, on the north by survey no.36/9 and 36/8 and on the south by a road. There exist 12 (twelve) old mud walled structures in the property, with Mangalore tiles about 100 years in age, each admeasuring 15 square metres.

SCHEDULE-II

(Description of the Plot hereby sold)

ALL THAT plot of the said property described in Schedule-I , forming a separate and independent property admeasuring an area of 3555 square metres and surveyed under survey number 36/11(part) of village Chinchinim and bounded on the east by: bearing Sy.No.36/12, 36/15 & 36/16, on the west by: main road, on the south by: Internal road and on the North by: by Plot bearing Sy. No.36/9 & 36/8. The property is hereinafter referred to as the "SAID PLOT". There exist in this plot 12 (twelve) old mud walled structures with Mangalore tiles about 100 years in age, each admeasuring 15 square metres.



IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, the month and the year first hereinabove written.



SIGNED AND DELIVERED

by the withinnamed VENDORS

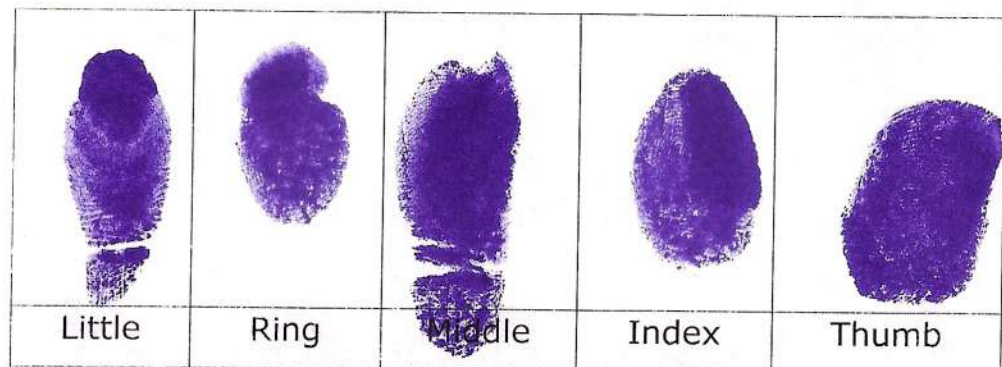
and CONSENTING PARTIES:



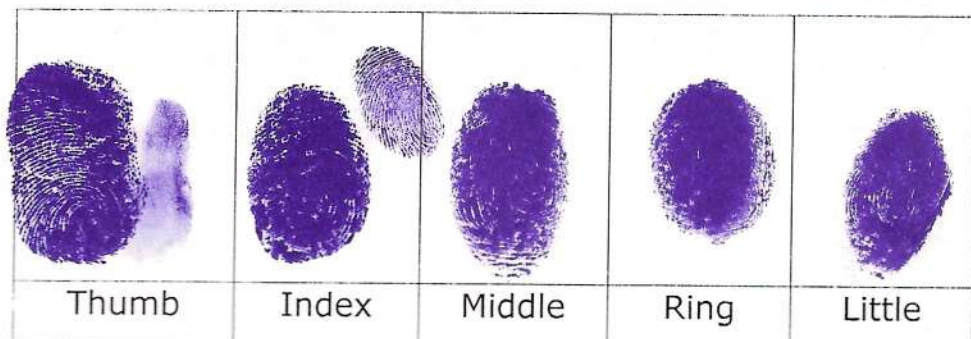
Assis de Xavier Bragança
Assis de Xavier Bragança

ASSIS DE XAVIER BRAGANÇA alias ASSIS DE XAVIER BRAGANZA alias NELSON BRAGANZA for self and as legally constituted attorney of the VENDOR NO.1,2 and CONSENTING PARTY NO.2 AND 3

LEFT HAND FINGERPRINTS



RIGHT HAND FINGERPRINTS





MR. NIRAD SURESH VENGSAKAR as legally constituted attorney of the VENDOR NO. 3 **OLIVIA SURESH VENGSAKAR** and VENDOR NO. 4 **SURESH VENGSAKAR**

LEFT HAND FINGERPRINTS

				
Little	Ring	Middle	Index	Thumb

RIGHT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little

h

Nirad Suresh Vengsarkar

Ravulodan

SIGNED AND DELIVERED

by the withinnamed PURCHASER:



Rosario

Rosario

ROSEVELT JOSE FILIGONIO DO ROSARIO CARL VALADARES as sole proprietor of **M/s R & A BUILDERS**

LEFT HAND FINGERPRINTS

				
Little	Ring	Middle	Index	Thumb

RIGHT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little

h

Rosario

Rosario

WITNESSES:-

1.	Mrs. Joslina Leonida Rodrigues, daughter of late Sebastião D'Costa, married, major of age, businesswoman, resident of House Number 97/A, Palmar Grande, Chinchinim, Salcete, Goa, holder of Aadhaar card bearing no. _____, Mobile number 9822485321.	<i>Joslina Rodrigues</i>
2.	Mr. Mehmood Anwar Poonawala, son of Anwar Poonawala, married, aged 51 years, self employed, resident of Flat Number 201, J2 Block, CJM, Fatrade road, Varca, Salcete, Goa-403721, holder of Aadhaar card bearing no. _____, Mobile number: 9011373464.	<i>Mehmood</i>

Ms. Poonawala *Poonawala*

PLAN

SHOWING PLOT BEARING SURVEY NO. 36 / 11 (PART) SITUATED AT VILLAGE CHINCHINIM OF SALCETE TALUKA-GOA.



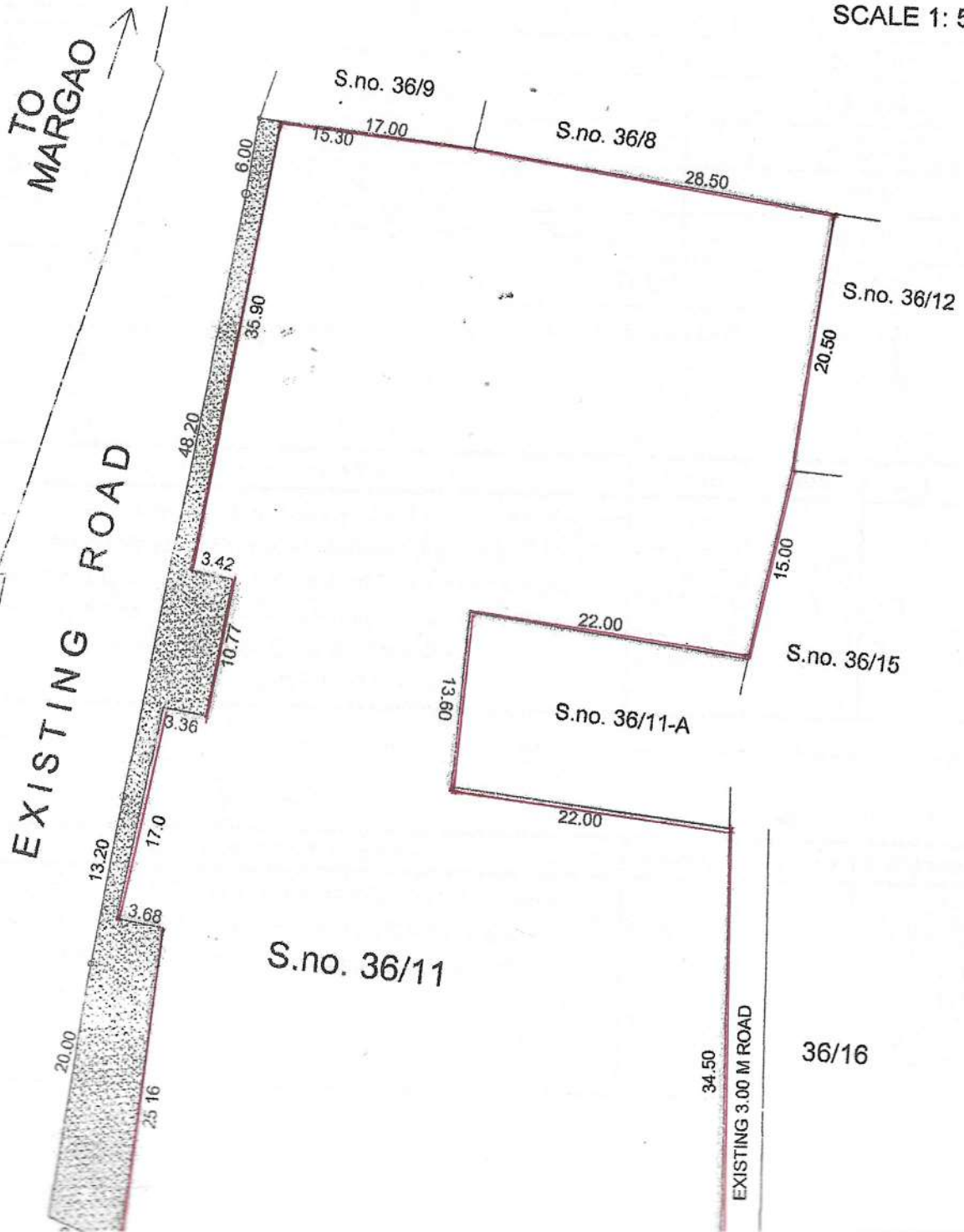
AREA ACQUIRED BY P.W.D - 270.00M²



AREA OF PLOT FOR SALE 3555.00M²



SCALE 1: 500





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Mar-2022 12:36:12 pm

Document Serial Number :- 2022-MGO-1100

Presented at 12:27:43 pm on 25-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	693900
2	Registration Fee	462600
3	Mutation Fees	2500
4	Processing Fee	2040
Total		1161040

Stamp Duty Required :693900/-

Stamp Duty Paid : 693900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rosevelt Jose Filigonio Do Rosario Carl Valadares ,Father Name:Antonio Damiao Valadares, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House number 236-a, Pirni, Nagao, Verna, Salcete, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rosevelt Jose Filigonio Do Rosario Carl Valadares , Father Name:Antonio Damiao Valadares, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, House number 236-a, Pirni, Nagao, Verna, Salcete, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Assis De Xavier Braganca Alias Assis De Xavier Braganza Alias Nelson Braganza , Father Name:Late Joseph Wilfred Braganza, Age: 80, Marital Status: Married ,Gender:Male,Occupation: Unemployed, F-4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple, Panjim, Goa, PAN No.:			
3	Assis De Xavier Braganca Alias Assis De Xavier Braganza Alias Nelson Braganza , Father Name:Late Joseph Wilfred Braganza, Age: 80, Marital Status: ,Gender:Male,Occupation: Unemployed, F- 4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple Panjim, Goa-403001, PAN No.: , as Power Of Attorney Holder for Maria Tereza Annette Vas Also Known As Maria Tereza Annette Vas B Cotta			
4	Nirad Suresh Vengsarkar , Father Name:Suresh Sadanand Vengsarkar, Age: 45, Marital Status: ,Gender:Male,Occupation: Medical Practishoner, 803, Casa Grande, near Peninsula corporate Park, Senapati Bapat Marg, Lower Parel, Mumbai, 400013, PAN No.: , as Power Of Attorney Holder for Suresh Sadanand Vengsarkar			
5	Assis De Xavier Braganca Alias Assis De Xavier Braganza Alias Nelson Braganza , Father Name:Late Joseph Wilfred Braganza, Age: 80, Marital Status: ,Gender:Male,Occupation: Unemployed, F- 2, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple, Panjim, Goa- 403001, PAN No.: , as Power Of Attorney Holder for Larisa Justina Braganza Cotta Alias Larisa Justina Braganca Cota			
6	Assis De Xavier Braganca Alias Assis De Xavier Braganza Alias Nelson Braganza , Father Name:Late Joseph Wilfred Braganza, Age: 80, Marital Status: ,Gender:Male,Occupation: Unemployed, F- 4, Aparna bldg., Dr. Atmaram Borkar road, near Mahalaxmi temple, Panjim, Goa 403001 , PAN No.: , as Power Of Attorney Holder for Glefy Inacio Furtado			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	Name: Joslina Leonida Rodrigues , Age: 53 , DOB: , Mobile: 9822485321 , Email: , Occupation: Business , Marital status : Married , Address: 403715, House number 97/A Palmar Grande Chinchinim Salcete Goa, House number 97/A Palmar Grande Chinchinim Salcete Goa, Chinchinim, Salcete, South Goa, Goa			
2	Name: Mehmood Anwar Poonawala , Age: 51 , DOB: , Mobile: 9011373464 , Email: , Occupation: Business , Marital status : Married , Address: 403721, Flat no. 201 J 2 Block CJM Fatrade road Varca Salcete Goa, Flat no. 201 J 2 Block CJM Fatrade road Varca Salcete Goa, Varca, Salcete, South Goa, Goa			



Sub Registrar

Document Serial Number :- 2022-MGO-1100

Document Serial No:-2022-MGO-1100

Book :- 1 Document

Registration Number :- **MGO-1-1095-2022**

Date : 28-Mar-2022

G. Sreejith

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

**REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE**