

(RUPEES THREE LAKHS EIGHTY THOUSAND FIVE HUNDRED ONLY)

For CITIZENCREDIT™
CO-OP BANK LTD

Authorized Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D-5/STP(V)/C.R./35/11/2013-RD

भारत



INDIA

STAMP DUTY
00000

Rs. ≈ 0380500 ≈ 27.8.2020

365430

GOA
NON JUDICIAL

GOA

Zero*ThreeEightZero*Five*Zero*Zero*

7214 5930436

Name of Purchaser REALCON RESIDENCY LLP

2020 - 2022 - 2132
1/9/2020.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez -
Goa, on this 28th day of the month of August of the year
Two Thousand and Twenty. (28/08/2020)

BETWEEN

1. **Mrs. Rita Mendonca** alias Rita Basilia Mendonga alias Rita Basilia Mendonca, wife of late Mildred Patrick Mendonca, aged 73 years, widow, Housewife, Canadian National, having PAN Card No. [REDACTED] and OCI no.A1684438, and;

2. **Mrs. Richard John Mendonca** alias Richard Mendonca, son of late Mildred Patrick Mendonca, aged 35 years, Bachelor, service, Canadian National, having PAN Card No. [REDACTED] and OCI no.A2292565, both resident of 91-140, Ling Road, Scarborough, Ontario, M1E4V9 Canada, both represented herein by their duly constituted power attorney their relative Mr. Mario Agnelo Peter Lobo, son of late Eusebio Lobo, married, major, Indian National, residing at 236/B, Ben-Hen Umta Vaddo, Baga Road, Calangute, Badrz, Goa,403516, India vide power of attorney dated 19/06/2018 which executed and verified by Indian Consulate at Toronto



having ref.4724 dated 22-06-2018 and thereafter adjudicated for stamp duty before the additional collector of north Goa, hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.



AND

MRS. CHANDER KANTA BABBAR, wife of Mr. Sarat Chander Babbar, aged 66 Years, Housewife, Married, Holder Of Pan Card No [REDACTED], Indian National and residents Of A-4/557, Paschim Vihar New Delhi - 110063 hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) represented herein through duly constituted Power of

Attorney Holder **MR. RALPH MASCARENHAS**, son of Mr. Melwyn Mascarenhas, 30 years of age, Indian National, Advocate, Unmarried, Holder of PAN Card no [REDACTED] and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 13/07/2020, duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi, of the **SECOND PART**.



WHEREAS there existed a larger property denominated as '**Mazalwado**' and also known as '**Gorxechem Batulem**', admeasuring an area of 2400 sq. mts., which property is neither inscribed nor described in the Office of the Land Registration Office of Bardez and also not enrolled in the Land Revenue Office and which property comprised of Old Cadastral Survey No. 1215 and 1216 of Village Assagao and originally surveyed as survey no 121/5 of Assagao Village, Bardez Taluka by the Government of Goa Directorate of Settlement and Land Records Revenue Department. (Hereinafter referred to as the '**Said Larger Property**'), which is more particularly described in Schedule I herein below.

AND WHEREAS originally Old Cadastral Survey No. 1215 originally belonged to John Mendonca alias Joao Salvador Timotio Mendonca alias John Salvador Mendonsa, Willam Mendonca and Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca children of Monte Francisco Mendonca and Maria Conceicao Vas Mendonca and Old Cadastral Survey No. 1216 originally belonged to Martinho Lobo and Alberto Lobo children of Constantino C S Lobo and Liberata Pires.



AND WHEREAS the Office of the Directorate of Public Works and Land Survey, Department of Land Survey in the month of March 1943 has duly conducted verification and demarcation of property known as "Gorxechem Batulem" having old Cadastral Survey No. 1215 belonging to John Mendonca alias Joao Salvador Timotio Mendonca alias John Salvador Mendonsa, Willam Mendonca and Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca in presence of the said Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca with the consent of the adjoining

neighbors/respective parties with six stone boundary marks and loose stones compound wall.

AND WHEREAS, Old Cadastral Survey No. 1215 forming the part of the Said Larger Property was originally owned and possessed by John Mendonca alias Joao Salvador Timotio Mendonca alias John Salvador Mendonsa, Willam Mendonca and Santos Joseph Mendonca alias Santos Mendonca alias Santus Mendonca children of Monte Francisco Mendonca and Maria Conceicao Vas Mendonca which is duly found to be recorded/confirmed in the Registo do Agrimensor bearing Provisional No. 1215 of Assagao Village which is presently corresponding to survey no 121-5-A of Assagao Village. *Hereinafter referred to as the 'Said Property', which is more particularly described in Schedule II herein below.*



AND WHEREAS the said Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca expired in the year 1947 in the status of a bachelor which is duly certified by the certificate issued by St. Cajetan Church Assagao Goa by Fr.

Oscar Quadres, and the said William Mendonca expired in the status of a bachelor on 05/08/1992, and the said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca was married who expired on 26/07/1948.

AND WHEREAS the said Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca and William Mendonca both expired in the status of a bachelor, intestate, without leaving any Will or any other disposition of his last wish, and without leaving descendants or ascendants or children or co-laterals, but leaving behind him as his universal heirs and successors in transversal line, his brother, the said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca.

AND WHEREAS upon the death of Mr. Joao Salvador Timoteo Mendonca a Deed of Succession came to be initiated on 30/01/1991, that the said Mr. Joao Salvador Timoteo Mendonca who was married to Ana Brigida Viegas e Mendonca, the said Mr. Joao



Salvador Timoteo Mendonca who expired without leaving any Will or any other disposition of their last wishes and leaving behind his leaving behind his widow i.e Ana Brigida Viegas e Mendonca and his sole legal universal heir his only son Mildred Patrick Mendonca alias Patrick Mendonca married to Rita Basilia Mendonca which came to be executed before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez Mapusa Goa which came to be drawn on 30/01/1991 in Book No. 750 at pages 79 to 81 before the office of the Civil Registrar cum Sub-Registrar and Notary Ex-officio, Mapusa Bardez.



AND WHEREAS upon the death of Mr. Willam Mendonca alias Lili Mendes alias Lily Mendes alias Lily Mendosa alaiias Lilly Mendonsa a Deed of Succession came to be initiated on 25/08/1992, that the said Mr. Willam Mendonca alias Lili Mendes alias Lily Mendes alias Lily Mendosa alias Lilly Mendonsa who expired in the status of a bachelor without leaving any Will or any other disposition of their last wishes and leaving behind his sole universal heir and successor his only nephew Mildred Patrick Mendonca

[Handwritten signatures in blue ink]

son of his deceased brother Joao Salvador Timoteo Mendonca which came to be executed before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez Mapusa-Goa which came to be drawn on 25/08/1992 in Book No. 762 at pages 52V to 54 before the office of the Civil Registrar cum Sub-Registrar and Notary Ex-officio, Mapusa Bardez.

AND WHEREAS by virtue of Deed of Succession on 30/01/1991 and 25/08/1992 the said Ana Brigida Viegas e Mendonca and her son Mildred Patrick Mendonca alias Patrick Mendonca married to Rita Basilia Mendonca succeeded as sole and universal heirs to the estate left behind by said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca and Mr. Willam Mendonca.

AND WHEREAS during the Survey carried out by the Government of Goa Directorate of Settlement and Land Records Revenue Department in the year 1971 and 1972, the Said Larger Property comprising of old Cadastral Survey No. 1215 and 1216 were merged



into one single property and allotted Survey No. 121/5 of Assagao Village, totally admeasuring 2400.00 Sq. Mts

AND WHEREAS a superimposition report has been prepared by Architect S.A Dhuri, certifies that the said Larger Property comprising of Old Cadastral Survey Plan bearing No.1215 and 1216 corresponds to originally surveyed under no.121/5 (presently surveyed with survey no.121-5 and 121/5-A) of Assagao Village, Bardez - Goa and the said property with Old Cadastral Survey Plan bearing No. 1215 corresponds to present survey no.121-5-A of Assagao Village, Bardez - Goa.



AND WHEREAS Mildred Patrick Mendonca son of Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca was in physical possession of the said property admeasuring an area of 1300 sq.mts moved an application under section 61 of the land revenue code 1961 to partition a portion of said larger property bearing survey no.121-5 of Assagao Village admeasuring 1300 sq.mts out

the 2400 sq.mts against Martin Lobo alias Marthinho lobo and his legal heirs before the Court of the Deputy Collector North Goa at Mapusa.

AND WHEREAS the Dy. Collector & SDO, Mapusa vide his Order dated 02/03/1993 in Case No. 15/215/92/PART/LAND has confirmed the said partition and formed a new land holding bearing Survey No. 121/5-A admeasuring 1300 of Assagao Village, Bardez, North Goa and accordingly necessary changes have also been carried out in the Survey Records respect to the Said Property.



AND WHEREAS after confirmation of partition of the said property, the name of Mildred Patrick Mendonca was duly found to be recorded in the Survey Records of Survey Form I & XIV bearing No.121/5-A of Assagao Village.

AND WHEREAS the said Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca was married to Ana Rita Brigida Viegas e Mendonca.

AND WHEREAS Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca expired on 26/07/1948 leaving behind his moiety shareholder Ms. Ana Rita Brigida Viegas e Mendonca and his sole heir his son Mildred Patrick Mendonca also known as Patrick Mendonca.

AND WHEREAS Ms. Ana Rita Brigida Viegas e Mendonca after the death of her first husband Mr. Joao Salvador Timotio Mendonca alias John Salvador Mendonsa alias John Mendonca, remarried Mr. Francis Joseph Manuel Eusebio Lobo alias Francisco Jose Manuel Eusebio Lobo.

AND WHEREAS Ms. Ana Rita Brigida Viegas e Mendonca and her husband Mr. Francis Joseph Manuel Eusebio Lobo alias Francisco Jose Manuel Eusebio Lobo both expired on 07/02/2007 and 19/02/2010 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them their universal heirs



their only son Mario Lobo married to Esmeralda Maria Lobo as their only heirs.

AND WHEREAS Mildred Patrick Mendonca also known as Patrick Mendonca was married to Ms. Rita Mendonca.

AND WHEREAS Mildred Patrick Mendonca also known as Patrick Mendonca expired 27/04/1996, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind leaving behind his moiety shareholder Ms. Rita Mendonca and sole heir his son Richard John Mendonca.



AND WHEREAS Mr. Mario Agnelo Peter Lobo son of Francis Joseph Manuel Eusebio Lobo initiated inventory proceedings of inheritance of late Santos Pascoal Jose Mendonca alias Santos Mendonca alias Santus Mendonca which came to be registered in Inventory proceedings bearing No.471/2018/B were instituted before the Court of the Civil Judge Senior

Division, Mapusa, and the said property was listed at ITEM NO. 2 in the list of Assets.

AND WHEREAS vide Order dated 30/10/2019 passed in Inventory Proceedings bearing No. 471/2018/B by Civil Judge Senior Division at Mapusa, the said property at Item No. 2 was allotted to Ms. Rita Mendonca and her son Richard John Mendonca and they became owner in possession of the said property



AND WHEREAS pursuant to the Order dated 30/10/2019 passed in Inventory Proceedings bearing No. 471/2018/B by Civil Judge Senior Division at Mapusa, the VENDORS No. 1 and 2 also got their name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Assagao Village with respect to the said against Mutation Entry No. 72118.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 1300.00 Square meters, situated at

Assagao Village, and which is described under
SCHEDULE - II hereunder written.

AND WHEREAS the above named 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".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

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".

That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

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.

That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.

That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";



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.

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.

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".

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

That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the



VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the 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 - II 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.95,00,000/- (Rupees Ninety Five Lakhs Only), which is its fair market value.

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 payment of **RS. 95,00,000/- (Rupees Ninety Five Lakhs Only)** which

amount after deduction of TDS @ 22.8% equivalent to **Rs. 21,66,000/- (Rupees Twenty One Lakhs Sixty Six Thousand Only)** works out to **Rs. 73,34,000/- (Rupees Seventy Three Lakhs Thirty Four Thousand Only)**, is paid by the PURCHASERS to the VENDORS in the manner more particularly stipulated in the Schedule III hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule II hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** 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 of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and 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.

- 
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 - II hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PROPERTY including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and

consequently the 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 or under them shall and will from time to



time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the PURCHASER and placing her in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

- (b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";
- (c) that they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;
- (d) that they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances;



(e) that the representations and declarations made by the 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.

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 duly stamped and posted at the addresses first hereinabove mentioned.

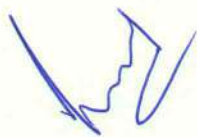


9. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

10. The SAID PROPERTY is non-agricultural property.

This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of Civil Registrar-cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.

11. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 3,80,500/- (RUPEES THREE EIGHTY THOUSAND FIVE HUNDRED ONLY)** has been affixed herewith.



SCHEDULE-I

All that Property denominated as '**Mazalwado**' and also known as '**Gorxechem Batulem**, admeasuring an area of 2400.00 Sq. Mts., which property is neither inscribed nor described in the Office of the Land Registration Office of Bardez and also not enrolled in the Land Revenue Office and which property comprised of Old Cadastral Survey No. 1215 and 1216 of originally surveyed under survey no at 121/5 of Village Assagao and bounded as under:

On the East: By old cadastral no.1210 and presently by survey no.121/4 of Assagao Village

On the West: By old cadastral no.1219 and presently by survey no.121/6 of Assagao Village.


On the North: By originally by comunidade road presently a Public Road

On the South: By originally by comunidade road and presently a Public Road



SCHEDULE II

(Description of the said property)



All that property known as '**Mazalwado**' also known as '**Gorxechem Batulem**', situated in Village Assagao, admeasuring an area of 1300 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, originally surveyed under Old Cadastral Survey No. 1215 and which property is presently surveyed in the Survey Records under Survey No. 121/5-A of Village of Assagao; and is bounded as follows:

East: By property bearing Survey No. 121/6 of Assagao Village.

West: By property bearing Survey No. 121/5 of Assagao Village.

North: By a Public road, and

South: By a Public road.



SCHEDULE III
(CONSIDERATION)

RS. 95,00,000/- (Rupees Ninety Five Lakhs Only)

Total Payable to Vendors	Rs. 95,00,000/-
Less TDS deducted @ 22.8%	Rs.21,66,000/-
Net Paid on execution of this Deed for Sale	Rs.73,34,000/-
<u>Amount paid to the Vendors in following manner:</u>	
Paid to Vendors No.1 vide Demand Draft issued from the State Bank of India having DD No.130488.	Rs.36,67,000/-
Paid to Vendors No.2 vide Demand Draft issued from the State Bank of India having DD No.130487	Rs.36,67,000/-

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 28th day of August month and the year Two Thousand and Twenty, first herein above mentioned.




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SIGNED, SELAED AND DELIVERED BY THE WITHINNAMED VENDORS:

MRS. RITA MENDONA & MR. RICHARD JOHN MENDONCA

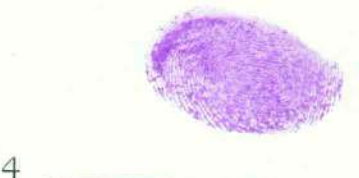
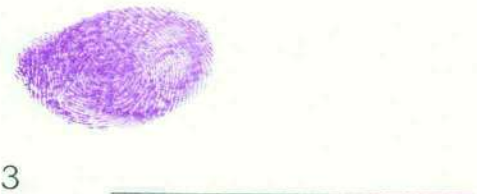
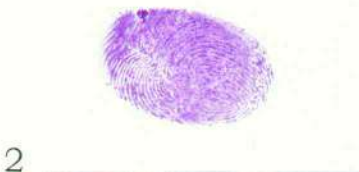
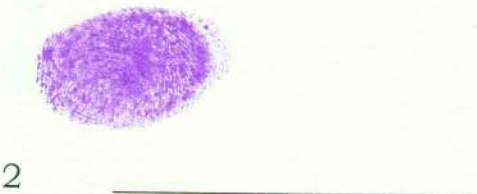
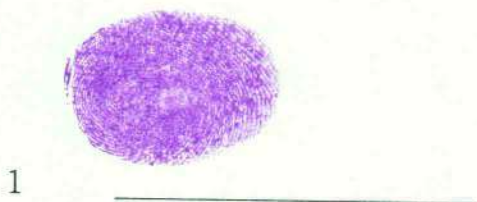
The VENDOR No.1 & 2 by their duly authorized Power of Attorney Holder Mr. Mario Agnelo Peter Lobo, the Party of the First Part



Left Hand Finger Impressions

Right Hand Finger

Impressions



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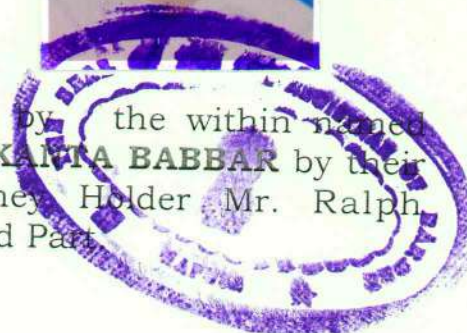
[Handwritten signature]

R. Mascarenhas



R. Mascarenhas

MRS. CHANDER KANTA BABBAR
SIGNED AND DELIVERED by the within named
PURCHASER by **MRS. CHANDER KANTA BABBAR** by their
duly authorized Power of Attorney Holder Mr. Ralph
Francis Mascarenhas, the Second Party



1



1



2



2



3



3



4



4



5




5




[Signature]

R. Mascarenhas

WITNESSES:

1. Name : Pearlann Kim D'Costa
 Father's Name : Denslon D'Costa
 Age : 27
 Residential Add. : H.No-38/13 13th Main Road Park Road
 Signature : 

2. Name : Saurio Monteiro
 Father's Name : Fausto Monteiro
 Age : 29
 Residential Add. : Petropolis Biedade Rio de Janeiro
 Signature : 





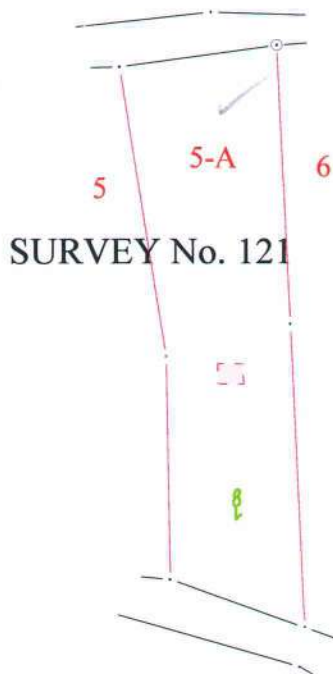

33

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

Inward No: 1285

Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 121/ 5-A
Scale : 1 : 1000

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



Generated By : Pratap Moulekar (D'Man Gr. II)
On : 01-02-2019

Pratap Moulekar
Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Sep-2020 12:09:50 pm

Document Serial Number :- 2020-BRZ-2132

Presented at 12:09:37 pm on 01-Sep-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	380000
2	Registration Fee	285000
3	Mutation Fees	2500
4	Processing Fee	810
Total		668310

Stamp Duty Required :380000

Stamp Duty Paid : 380000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas ,S/o - D/o Melwyn Mascarenhas Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H.No 4-252, Porba Vaddo, Calangute, Bardez, Goa-403516 Address2 - PAN No [REDACTED]			




Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas ,S/o - D/o Melwyn Mascarenhas Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H.No 4-252, Porba Vaddo, Calangute, Bardez, Goa-403516 Address2 - PAN No [REDACTED]			
2	Mario Agnelo Peter Lobo ,S/o - D/o Eusebio Lobo Age: 64, Marital Status: ,Gender:Male,Occupation: Other, Address1 - 236 -B, Ben-Hen Umta Vaddo, Baga Road, Calangute, Bardez, Goa,403516 Address2 - PAN No [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pearlann Kim Dcosta, 27 , ,7755916059 , ,Advocate , Marital status : Unmarried 403713, Pockvaddo Betalbatim Margao Salcete Goa, Pockvaddo Betalbatim Margao Salcete Goa Betalbatim, Salcete, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Savio Monteiro, 30 , ,8600175410 , ,Advocate , Marital status : Married 403403, Divar Ilhas Goa, Divar Ilhas Goa Goltim, Tiswadi, NorthGoa, Goa			

Sub-Registrar

SUB-REGISTRAR
BARDEZ

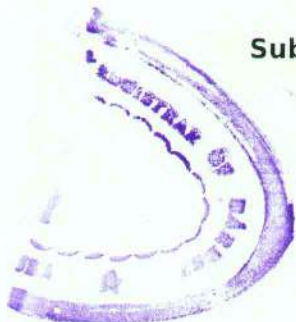
Book :- 1 Document

Registration Number :- **BRZ-1-2081-2020**

Date : 01-Sep-2020

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

SUB-REGISTRAR
BARDEZ



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 01-Sep-2020 12:50:47
Date of Receipt: 01-Sep-2020

Receipt No : 2020-21/9/898

Serial No. of the Document : 2020-BRZ-2132

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

Received the following amounts from **Ralph Mascarenhas** for Registration of above Document in Book-1 for the year 2020

Registration Fee	285000	E-Challan	• Challan Number : 202000675331 • CIN Number : CPAAGHRAD7	285000
Processing Fee	810	E-Challan	• Challan Number : 202000675331 • CIN Number : CPAAGHRAD7	850
Total Paid	285850 (Rupees Two Lakh Eighty Five Thousands Eight Hundred And Fifty only)			

Probable date of issue of Registered Document: / /

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 :

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **01-Sep-2020**

Signature of the person receiving the Document



Signature of the Sub-Registrar

Signature of the Presenter

Signature of the Sub-Registrar