

For CITIZEN CREDIT™
CO-OP BANK LTD

[Signature]
Authorised Signatory

(RUPEES FORTY TWO THOUSAND ONE HUNDRED ONLY)
Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Houses,
Mapusa, Goa - 483 507
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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Rs. ≈ 0042100 ≈

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GOA
NON JUDICIAL

- 2.5.2017

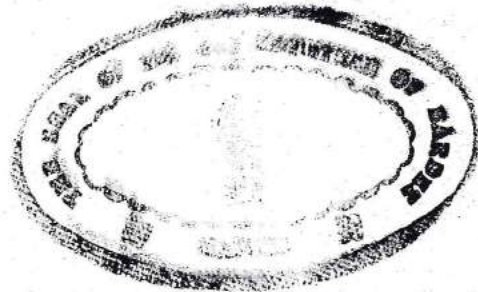
GOA

INDIA **Zero*Zero*Four*Two**One**Zero*Zero***

4392 6025342

Name of Purchaser CYRIL GEORGE

1756/17



DEED OF SALE

[Signature]

Alifurandis
[Signature]

...2/-

[Signature]

[Signature]

This **DEED OF SALE** is made and executed at Mapusa, Bardez - Goa, on this **3rd day of May 2017, (03/05/2017)**.

BETWEEN

MR. CYRIL CAJETAN GEORGE alias CYRIL CAJETAIN GEORGE alias CYRIL CAJETIN GEROGGE, Son of Michael George, 91 years of age, widower, retired, Indian national, having Pan card bearing No. [REDACTED], resident of F-12, Pearl CHS Ltd, 205, Dr. Ambedkar Road, Dadar, Mumbai 400014; hereinafter referred to as **"SELLER"/"VENDOR"** (which expression unless repugnant to the context or meaning thereof shall include his heirs, successors, executors, administrators, and assigns or any other person/s legally, equitably or otherwise claiming through him) **OF THE ONE PARTY.**

AND

"M/S. HAPPY REAALTORS" a partnership firm registered under the Partnership Act before the registrar of firms under no. 25/2012, dated 13/03/2012, having Pan card bearing no. [REDACTED], Represented by its partners; **1) SHRI. VENKATESH KASHINATH GURAV**, Son of late Kashinath Gurav, 42 years of age, married, business, Indian National, having PAN Card bearing no. [REDACTED], resident of House No. 294 F, Sonarwaddo, Verla Canca, Bardez - Goa; **2) SHRI. VIRUPAKSHA S. BETAGERI**, Son of late. S.F. Betageri, 46 years of age, married, business, Indian National, having PAN Card bearing no. [REDACTED] resident of House No. 64, B1/3, Bhavani Krupa, Bamanwaddo, Karaswado, Mapusa, Bardez - Goa; hereinafter referred to as **"THE PURCHASERS"** (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns or any other person/s legally, equitably claiming through them) **OF THE SECOND PARTY.**

[Handwritten signatures and initials]
 ...3/-

AND

1. **MRS. AUDREY JEANETTE GEORGE FERNANDES alias AUDREY JEANNETTE GEORGE FERNANDES alias AUDREY J G FERNANDES**, wife of Melvil Luis Fernandes, age 58 years, married, housewife, Indian National, having Pan card bearing. No. [REDACTED], and her husband;
2. **MR. MELVIL LUIS FERNANDES**, Son of Manuel Cajetan Joseph Fernandes, age 62 years, married, retired, Indian National, having Pan card bearing no. [REDACTED], both resident of F-12, Pearl CHS Ltd, 205, Dr. Ambedkar Road, Dadar, Mumbai 400014; hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE THIRD PART**

WHEREAS Vendor is lawful owner in possession of a property known as **"MIXTO" or "BORVON" also known as "BHATLEM"**, **admeasuring 1,600 sq. mts**, situated at Ward Ponzem of Tivim Village, within the limits of village Panchayat of Tivim, Sub district of Bardez, District of North Goa, State of Goa, not found to be described in the land registration office of Bardez, enrolled in the Taluka revenue office of Bardez under No. 337 and **presently surveyed under survey no. 368/1 of Tivim village**, the same is hereinafter referred to as the **"SAID PROPERTY"** for the sake of Brevity, the same is more fully and particularly described in the **SCHEDULE I** herein under.

WHEREAS the above **"SAID PROPERTY"** was belonging to Lucas Lobo, who had gifted the same to Mrs. Mary Athaide.

[Handwritten signatures and initials]
 ...4/-

WHEREAS Mrs. Mary Athaide sold the said property to Mr. Cyril Cajetan George alias Cyril Cajetain George alias Cyril Cajetin Geroge (Vendor hereinabove) by virtue to sale deed, dated 20th November 1978, registered before sub Registrar of Bardez, found Registered under No 12, of Book No. I, Volume no. 53, at pages 239 to 243 dated 15th January 1979.

WHEREAS Vendor i.e. Mr. Cyril Cajetan George alias Cyril Cajetain George alias Cyril Cajetin Geroge was married to Mrs. Kathleen Gilberta George.

WHEREAS Mrs. Kathleen Gilberta George expired on 31/12/2014 at Dadar, Mumbai, Maharashtra, without leaving behind any will or disposition of her last wish, leaving behind Mr. Cyril Cajetan George alias Cyril Cajetain George alias Cyril Cajetin Geroge (Vendor hereinabove) has the moiety holder and the half sharer and her only daughter i.e. Mrs. Audrey Jeanette George Fernandes alias Audrey Jeannette George Fernandes alias Audrey J G Fernandes married to Mr. Melvil Luis Fernandes (Confirming Party no. 1 & 2 hereinabove).

WHEREAS upon the death of Mrs. Kathleen Gilberta George, the Confirming Party no.1 hereinabove (i.e. Mrs. Audrey Jeanette George Fernandes alias Audrey Jeannette George Fernandes alias Audrey J G Fernandes), through her Power of attorney holder Mr. Melvil Luis Fernandes, initiated a Inventory Proceedings in the Court of Civil Judge Senior Division at Bicholim – Goa, under Special Inventory Proceedings No. 09 /2016/A and the said property was listed at item no. I in the list of Assets in the said Special Inventory proceedings.

M. George
A.G. Fernandes
M.L. Fernandes
B. Aguiar No. 5/-

WHEREAS in terms of Final chart of allotment and order dated, 2/09/2016, passed in the Special inventory Proceedings No. 09 /2016/A. The said property was allotted to vendor hereinabove (i.e. Mr. Cyril Cajetan George alias Cyril Cajetain George alias Cyril Cajetin Geroge) by paying off the confirming party their share in the said property by way of owelty money.(the confirming party hereby acknowledge having received their share in form of owelty money.

WHEREAS in view of above the VENDOR is the sole, exclusive and absolute owner in possession of the **SAID PROPERTY, described in schedule I herein under.**

WHEREAS, the purchaser hereinabove had entered into an agreement for sale, with the vendor and the confirming party, dated 7th March 2016, duly registered before Sub Registrar of Bardez under Book 1 Document, Registration No. BRZ-BK1-01130-2016, CD NO.BRZD778 on 7/03/2016, wherein the Purchasers had agreed to purchase the "**SAID PROPERTY described in schedule I herein under**" on certain terms and conditions found mentioned in the said agreement.

AND WHEREAS the Vendor has complied with the said terms and have accordingly notified the Purchaser regarding the same.

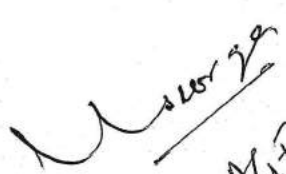
AND WHEREAS the Purchaser hereinabove, after being fully satisfied, that the terms have been honored, has shown his willingness to purchase the "**SAID PROPERTY described in schedule I herein under**" and execute the Present sale deed.

M. S. ...6/-
A. Fernandes
M. S. Fernandes
B. S. Fernandes

AND WHEREAS the Vendor has disclosed that the SAID PROPERTY is having marketable title and he is willing to sell the same and the Purchasers are desirous in purchasing the same for total consideration of **Rs.70,00,000/- (Rupees Seventy Lakh Only)** being the market value of the same.

AND WHEREAS the VENDOR has further declared to the Purchasers that:

- a) The VENDOR is exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTY;
- b) The title of the VENDOR to the SAID PROPERTY is clean, clear, unencumbered, marketable and subsisting;
- c) There is no litigation or any legal proceedings pending before any Court/ Tribunal, Administrative Authority in respect of the SAID PROPERTY;
- d) The said property is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e) There are no mundkar/s and/or Building tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right in the SAID PROPERTY;
- f) There are no difficulties, legal or otherwise for sale free from encumbrances on the SAID PROPERTY;
- g) The VENDOR has not received any notices of acquisition/ requisition from State Government or Central Government or any local authority and the said property is not subject matter of any attachment by any authority.


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WHEREAS the VENDOR has now agreed to sell to the PURCHASERS and the PURCHASERS believing to be true all the declarations made by the Vendor, have agreed to purchase from the Vendor, the SAID PROPERTY more fully and particularly described in Schedule I to this Deed of Sale, for a total lump sum consideration of **Rs.70, 00,000/- (Rupees Seventy Lakh Only)**.

WHEREAS while entering into the Agreement for Sale, dated 7th March 2016, the confirming party were shown as vendor No. 2 and 3, since they were holding a share in the said property. In view of the final order passed in the said inventory proceeding, dated 2/09/2016, the confirming party cease to have any right, share or interest in the said property and therefore made as confirming party to the present sale deed as a matter of abundant precaution.

WHEREAS the parties hereto now desire to complete the sale by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:




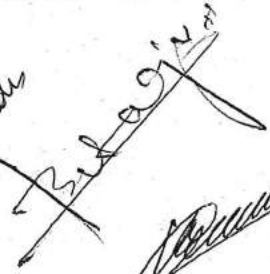

That in pursuance of the said agreement and in consideration of a lump sum amount of **Rs.70, 00,000/- (Rupees Seventy Lakh Only)**, which is paid by the PURCHASERS to the VENDOR in the following manner:

- a) An amount of **Rs. 10,00,000/- (Rupees Ten Lakhs only)**, is paid by way of cheque bearing no.072540, drawn on Indian Bank, Mapusa branch, dated 27/01/2016.
- b) An amount of **Rs. 20,00,000/- (Rupees Twenty Lakhs only)**, is paid by way of cheque bearing no.168001, drawn on Indian Bank, Mapusa branch, dated 10/03/2016.

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 1. *Handwritten signature*
 2. *Alifurrahman*
 3. *Handwritten signature*
 4. *Handwritten signature*
 5. *Handwritten signature*
 ...8/-

- c) An amount of **Rs. 20,00,000/- (Rupees Twenty Lakhs only)**, is paid by way of cheque bearing no.988889, drawn on Canara Bank, Mapusa branch, dated 3/05/2017.
- d) An amount of **Rs. 10,00,000/- (Rupees Ten Lakhs only)**, is paid by way of cheque bearing no.988890, drawn on Canara Bank, Mapusa branch, dated 3/5/2017.
- e) An amount of **Rs.10,00,000/- (Rupees Ten Lakh only), i.e. Rs.9,30,000/- (Rupees Nine Lakh Thirty Thousand only)**, is paid by way of cheque bearing no.988893, drawn on Canara Bank, Mapusa branch, dated 10/5/2017, after deducting **Rs. 70,000/-** which is paid towards the T.D.S., (the receipt of which the VENDOR do hereby admit and acknowledge subject to realization of above cheques). The vendor do hereby sell, convey, transfer to the PURCHASERS the SAID PROPERTY, more fully and particular described in schedule I herein under free from encumbrances, liens, charges, claim or interest of any nature and to have and to hold the same to the PURCHASERS absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person/s the SAID PROPERTY, more particularly described in the schedule I hereunder written together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto and all estate rights, title, interest, claim and demand to the Vendor into or upon SAID PROPERTY, hereby conveyed to the PURCHASERS and every part thereof to have unto and

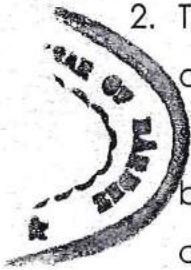


...9/-


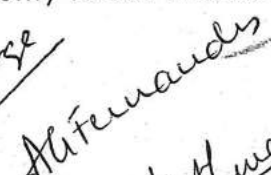

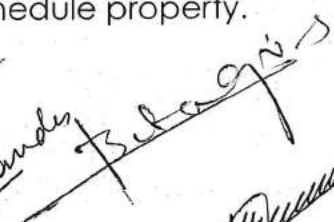

hold the same to the use of the PURCHASERS together with title, deeds, writings, and other evidence of the title as originally pass on such sale.

1. The VENDOR hereby agree and undertakes to save harmless, indemnify and keep indemnified the PURCHASERS from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASERS, by reason of:
 - i) there being any defect in title of the VENDOR to the SAID PROPERTY conveyed hereunder;
 - ii) or there being any liens, charges, encumbrances on the said portion conveyed hereunder;
 - iii) and/or there being any litigation with any person or persons as regards the title in the said portion conveyed hereunder.

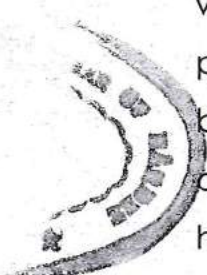



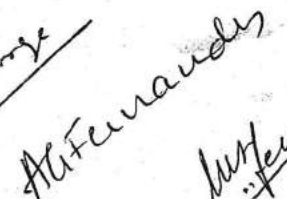
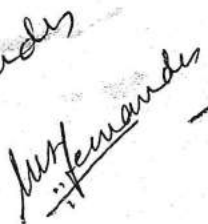
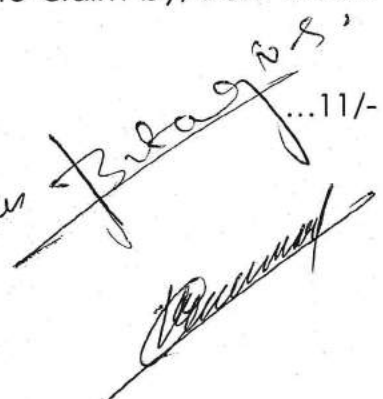
2. That the VENDOR shall at all time and at the request and cost of the PURCHASERS do, execute and perform all such further acts, deeds and things as may be required by the PURCHASERS for the purpose of more perfectly conveying and assuring in favour of the PURCHASERS, the SAID PROPERTY conveyed hereunder and/or for the purpose of recording and registering in the name of the PURCHASERS the said portion conveyed hereunder in all Government records including Land Revenue and Land Survey records.

3. The VENDOR and all the persons claiming under him do hereby covenant with the PURCHASERS that the VENDOR has now lawfully been bounded with the schedule property free from encumbrances or defects whatsoever and he have absolute authority to sell the schedule property.

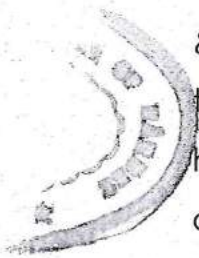




 ...10/-

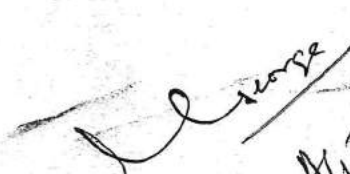
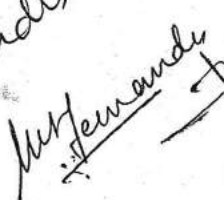
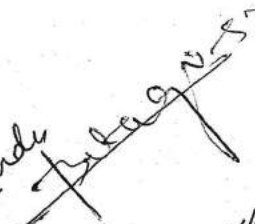

4. The Vendor hereby further covenants with the PURCHASERS that in case the "SAID PROPERTY" hereby sold or any part thereof, is lost from the PURCHASERS on account of any legal defects in the title of the vendor right and title or the possession or quiet enjoyment of the "**SAID PROPERTY**" by the PURCHASERS in any way is disturbed on account of some act or omission of the vendor or if anyone else claim any rights, title and interest paramount to the vendor then the vendor shall be liable and responsible for all the losses, damages, costs and expenses sustained by the PURCHASERS.
5. The PURCHASERS may from time to time and at all time hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the "**SAID PROPERTY**" hereby conveyed with their appurtenances and received the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the vendor or his heir or any of him or by any person or persons claiming or to claim, from, under or interest from him or any of him.
6. The PURCHASERS shall hold the "**SAID PROPERTY**" free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the vendor and well and sufficiently saved, defended, kept harmlessly and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the vendor or by any other person or persons claiming or to claim by, from under or interest for them.



7. The VENDOR has today delivered to the PURCHASERS the vacant possession of the SAID PROPERTY.
8. The PURCHASERS prior to the execution of this deed of sale, had published public notice in local English newspaper The Navhind Times, dated 19/1/2016, inviting attention of the general public about their desire to purchase the **SAID PROPERTY** and inviting objections if any. No objections of whatsoever nature were received from whomsoever for the said sale.
9. The Vendor and the Confirming party do hereby further declare that they have no objection for the mutation of the survey records of rights, pertaining to the "**SAID PROPERTY**", to include the name of the PURCHASERS in the record of rights & consequently authorize and permit the said PURCHASERS to apply for mutation in the said survey record of rights and hereby, to enter the name of the PURCHASERS in the occupant's column of Form I & XIV, relating to the "**SAID PROPERTY**". The sale deed itself, may be considered as No objection for the same.
10. That the PURCHASERS have investigated with the title and the declaration made by the VENDOR and after getting fully satisfied with the title of the VENDOR are executing the present sale deed.
11. The confirming party are made signatories to the present sale deed as a matter of abundant precaution and they affirm and confirm the contents of the sale deed.




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...12/-

12. That this transaction has taken place at Mapusa -Goa and has such the Goa courts (Mapusa) shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this sale deed.

13. That all the relevant document in original in respect of the "**SAID PROPERTY**" have been handed over by the Vendor to the PURCHASERS.

14. That all the expenses of the sale deed viz. stamp duty (3.5% of the value), registration charges (2.5 % of the value), and lawyer fees etc have been borne and paid by the PURCHASERS. The PURCHASERS shall have the right to collect the original sale deed from the office of Sub Registrar.

15. The VENDOR is aware of Notification bearing no: RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.

16. The VENDOR is not belonging to Schedule Caste and Schedule Tribe community.

17. At the time of Agreement of Sale dated 7th March 2016, duly registered before Sub Registrar of Bardez under Book -1, Document Registration no. BRZ-BK1-01130-2016, CD no. BRZD778, on 7/3/2016, the **PURCHASERS** hereinabove had paid stamp duty of **2.9% i.e. Rs.2,03,000/-** and same is adjusted in the present sale deed and the balance stamp duty of **0.6% i.e. Rs.42,100/-** is embossed herewith.


[Handwritten signatures and text]
 AG Fernandes
 AG Fernandes
 ...13/-

18. That the Purchasers hereinabove as per the notification issued by the Goa Government has paid T.D.S of 1% on the total amount of **Rs.70, 00,000/- (Rupees Seventy Lakh Only)** by way of following Acknowledgements:

- a) Challan bearing no.280, CIN NO. 02616320205201747740, dated 2/5/2017, Rs.70,000/-

SCHEDULE - I

(Description of said property)



All that property known as "**MIXTO**" or "**BORVON**" also known as "**BHATLEM**", admeasuring **1,600 sq. mts**, situated at Ward Ponxem of Tivim Village, within the limits of village Panchayat of Tivim, Sub district of Bardez, District of North Goa, State of Goa, not found to be described in the land registration office of Bardez, enrolled in the Taluka revenue office of Bardez under No. 337 and **presently surveyed under survey no. 368/1 of Tivim village** and said property is bounded as under :

NORTH: by Road.

SOUTH: by the property bearing survey no.368/11 & 10.

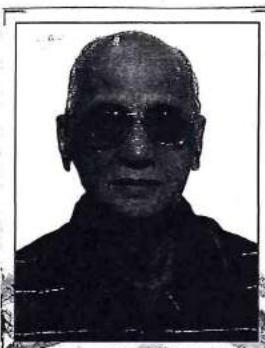
EAST: by property bearing survey no.368/2

WEST: by a Road.

IN WITNESS WHEREOF the present deed is signed by the VENDOR , the Confirming party, and the PURCHASERS on the day, month and year first herein above mentioned.

Morse
At Fernandes
M.F. Fernandes

B. Soares 14/-
[Signature]

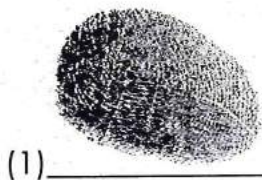


MR. CYRIL CAJETAN GEORGE
alias CYRIL CAJETAIN GEORGE
alias CYRIL CAJETIN GEORGE

VENDOR

L. H. F. Prints

R. H. F. Prints



(1)



(1)



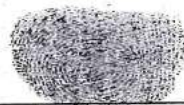
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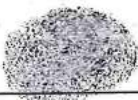
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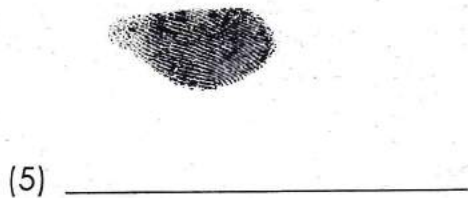
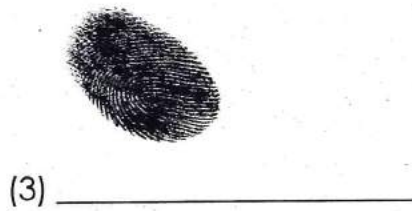
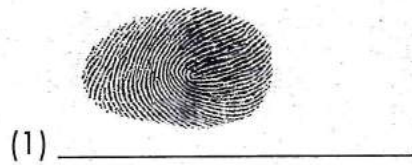
George
M. Fernandez
M. Fernandez
15/-



"M/S. HAPPY REAALTORS"
Represented by its partner
SHRI. VENKATESH KASHINATH GURAV
"PURCHASER NO. 1"

L. H. F. Prints

R. H. F Prints



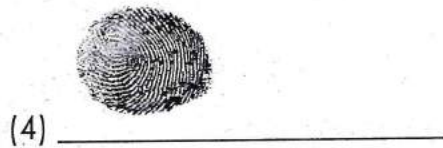
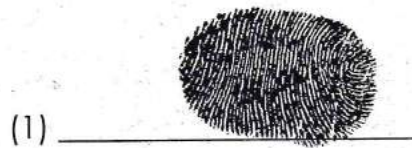
M. Gurav
A. Fenuads
A. Fenuads
Bilaga
[Signature] ...16/-



Viru
"M/S. HAPPY REAALTORS"
Represented by its partner
SHRI. VIRUPAKSHA S. BETAGERI
"PURCHASER NO. 2"

L. H. F. Prints

R. H. F Prints



M...
At Furuanda
At Furuanda
Betageri
...171-

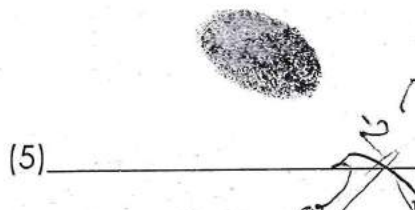
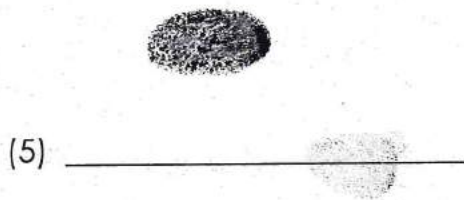
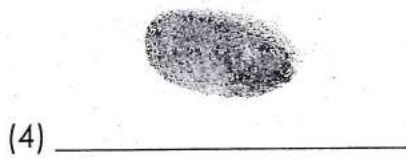
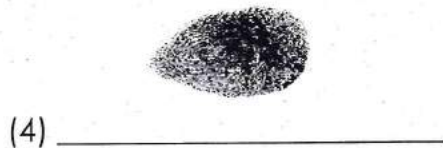
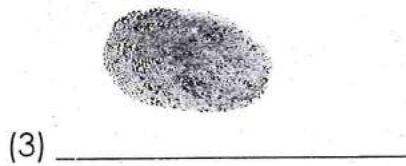
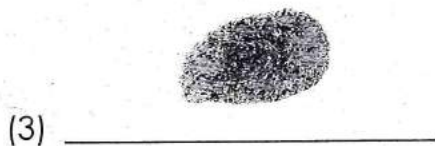
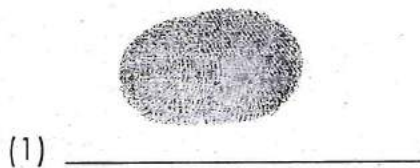


Alf...

MRS. AUDREY JEANETTE GEORGE FERNANDES
alias AUDREY JEANNETTE GEORGE FERNANDES
alias AUDREY J G FERNANDES
CONFIRMING PARTY NO.1

L. H. F. Prints

R. H. F Prints



Mrs
Al Fernandes
Mrs Fernandes
...



M. L. Fernandes

MR. MELVIL LUIS FERNANDES
CONFIRMING PARTY NO.2



L. H. F. Prints

R. H. F. Prints



(1) _____



(1) _____



(2) _____



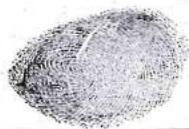
(2) _____



(3) _____



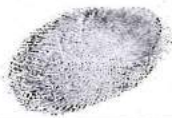
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(4) _____



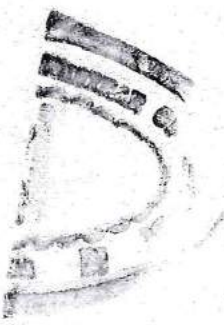
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(5) _____



(5) _____

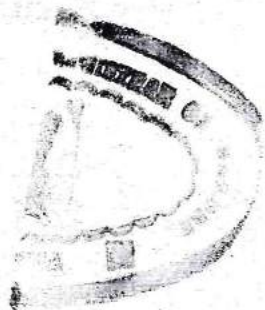


L. Fernandes
M. L. Fernandes
M. L. Fernandes
M. L. Fernandes
...19/-

WITNESSES:-

(1) KFernandes Kimberly Fernandes

(2) _____



W. Fernandes
W. Fernandes
~~W. Fernandes~~
B. Fernandes
~~W. Fernandes~~



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 03-05-2017 12:54:46 PM

Document Serial Number : 1756




Presented at 12:23:00 PM on 03-05-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|-----------|
| 1 | Registration Fee | 175100.00 |
| 2 | Processing Fees | 300.00 |
| | Total : | 175400.00 |

Stamp Duty Required: 42020.00

Stamp Duty Paid: 42100.00




Venkatesh Kashinath Gurav presenter

| Name | Photo | Thumb Impression | Signature |
|--|---|---|---|
| Venkatesh Kashinath Gurav,S/o Late Kashinath Gurav , Married,Indian,age 42 Years,Business,r/oH.No. 294 F, Sonarwaddo, Verla, Canca, Bardez- Goa PAN No. [REDACTED]. The Partner of M/S. Happy Realtors, Mapusa. |  |  |  |




Endorsements

Executant




1. Audrey Jeanette George Fernandes@Audrey Jeannette George Fernandes@Audrey J G Fernandes, d/o Cyril Cajetan George and w/o Melvil Luis Fernandes, Married,Indian,age 58 Years,Service,r/o F-12, Pearl CHS Ltd., 205, Dr. Ambedkar Road, Dadar, Mumbai 400 014 PAN No. [REDACTED].

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |




2 . Melvil Luis Fernandes, s/o Manuel Cajetan Joseph Fernandes, Married, Indian, age 62 Years, retired, r/o F-12, Pearl CHS Ltd., 205, Dr. Ambedkar Road, Dadar, Mumbai 400 014. PAN No. [REDACTED]. For self as the Vendor No. 3 and as POA holder for the Vendor No. 1 and 2- Cyril George and Audrey Jeanette George Fernandes- vide POA dated 09/01/2016 executed before the Notary Adv. D. J. Khatri at Dadar Bombay under Sr. No. 157/2016 dated 09/01/2016.

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

3 . Cyril Cajetan George@Cyril Cajetain George@Cyril Cajetin Geroge, s/o Michael George, widow, Indian, age 91 Years, retired, r/o F-12, Pearl CHS Ltd., 205, Dr. Ambedkar Road, Dadar, Mumbai 400 014. PAN No. [REDACTED].

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

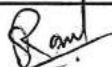
4 . Virupaksha S. Betageri, S/o Late S. F. Betageri, Married, Indian, age 46 Years, Business, r/o H.No. 64, B1/3, Bhavani Krupa, Bamanwaddo, karaswaddo, Mapusa Bardez- Goa. PAN No. [REDACTED]. The Partner of M/S. Happy Realtors, Mapusa.

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

5 . Venkatesh Kashinath Gurav, S/o Late Kashinath Gurav, Married, Indian, age 42 Years, Business, r/o H.No. 294 F, Sonarwaddo, Verla, Canca, Bardez-Goa PAN No. [REDACTED]. The Partner of M/S. Happy Realtors, Mapusa.

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

Identification

| Sr No. | Witness Details | Signature |
|--------|--|---|
| 1 | Adv Sheshan Raul , S/O Prakash Raul, UnMarried, Indian, age 25 Years, Advocate, r/o Moira, Mapusa Bardez Goa |  |

Sub-Registrar

[Handwritten Signature]
9547
Dec 56 1756

Denotation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 203000/- has been paid thereon.

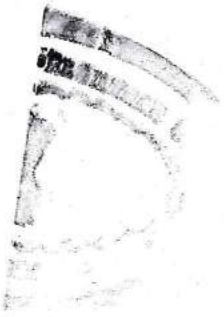
Adv. Vikesh Harmalkar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

[Large handwritten signature]



Book-1 Document
Registration Number BRZ-BK1-01571-2017
CD Number BRZD786 on
Date 03-05-2017

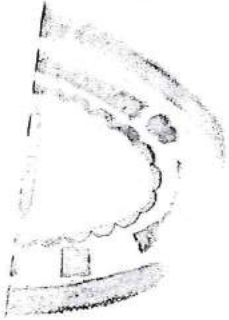

Sub-Registrar (Bardez)

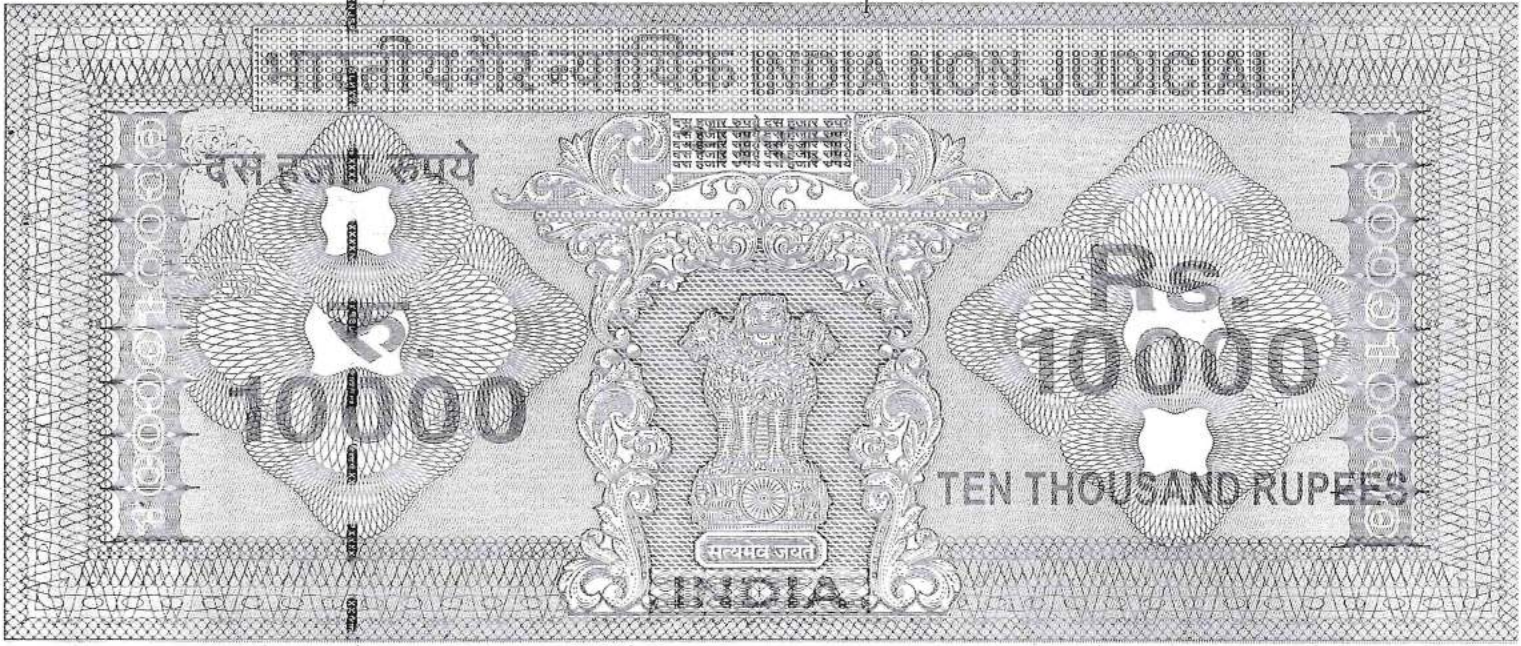
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Signature:- *mpawke*

Designed and Developed by C-DAC, ACTS, Pune





गोवा GOA

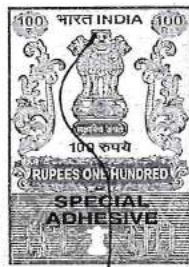
BABAL A. DHARGALKAR
 No. AC-STP-VEN/MAPUSA/1775
 ATMARAM INVESTMENT CENTRE
 Rijim Plaza, 2nd Floor
 Office No. D-217, Nr. Fish Market
 Morod, Mapusa, Goa.

Sr.No. 4418 Place of Vend Mapusa Date of Issue 3.1.1917
 Value of Stamp Paper Rs. 10,000/-
 (Rupees Ten thousand only)
 Name of The Purchaser Happy Realtors
 residing at mapusa
 As there is no one single stamp paper for the value of Rs. 10,000/- additional stamp papers for the completion of the value is attached alongwith.

036871

Signature of the Ex-Officio Vendor

Signature of Purchase



DEED OF RECTIFICATION

...2/-

4540/13
 01/11/2019

[Handwritten signature]

[Handwritten signature]



This Deed of Rectification is made on this **31st day of October 2017**, at Mapusa, Bardez - Goa.

BETWEEN

MR. CYRIL CAJETAN GEORGE alias CYRIL CAJETAIN GEORGE alias CYRIL CAJETIN GEROGE, Son of Michael George, 91 years of age, widower, retired, Indian national, having Pan card bearing No [REDACTED], resident of F-12, Pearl CHS Ltd, 205, Dr. Ambedkar Road, Dadar, Mumbai 400014; hereinafter referred to as "**SELLER/VENDOR**" (which expression unless repugnant to the context or meaning thereof shall include his heirs, successors, executors, administrators, and assigns or any other person/s legally, equitably or otherwise claiming through him) **OF THE ONE PARTY.**

AND

"**M/S. HAPPY REAALTORS**" a partnership firm registered under the Partnership Act before the registrar of firms under no. 25/2012, dated 13/03/2012, having Pan card bearing no. [REDACTED], Represented by its partners;

1) SHRI. VENKATESH KASHINATH GURAV, Son of late Kashinath Gurav, 42 years of age, married, business, Indian National, having PAN Card bearing no. [REDACTED], resident of House No. 294 F, Sonarwaddo, Verla Canca, Bardez - Goa;

2) SHRI. VIRUPAKSHA S. BETAGERI, Son of late. S.F. Betageri, 46 years of age, married, business, Indian National, having PAN Card bearing no. [REDACTED], resident of House No. 64, B1/3, Bhavani Krupa, Bamanwaddo, Karaswado, Mapusa, Bardez - Goa; hereinafter referred to as "**THE PURCHASERS**",

...3/-

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and appears to be 'Venkatesh Kashinath Gurav'. The signature on the right is 'Virupaksha S. Betageri'. Both signatures are written over a horizontal line.

(which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns or any other person/s legally, equitably claiming through them) **OF THE SECOND PARTY.**

AND

1. **MRS. AUDREY JEANETTE GEORGE FERNANDES** alias **AUDREY JEANNETTE GEORGE FERNANDES** alias **AUDREY J G FERNANDES**, wife of Melvil Luis Fernandes, age 58 years, married, housewife, Indian National, having Pan card bearing. No. [REDACTED] and her husband;

2. **MR. MELVIL LUIS FERNANDES**, Son of Manuel Cajetan Joseph Fernandes, age 62 years, married, retired, Indian National, having Pan card bearing no. [REDACTED], both resident of F-12, Pearl CHS Ltd, 205, Dr. Ambedkar Road, Dadar, Mumbai 400014; hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE THIRD PART.**

All the parties to this Deed of Rectification are Indian National.

[Handwritten signatures]

...4/-

That Vendor and the Confirming Party hereinabove in the present Deed of Rectification are represented by their Power of Attorney holder **SHRI. VIRUPAKSHA S. BETAGERI** i.e. Purchaser No. 2 vide Specific Power of Attorney, dated 5th October 2017, duly executed before the Notary Public Adv. V. K. Harmalkar of Mapusa, Bardez - Goa, under registration No. 2889/17, dated 5th October 2017.

AND WHEREAS the Vendor, Purchaser and the Confirming Party had executed a Deed of Sale, dated 03/05/2017, duly registered before Sub Registrar of Bardez, under Book -1 Document, registration no. BRZ-BK1-01571-2017, CD No. BRZD786, dated 03/05/2017 with respect to property known as "**MIXTO**" or "**BORVON**" also known as "**BHATLEM**", **admeasuring 1,600 sq. mts**, situated at Ward Ponxem of Tivim Village, within the limits of village Panchayat of Tivim, Sub district of Bardez, District of North Goa, State of Goa, not found to be described in the land registration office of Bardez, enrolled in the Taluka revenue office of Bardez under No. 337 and **presently surveyed under survey no. 368/1 of Tivim village**, described in **SCHEDULE I** herein under for a total consideration of **Rs.70,00,000/- (Rupees Seventy Lakh Only)**.

AND WHEREAS the above sale deed shall hereinafter be referred to as the "**PRINCIPAL SALE DEED**" for the sake of brevity.

AND WHEREAS in the principal Sale Deed by oversight:

- a) At page no. 3, Third para, 3rd line, the area is wrongly mentioned is **1,600 sq.mts** instead of **1,700 sq.mts**.
- b) At page no. 13, in the Schedule I Second line, the area is wrongly mentioned is **1,600 sq.mts** instead of **1,700 sq.mts**.

...5/-

[Handwritten signatures]

AND WHEREAS the consideration in the principal Sale Deed referred herein above remains the same.

AND WHEREAS the parties to the principal sale deed are willing to get the said mistakes rectified hence the present deed.

NOW THEREFORE at page no.3, Third para in the Sale Deed dated 3rd May 2017 shall be read as under:

WHEREAS Vendor is lawful owner in possession of a property known as "MIXTO" or "BORVON" also known as "BHATLEM", admeasuring 1,700 sq. mts, situated at Ward Ponxem of Tivim Village, within the limits of village Panchayat of Tivim, Sub district of Bardez, District of North Goa, State of Goa, not found to be described in the land registration office of Bardez, enrolled in the Taluka revenue office of Bardez under No. 337 and **presently surveyed under survey no. 368/1 of Tivim village**, the same is hereinafter referred to as the "**SAID PROPERTY**" for the sake of Brevity, the same is more fully and particularly described in the **SCHEDULE I** herein under.

NOW THEREFORE at page No.13, in the Schedule I in the principal Deed of Sale dated 3rd May 2017 shall be read as under:



SCHEDULE-I

(Description of said property)

All that property known as "MIXTO" or "BORVON" also known as "BHATLEM", admeasuring 1,700 sq. mts, situated at Ward Ponzem of Tivim Village, within the limits of village Panchayat of Tivim, Sub district of Bardez, District of North Goa, State of Goa, not found to be described in the land registration office of Bardez, enrolled in the Taluka revenue office of Bardez under No. 337 and **presently surveyed under survey no. 368/1 of Tivim village** and said property is bounded as under :

NORTH: by Road.

SOUTH: by the property bearing survey no.368/11 & 10.


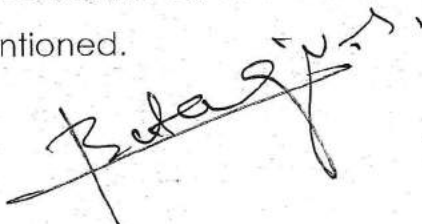
EAST: by property bearing survey no.368/2

WEST: by a Road.

That except the above changes the principal SALE DEED shall remain in full force and effect.

That by way of present Deed of Rectification the area of the said property is increased by **100 sq.mts** and hence the difference in the stamp duty which comes to **(100 x 4,375/- = 4, 37,500 x 3% = 13,125/-)**, which is rounded upto **Rs.13, 700/-** is attached herewith.

IN WITNESS WHEREOF this RECTIFICATION DEED is signed by VENDORS and PURCHASERS on the date, month and year first hereinabove mentioned.

  ...7/-



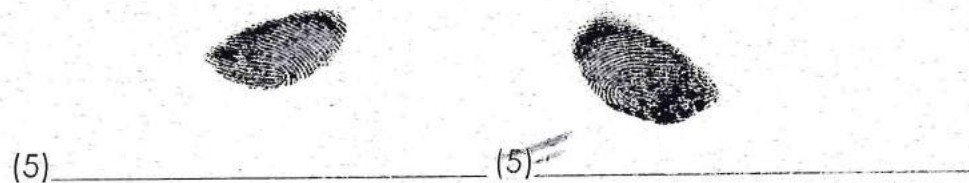
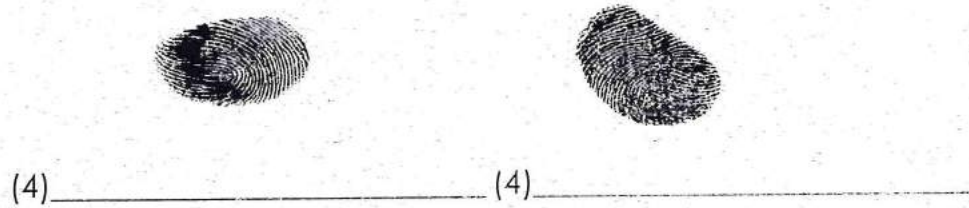
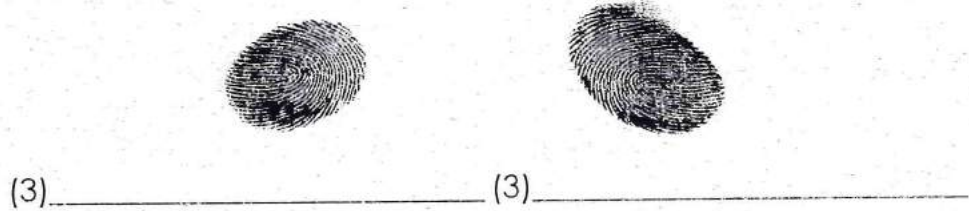
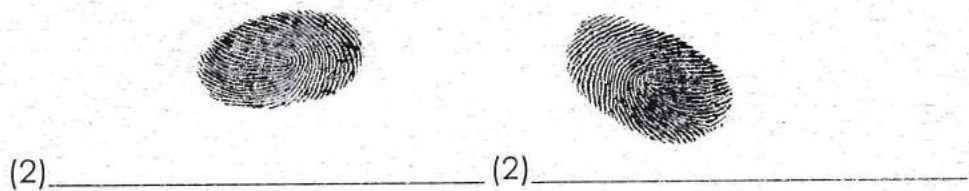
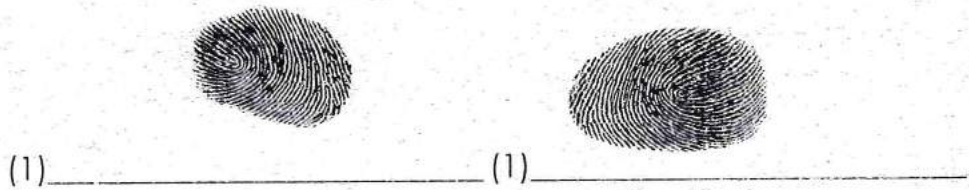
Represented by its partner

SHRI. VENKATESH KASHINATH GURAV

PURCHASER NO.1

L.H.S. Prints

R.H.F. Prints



[Handwritten signatures]



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"M/S. HAPPY REAALTORS"

Represented by its partner

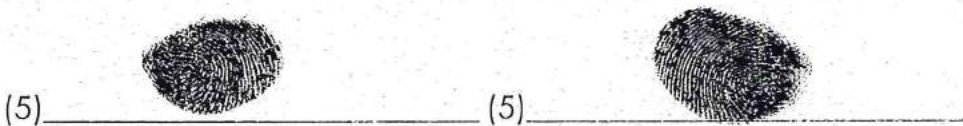
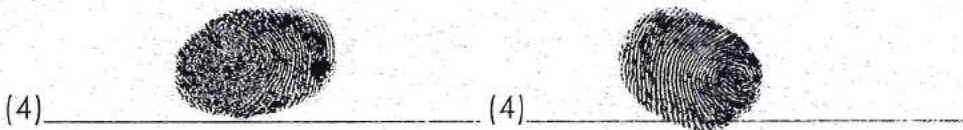
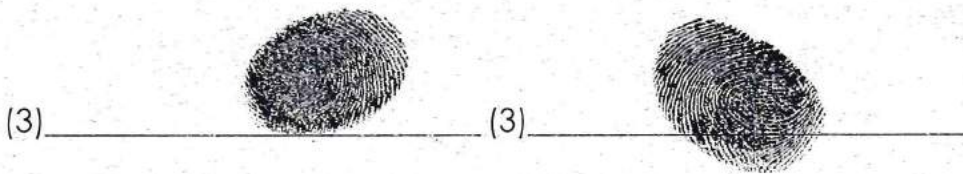
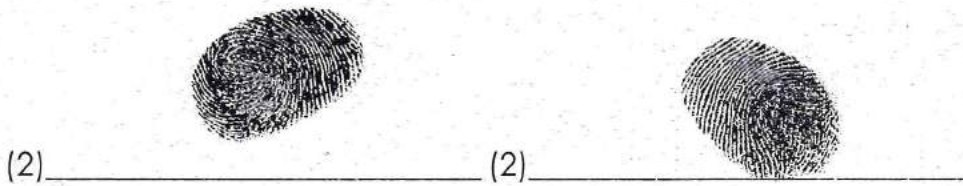
SHRI. VIRUPAKSHA S. BETAGERI

For self & POA holder for Vendor and the Confirming Party

PURCHASER NO.2

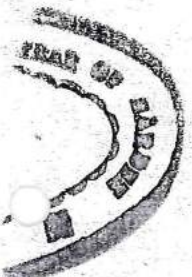
L.H.S. Prints

R.H.F. Prints



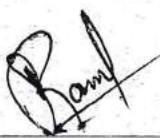
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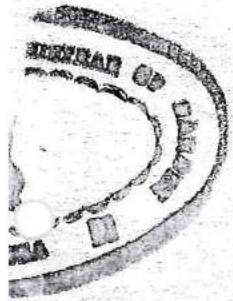
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WITNESSES:-

(1) Gaonker Namita Bhanudas Gaonker

(2)  (Adv. Sheshan Rawool)



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REG_1_49021_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-11-2017 11:05:47 AM

Document Serial Number : 4540




Presented at 10:43:00 AM on 01-11-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|---------|
| 1 | Registration Fee | 8850.00 |
| 2 | Processing Fees | 290.00 |
| | Total : | 9140.00 |

Stamp Duty Required: 13160.00

Stamp Duty Paid: 13700.00

Venkatesh Kashinath Gurav presenter

| Name | Photo | Thumb Impression | Signature |
|--|---|---|---|
| Venkatesh Kashinath Gurav, S/o Late Kashinath Gurav , Married, Indian, age 42 Years, Business, r/o H.No. 294 F, Sonarwaddo, Verla, Canca, Bardez-Goa PAN No. [REDACTED]. The Partner of M/S. Happy Realtors, Mapusa. |  |  |  |




Endorsements

Executant


1 . Virupaksha S. Betageri, S/o Late S. F. Betageri, Married, Indian, age 46 Years, Business, r/o H.No. 64, B1/3, Bhavani Krupa, Bamanwaddo, karaswaddo, Mapusa Bardez- Goa. PAN No. [REDACTED]. The Partner of M/S. Happy Realtors, Mapusa.

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

2 . Venkatesh Kashinath Gurav, S/o Late Kashinath Gurav, Married, Indian, age 42 Years, Business, r/o H.No. 294 F, Sonarwaddo, Verla, Canca, Bardez-Goa PAN No. [REDACTED]. The Partner of M/S. Happy Realtors, Mapusa.

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

Identification

| Sr No. | Witness Details | Signature |
|--------|--|---|
| 1 | Adv Sheshan Raul , S/O Prakash Raul, UnMarried, Indian, age 25 Years, Advocate, r/o Moira, Mapusa Bardez Goa |  |

Endorsement: Mutation fees Paid of Rs. 1000/-
 vide chalan no 201700786282
 dt. 01/11/17

SUBMITTED BY
 BARDEZ
 Doc Sr.
 No. 4540
 01/11/17



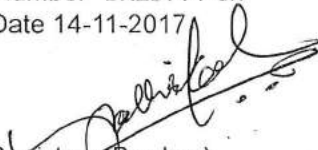
Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

[A long, thin, curved handwritten line or scribble extending from the middle of the page down towards the bottom right corner.]

Book-1 Document
Registration Number BRZ-BK1-04608-2017
CD Number BRZD791 on
Date 14-11-2017


Sub-Registrar (Bardez)

**SUB-REGISTRAR
BARDEZ**

Scanned By: *shibh*

Signature: 

Designed and Developed by C-DAC, ACTS, Pune