

(Rupees Ten Lakh Oney)

For CITIZENCREDIT™
CO-OP BANK LTD

Penanda
Authorised 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 / 1 / 2013 - RD



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Rs. ≈ 1000000 ≈
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INDIA

GOA
NON JUDICIAL
-9.8.2017
GOA

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Name of Purchaser BRAGANZA & FULARI VENTURES

(Rupees Ninety six thousand five hundred ^{forty} oney)

For CITIZENCREDIT™
CO-OP BANK LTD

Penanda
Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
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D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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Name of Purchaser BRAGANZA & FULARI VENTURES

3370/17
10/08/17



DEED OF SALE

THIS DEED OF SALE, is made on this 10th day of August of the year 2017 at Mapusa, Sub-District of Bardez Taluka, District of Goa.

Handwritten initials

Signature नरेश श. गाडके



This Deed of Sale is made on 10th day of August, 2017 at Mapusa, Sub District of Bardez Taluka, District of North Goa, State of Goa.

BETWEEN

I. 1. **MRS. MARIA VERONICA GENEVIEVE. PAES ALBUQUERQUE** alias **MARIA VERONICA G. PAES**, widow of Late Vincente S. Albuquerque, daughter of Late Rosario Antonio G. Paes, 75 years of age, married, Indian National, household, holder of Pan Card No. ARIPA6805E, holder of Aadhaar card no. 4770 8037 5458 and residing at Mahakali Caves Road, Andheri (E), Mumbai, Maharashtra;

2. **MRS. JOSEPHINA** alias **JOSEPHENE PAMELA ADRIANA PAES e PINTO**, daughter of Late Late Rosario Antonio G. Paes, 72 years of age, married, Indian National, housewife, holder of Pan Card No. BBIPP7088M, holder of Aadhaar card no. 9470 2960 7711 and her husband;

3. **MR. ERIC DOMNIC PINTO**, son of late Velentino S. Pinto, 77 years of age, retired, holder of Pan card No. AAXPP0540K, holder of Aadhaar card no. 6838 0078 8707, married, Indian National

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and both residing at Santa Cruz, Mumbai, Maharashtra, herein after called "**THE OWNERS/ VENDORS**" (which expression unless repugnant to the context got meaning there of shall mean and include their heirs, administrators, assigns, successors, nominees and representative) **OF THE FIRST PART.**

AND

II. **BRAGANZA AND FULARI VENTURES**, a partnership firm duly registered at Sub Registrar Office at Mapusa, under no.33/2016, at page no:- 11, Vol No. XII dated 12/02/2016, having a Pan Card No. AAQFB0707K, having its registered office at 303 & 304, B&F Habitat Building, 3rd Floor, Canca Parra, Bypass Road, Ximer, Mapusa, Bardez, Goa and represented by its Partners:

- (1) **MR. JOSE MARTINHO BRAGANZA**, s/o Mr. Jose F. Braganza, 38 years of age, married, businessman and residing at Angod, Mapusa, Bardez-Goa, and
- (2) **MR. VINAYKUMAR VINAYAK FULARI**, s/o Vinayak Fulari, 42 years old, married, businessman and residing at Fernandes Vaddo, Siolim Bardez-Goa, hereafter

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referred to as the **"PURCHASERS"**
(which expression shall unless it be
repugnant to the context or meaning
thereof mean and include its
representatives and assigns) **OF THE
SECOND PART.**

AND

III. 1. MR. NARESH RAMNATH NAIK, son of late
Ramnath Naik, 58 years of age, married,
service, holder of Aadhar card no. 6485 6058
2765 and his wife;

2. MRS. NAMITA NARESH NAIK, wife of
Naresh R. Naik, 42 years of age, house wife,
holder of Aadhar card no. 3156 3143 3988 and
both residing at Paitona, Salvador do Mundo,
Bardez - Goa, hereafter referred to as the
"FIRST ASSIGNOR/CONFIRMING PARTY"
(which expression shall unless it be repugnant
to the context or meaning thereof mean and
include their representatives and assigns) **OF
THE THIRD PART.**

AND

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Signature नरेश र. नाईक
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Handwritten notes in blue ink on the left side: "Sneha Kishor Naik" with a signature, "B", and "1A".

IV. 1. MRS. SNEHA KISHOR NAIK ALIAS SUNITA KISHOR NAIK, widow of late Kishore Naik, household, holder of Aadhar Card no. 3540 7201 6655 and residing at Orda, Candolim, Bardez - Goa, hereafter referred to as the **"SECOND ASSIGNOR/CONFIRMING"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include her representatives and assigns) **OF THE FOURTH PART.**



All the parties to this Deed of Sale are Indian Nationals

WHEREAS, the Owners/Vendors no. 2 & 3 herein are represented by their duly constituted attorney, the Owner/Vendor no. 1, by virtue of Power of Attorney dated 15/05/2013, executed before Notary Advocate Lazarus Francis Viegas at Margao, under registration no. 2563/2013;

AND WHEREAS, at Ward Paitona of Village Salvador-do-Mundo, which is within the limits of village panchayat of Salvador-do-Mundo, Sub district of Bardez taluka, District of North Goa State of Goa there exists immovable property known as

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"GAUTHAN PAITONA", surveyed under No. 126/4 of village Salvador-do-Mundo survey records and admeasuring an area of 4,800 sq. mts. The aforesaid property is not described in the Land Registration Office of Bardez but is enrolled in the Taluka Revenue Office of Bardez under matriz no. 314 of Village Salvador-do-Mundo. For the sake of brevity, the property surveyed under No. 126/4 of village Salvador-do-Mundo shall be herein referred to as **"THE SAID PROPERTY"** and better described in schedule-I here under;



AND WHEREAS, "THE SAID PROPERTY" was originally owned by Constantino Francisco Paes alias Constantino Francisco Jose Rufino Paes alias Constantino Pais alias Constantino Paes and the Taluka Revenue Records under matriz no. 314 with respect to **"THE SAID PROPERTY"** was registered in the name of Constantino Francisco Paes;

AND WHEREAS, the pre-promulgated records of the Land index in Form III with respect to **"THE SAID PROPERTY"** shows the name of Constantino Paes, in the occupants column and the same was

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confirmed post promulgation of land records in Form I & XIV;

AND WHEREAS, the said Constantino Francisco Paes alias Constantino Francisco Jose Rufino Paes alias Constantino Pais alias Constantino Paes was married to Mariquinha Paes alias Mariquinha Eulalia Paes and had three children/descendants viz; (i) Rosario Antonio Francisco G. Paes married to Allegrinha Josefina Paes alias Alice Paes, (ii) Anita Araujo married to Cajetan alias Caetano Araujo and (iii) Sarto Z. Paes, bachelor. The said Constantino Francisco Paes alias Constantino Francisco Jose Rufino Paes alias Constantino Pais alias Constantino Paes and his wife Mariquinha Paes alias Mariquinha Eulalia Paes expired leaving behind the afore mentioned children/descendants as their sole and universal heirs;

AND WHEREAS, on the demise of Constantino Francisco Paes alias Constantino Francisco Jose Rufino Paes alias Constantino Pais alias Constantino Paes and his wife Mariquinha Paes alias Mariquinha Eulalia Paes, an Inventory Proceedings was initiated by their granddaughter, the Owner/Vendor no. 1 herein, in the Court of Civil Judge, Senior

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Division at Mapusa, being Inventory Proceeding no. 230/2010/B and **"THE SAID PROPERTY"** was taken at Item no. 1;

AND WHEREAS, by Judgment & Order dated 29/11/2010 passed by the Civil Judge, Senior Division at Mapusa in the said Inventory Proceedings no. 230/2010/B, **"THE SAID PROPERTY"** taken at Item no. 1 was jointly allotted to the Owners/Vendors herein and also allotted to the late husband of the Owner/Vendor no. 1 viz Vincente S. Albuquerque alias Vincent Albuquerque;

AND WHEREAS, the Owner/Vendor no. 1 was married to Vincente S. Albuquerque alias Vincent Albuquerque, the said Vincente S. Albuquerque alias Vincent Albuquerque expired on 28/03/2012 and pursuant to his demise Inventory Proceedings were initiated in the Court of Civil Judge, Junior Division at Mapusa, being Inventory proceeding no. 312/12/E. Half undivided right/share in **"THE SAID PROPERTY"** owned by the Owner/Vendor no. 1 and her late husband was taken at Item no. 1 and the same was exclusively allotted to the Owner/Vendor no. 1 herein;

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AND WHEREAS, the Owners/Vendors herein are in peaceful ownership and possession of "**THE SAID PROPERTY**" without any obstruction and interference from anyone whomsoever;

AND WHEREAS, on the Eastern side of "**THE SAID PROPERTY**", there exists two residential houses bearing V.P. No 69/A and V.P. No. 69, and the same are in possession of the "**First & Second Assignor/Confirming Party**" respectively. The house tax receipt with respect to the V.P. No. 69/A is currently in the name of Smt. Janabai Ramnath Naik who is the late mother of the "**First Assignor/Confirming Party**" at serial no. 1. The house tax receipt with respect to the house bearing V.P. No. 69 is currently in the name of Shri Vishwanath T. Naik, the late husband of "**Second Assignor/Confirming Party**";

AND WHEREAS, the Purchasers have now approached the Owners/Vendors with their desire and intention to purchase a major part of "**THE SAID PROPERTY**", excluding an area of 1330 sq.mts., totally admeasuring 3,470 sq.mts. For the sake of brevity the major part of "**THE SAID PROPERTY**" admeasuring 3,470 sq.mts. shall be herein referred to as "**THE SAID PLOT**" better

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described in Schedule - II, marked as plot "A" shown in the plan at annexure I and which is the subject matter of this present Deed of Sale;

AND WHEREAS, by Agreement dated 04/08/2017 executed before notary Advocate Agnelo D'Costa at Panjim under Reg. no. 171/2017, the Owners / Vendors herein have agreed to reserve a plot for the "**First Assignor/Confirming Party**" in "**THE SAID PROPERTY**", admeasuring 300 sq.mts., marked as Plot - B, shown in the annexure - II and also construct a residential house therein, admeasuring 100 sq.mts., for the "**First Assignor/Confirming Party**";

AND WHEREAS, by Agreement dated 04/08/2017 executed before notary Gajanan G.S. Dhumatkar under Reg. No. 9377, the Owners/Vendors herein have agreed to reserve a plot for the "**Second Assignor/Confirming Party**" in "**THE SAID PROPERTY**" admeasuring 300 sq.mts., marked as Plot - C and shown in the annexure - III and also pay a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs Only)** to the "**Second Assignor/Confirming Party**";

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AND WHEREAS, the **"First & Second Assignor/Confirming Party"** shall give up all their alleged rights, title, interest and possession with respect to the said residential houses bearing V.P. No 69/A, & 69, and in lieu of the same and as per the said above mentioned Agreements dated 04/08/2017 & 04/08/2017, the Owners/Vendors have reserved two plots, for the **"First & Second Assignor/Confirming Party"** respectively, admeasuring 300 sq.mts. each, located at the north - eastern end of "THE SAID PROPERTY", marked as plot "B" & "C" and shown in the plans at annexure II & III respectively. Besides the plot B reserved for the **"First Assignor/Confirming Party"**, the Purchaser shall construct for the **"First Assignor/Confirming Party"**, a residential house in plot "B" and admeasuring 100 sq.mts. (super built-up Area). Similarly besides plot "C" reserved for the **"Second Assignor/Confirming Party"**, the Purchasers shall pay on behalf of the Owners/Vendors, a sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs Only)** to the **"Second Assignor/Confirming Party"**;

AND WHEREAS, **"First Assignor/Confirming Party"** shall give up the possession of the said residential house bearing V.P. No. 69/A on or before

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5th of September, 2017 and the **"Second Assignor/Confirming Party"** shall give up the possession of the said residential house bearing V.P. No. 69 on the day she takes possession of Plot - C reserved for her and shown in the plan at annexure - III. On giving up the possession of the said residential houses bearing V.P. No. 69/A & 69 by the **"First & Second Assignor/Confirming Party"** respectively, the Purchasers herein shall demolish the same without any obstruction and interference from the **"First & Second Assignor/Confirming Party"** or their heirs, executors or assignees or anyone whomsoever;

AND WHEREAS, the Owners/Vendors shall bear the cost including all Government duties, to convey the title/ownership of Plot "B" & "C" in favour of the **"First & Second Assignor/Confirming Party"** respectively. The Owner/Vendors shall also construct a compound wall to fence the Plot "B" & "C" to be given to the **"First & Second Assignor/Confirming Party"** respectively;

AND WHEREAS, the Purchasers have now approached the Owners/Vendors that they desire to purchase **"THE SAID PLOT"** which is better

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described in schedule-II, for a total consideration of a sum of **Rs. 2,43,67,500/- (Rs. Two Crore Forty Three Lakhs Sixty Seven Thousand Five Hundred only)** and accordingly this deed is typed on Non Judicial Stamp Papers valued at **Rs. 10,96,540/- (Rs. Ten Lakhs Ninety Six Thousand Five hundred and Forty only)**. From the entire consideration of **Rs. 2,43,67,500/- (Rs. Two Crore Forty Three Lakhs Sixty Seven Thousand Five Hundred only)**, a sum of **Rs. 2,31,67,500/- (Rupees Two Crore Thirty One Lakhs Sixty Seven Thousand Five Hundred only)** shall be paid by the Purchasers to the Owners/Vendors and the balance sum of **Rs. 12,00,000/- (Rupees Twelve Lakhs Only)** shall be paid by the Purchasers to the "**Second Assignor/Confirming Party**". From the above mentioned consideration paid, necessary TDS (Tax Deducted at Source) to be deducted and deposited by the Purchaser in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013.

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NOW THIS DEED OF SALE WITNESSES AS

UNDER:-

1. That in consideration of a sum of of **Rs. 2,43,67,500/- (Rs. Two Crore Forty Three Lakhs Sixty Seven Thousand Five Hundred only)**, paid or to be paid by the Purchasers to the Owners/ Vendors and to the "**Second Assignor/Confirming Party**", a sum of **Rs. 2,43,675/- (Rupees Two Lakhs Forty Three Thousand Six Hundred and Seventy Five Only)** shall be deducted and deposited by the Purchasers as TDS (Tax Deducted at Source) in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013, the Owners/Vendors do hereby sell to the Purchasers, "**THE SAID PLOT**" which are described in schedule-II, in favour of the Purchasers absolutely and forever and that the Purchasers shall enjoy the same as his own chattel without any interference from the Owners/ Vendors or anyone on their behalf.

2. a) That on signing this present Deed of Sale the Owners/Vendors are to receive a sum of **Rs. 2,16,30,000/- (Rupees. Two Crore Sixteen Lakhs Thirty Thousand only)**, therefore to this

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effect the Purchasers have paid the Owners/Vendors and the Owner/Vendors do hereby acknowledge having received the sum of **Rs.2,14,13,700/- (Rupees. Two Crore Fourteen Lakhs Thirteen Thousand Seven Hundred only)**, after necessary TDS deduction of **Rs. 2,16,300/- (Rupees Two lakhs Sixteen Thousand Three Hundred Only)**.

- i) A sum of **Rs. 1,07,06,850/- (Rupees One Crore Seven Lakhs Six Thousand Eight Hundred Fifty Only)** is paid to the Owner/Vendor no. 1 by virtue of cheque bearing no. 143016, drawn on Axis Bank, Mapusa Branch, dated 08 August 2017. A sum of **Rs. 1,08,150/- (Rupees One Lakh Eight Thousand One Hundred Fifty Only)** shall be deposited by the Purchaser as T.D.S on behalf of the Owner/Vendor no. 1
- ii) A sum of **Rs. 1,07,06,850/- (Rupees One Crore Seven Lakhs Six Thousand Eight Hundred Fifty Only)** is paid to the Owner/Vendor no. 2 by virtue of cheque bearing no. 143017, drawn on Axis Bank, Mapusa Branch, dated 08th August 2017. A sum of **Rs. 1,08,150/- (Rupees One Lakh Eight Thousand One Hundred Fifty Only)**

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shall be deposited by the Purchaser as T.D.S on behalf of the Owner/Vendor no. 2.

b) On vacating and subsequent demolition of the said residential house bearing V.P. No.69/A by the **"First Assignor/Confirming Party"** on or before 5th September 2017, and on the Owners/Vendors conveying the ownership rights of Plot "B" in favour of the **"First Assignor/Confirming Party"** and also on the Owners/Vendors constructing a compound wall to fence plot "B", the Purchasers shall pay to the Owners/Vendors a sum of **Rs.7,17,500/- (Rupees Seven lakhs Seventeen Thousand Five Hundred only)** and subject to necessary T.D.S. deduction of **Rs. 7,175/- (Rupees Seven Thousand One Hundred Seventy Five only)**. The Purchasers shall also commence the construction of a residential house admeasuring 100 sq.mts., in Plot - B reserved for the **"First Assignor/Confirming Party"** .

c) On vacating the said residential house bearing V.P. No.69 by the **"Second Assignor/Confirming Party"**, the Purchasers shall pay the **"Second Assignor/Confirming Party"** a sum of **Rs. 12,00,000/- /- (Rupees Twelve Lakhs only)**,

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subject to necessary TDS deduction of **Rs. 12,000/- (Rupees Twelve Thousand Only)**.

d) On vacating and subsequent demolition of the said residential house bearing V.P. No.69 by the **"Second Assignor/Confirming Party"** and on the Owners/Vendors conveying the ownership rights of Plot "C" in favour of the **"Second Assignor/Confirming Party"** and also on the Owners/Vendors constructing a compound wall to fence plot "C", the Purchasers shall pay to the Owners/Vendors the balance sum of **Rs. 8,20,000/- (Rupees Eight Lakhs Twenty Thousand Only)** subject to necessary TDS deduction of **Rs. 8,200/- (Rupees Eight Thousand Two Hundred Only)**.



3 And the Owners/Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer **"THE SAID PLOT"** which is described in schedule-II, to the Purchaser.

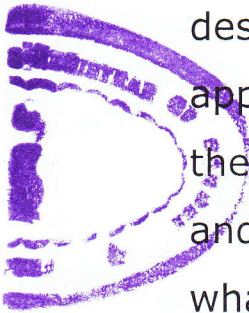
4 The Owners/Vendors do hereby agree to save and keep indemnified the Purchaser from and against

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Signature of the Assignor/Confirming Party
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all losses, damages, claims or costs which they may sustain by reasons of any claim being made by anybody with respect to "**THE SAID PLOT**" which is described in schedule-II.

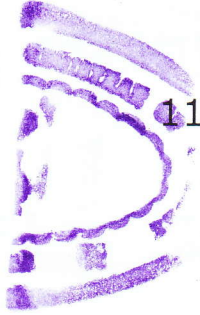
5 The Owners/Vendors have today put the Purchasers in unconditional, exclusive, peaceful, and vacant possession of "**THE SAID PLOT**" which is described in schedule-II and the Purchasers may from time to time or at all times hereafter, peaceably and quietly enter upon, occupy or possess and enjoy "**THE SAID PLOT**" which is described in schedule-II hereby conveyed with its appurtenances and the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, or demand whatsoever from or by the Vendors or their heirs or any person or persons claiming or to claim under or in trust for them or any of them.

6 The Purchasers shall absolutely and exclusively hold "**THE SAID PLOT**" which is described in schedule-II, free and clear, and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and



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10. The Purchasers shall in no way shall be responsible to bear any cost for the Conveyance of title, in favour The **"First & Second Assignor/Confirming Party"** of the **"First & Second Assignor/Confirming Party"** and with respect to the plot "B" & "C" shown in the plan at annexure II & III and reserved for them. The Owners/Vendors shall bear the cost of conveyance including all Government duties, to convey the ownership rights of Plot "B" & "C" in favour of the **"First & Second Assignor/Confirming Party"**.



11. The Owners/Vendors shall also construct at their own cost a masonry compound wall to fence Plot "B" & "C".

12 The **"First & Second Assignor/Confirming Party"** shall give up their alleged rights, title, interest and possession in the said residential houses bearing V.P. No. 69/A & 69 and shall in no way have any claims to the portion wherein the said residential houses currently exists.

13 The Owners/Vendors do hereby covenant, undertake and declare as under:-

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(a) That "**THE SAID PLOT**" described in Schedule - II is free from all encumbrances, charges, equities, claims or demands, whatsoever and that the Owners/Vendors have not done anything whereby "**THE SAID PLOT**" described in Schedule - II is a subject matter to any attachment or lien of any Bank, Court or person whatsoever.

(b) That there are no pending suits, appeals, litigations or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to "**THE SAID PLOT**" described in Schedule - II.



(c) That "**THE SAID PLOT**" described in Schedule - II is a not subject matter of any acquisition or requisition nor affected by any Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending, by the Government or Central Government or any other authority or local body.

(d) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition

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setbacks, easements with respect to **"THE SAID PLOT"** described in Schedule - II affected by any prohibitory order of injunction or attachment either before or after judgment.

14 The Owners/ Vendors shall handover to the purchaser all the original title documents pertaining to the **"THE SAID PLOT"** described in Schedule - II.

15 The Owners/Vendors and the Purchaser hereby declare that they do not belong to Schedule Caste/Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/ 318/77 dated 21.08.1989.



SCHEDULE-I

All that immovable property known as **"GAUTHAN PAITONA"**, situated at Ward Paitona of Village Salvador do Mundo, which is within the limits of village panchayat of Salvador, do Mundo, Sub district of Bardez taluka, District of North Goa State of Goa, surveyed under No. 126/4 of village Salvador do Mundo survey records and admeasuring an area of 4,800 sq. mts. The aforesaid property is not described in the Land

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Registration Office of Bardez but is enrolled in the Taluka Revenue Office of Bardez under matríz no. 314 of Village Salvador do Mundo. The said property surveyed under no. 126/4 is bounded as under;

NORTH : By survey no. 126/2, 122/7 & partly by 122/8;

SOUTH : Partly by road and partly by survey no.74/1;

EAST : By survey no. 120/3, 74/1 & partly by 122/8;

WEST : Partly by road and partly by survey no.126/3;



SCHEDULE - II

ALL THAT major portion of "**THE SAID PROPERTY**" described in Schedule - I, admeasuring 3,470 sq.mts., and which shown in the plan at annexure I. The said portion admeasuring 3,470 sq.mts., which is herein sold is bounded as under:

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Street

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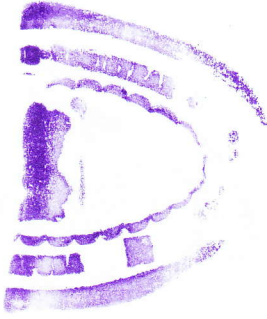
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NORTH : By survey no. 126/2 & partly by plot
"C" reserved for the "Second
Assignors/Confirming Party";

SOUTH : Partly by road and partly by survey
no.74/1;

EAST : By survey no.74/1 & by plot "B"
reserved for the "First
Assignors/Confirming Party";

WEST : Partly by road and partly by survey
no.126/3;



IN WITNESS WHEREOF this Deed is signed
by the parties on the day, month and year first
above written.

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SIGNED AND DELIVERED BY
WITHIN NAMED THE
OWNER/VENDOR NO.1 FOR SELF
AND AS ATTORNEY FOR
OWNERS/VENDORS NO. 2 & 3








Albuquerque






(MRS. MARIA VERONICA
GENEVIEVE. PAES ALBUQUERQUE
alias MARIA VERONICA G. PAES)

Left Hand

Right Hand



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- 4. _____ 
- 5. _____ 

- 1. _____ 
- 2. _____ 
- 3. _____ 
- 4. _____ 
- 5. _____ 

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ON

SIGNED AND SEALED AND DELIVERED
BY THE WITH NAMED PURCHASER,
BRAGANZA AND FULARI VENTURES
REPRESENTED BY ITS PARTNER No. 1

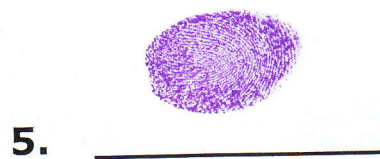


Braganza

(MR. JOSE MARTINHO BRAGANZA)

Left Hand

Right Hand



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SIGNED AND SEALED AND DELIVERED BY THE WITH NAMED PURCHASER, BRAGANZA AND FULARI VENTURES REPRESENTED BY ITS PARTNER No. 2



(MR. VINAYKUMAR VINAYAK FULARI)

Left Hand

Right Hand

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Handwritten text in Hindi: 'श्रीकेश नरेण्ड 21. 01. 2024'.

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SIGNED AND DELIVERED BY
WITHIN NAMED THE "FIRST
ASSIGNOR/CONFIRMING PARTY"
NO. 1



नरेश र. नाईक

नरेश र. नाईक

(NARESH RAMNATH NAIK)

Left Hand

Right Hand

- | | | | |
|----|--|----|--|
| 1. | | 1. | |
| 2. | | 2. | |
| 3. | | 3. | |
| 4. | | 4. | |
| 5. | | 5. | |

IA * I3
Stamp नरेश र. नाईक
①

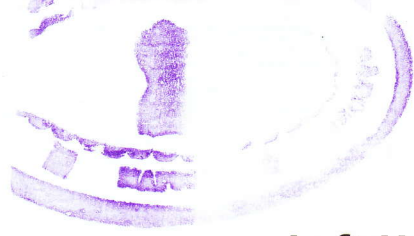
SIGNED AND DELIVERED BY WITHIN
NAMED THE "FIRST ASSIGNOR/
CONFIRMING PARTY" NO. 2



Namita Naik.

Namita Naik.

(NAMITA NARESH NAIK)



Left Hand

Right Hand



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

13

Namita Naik नरेश ना. नाइक

12

10

SIGNED AND DELIVERED BY
WITHIN NAMED THE "SECOND
ASSIGNOR/CONFIRMING PARTY"

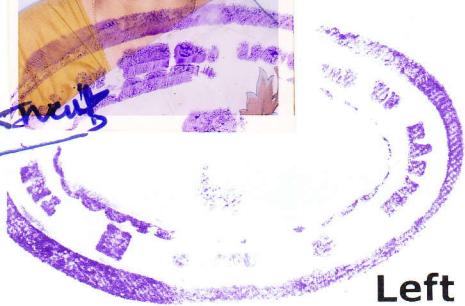


Sneha

Sneha

(SNEHA KISHORE NAIK ALIAS
SUNITA KISHOR NAIK)

Sneha



Left Hand

Right Hand

1.



1.



2.



2.



3.



3.



4.



4.

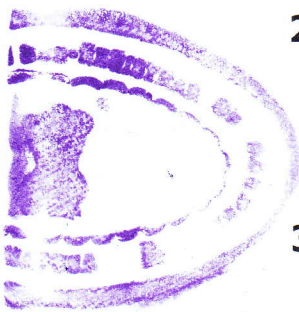


5.



5.





NA

Sneha

13
Sneha K. Naik

10

IN THE PRESENCE OF WITNESS

1. Sneha Samantlikar Samantlikar

2. ~~Harjant~~ (Kavita Barjant)



13 &

NA

Shreya कोश य. गाईक
①

ANNEXURE-II

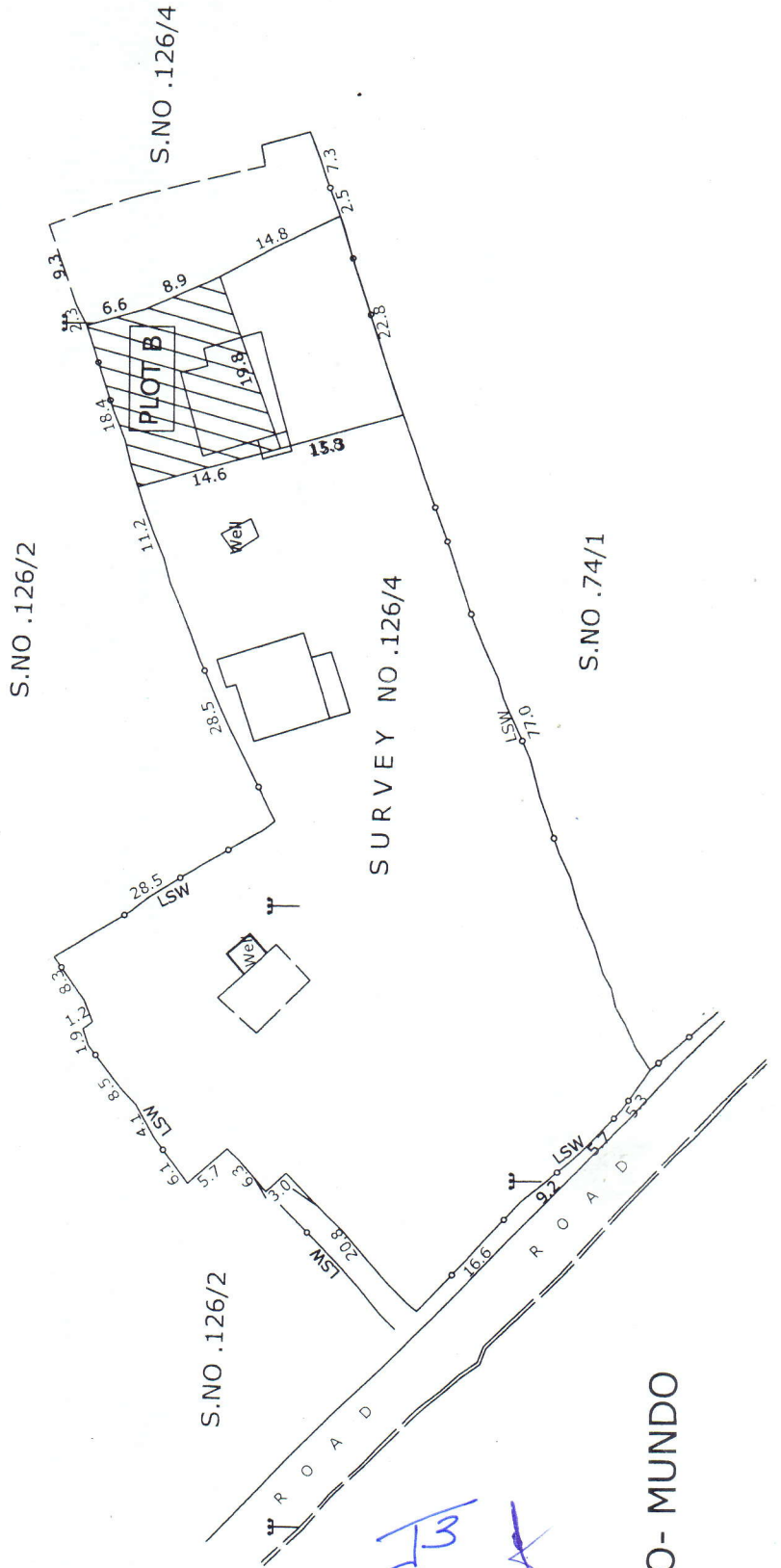
SHOWING PLOT IN LAND BEARING

SURVEY NO 126/4 OF VILLAGE SALVDOR-DO- MUNDO BARDEZ TAULKA

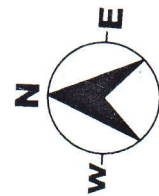
 AREA OF PLOT B IN SURVEY NO 126/4.....300 SQM

Albuquerque

शुद्ध 300 वर्ग मी. का क्षेत्र



TS



1:500

VILLAGE: SALVDOR - DO- MUNDO
TALUKA: BARDEZ



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-08-2017 11:51:52 AM




Document Serial Number : 3370

Presented at 11:20:00 AM on 10-08-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	853020.00
2	Processing Fees	580.00
	Total :	853600.00

Stamp Duty Required: 1096590.00 Stamp Duty Paid: 1096590.00



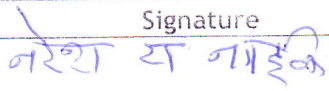
Jose Martinho Braganza presenter

Name	Photo	Thumb Impression	Signature
Jose Martinho Braganza, S/O Jose F. Braganza, Married, Indian, age 38 Years, Business, r/o Angod, Mapusa Bardez Goa Partners of Braganza and Fulari Ventures having firm Pan no AAQFB0707K, having its reg office at 303 & 304, B & F, Habitat Building, 3rd Floor, Canca Parra, Bypass Road, Ximer, Mapusa Bardez Goa			

Endorsements

Executant

1. Naresh Ramnath Naik, S/O Late Ramnath Naik, Married, Indian, age 58 Years, Service, r/o Paitona, Salvador Do Mundo, Bardez Goa Form 60 submitted

Photo	Thumb Impression	Signature
		



2. Namita Naresh Naik, W/O Naresh Naik, Married, Indian, age 42 Years, House-Wife, r/o Paitona, Salvador Do Mundo, Bardez Goa Form 60 submitted

Photo	Thumb Impression	Signature
		<i>Sunita Naik.</i>

3 . Sneh Kishor Naik@Sunita Kishor Naik, W/O Late Kishore Naik, Married, Indian, age 47 Years, House-Wife, r/o Orda, Candolim, Bardez Goa Form 60 submitted

Photo	Thumb Impression	Signature
		<i>MPaes</i>



4 . Maria Veronica Genevieve Paes Albuquerque@Maria Veronica G. Paes, D/O Late Rosario Antonio G. Paes, Married, Indian, age 75 Years, House-Wife, r/o Mahakali Caves Road, Andheri (E), Mumbai Maharashtra Pan no ARIPA6805E, POA dated on 15/05/2013 executed before notary Adv Lazarus Francis Viegas, at Margao under reg no 2563/2013

Photo	Thumb Impression	Signature
		<i>JA</i>

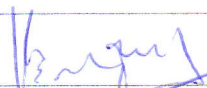
5 . Jose Martinho Braganza, S/O Jose F. Braganza, Married, Indian, age 38 Years, Business, r/o Angod, Mapusa Bardez Goa, Partners of Braganza and Fulari Ventures having firm Pan no AAQFB0707K, having its reg office at 303 & 304, B & F, Habitat Building, 3rd Floor, Canca Parra, Bypass Road, Ximer, Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		<i>Braganza</i>

6 . Vinaykumar Vinayak Fulari, S/O Vinayak Fulari, Married, Indian, age 42 Years, Business, r/o Fernandes Vaddo, Siotim, Bardez Goa Partners of Braganza and Fulari Ventures having firm Pan no AAQFB0707K, having its reg office at 303 & 304, B & F, Habitat Building, 3rd Floor, Canca Parra, Bypass Road, Ximer, Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		<i>VF</i>

Identification

Sr No.	Witness Details	Signature
1	Kevin Braganza , S/O A. Braganza, Married, Indian, age 42 Years, Advocate, r/o H.no 220-A/2/6, Mapusa Bardez Goa	

Endorsement: Mutation fees paid Rs. 2500/- vide
 Challan No. 201700592310 dt 10/8/2017

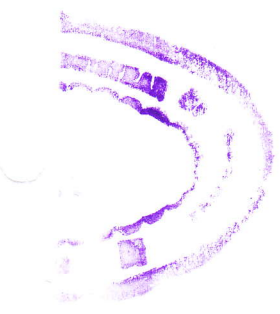

 Sub-Registrar

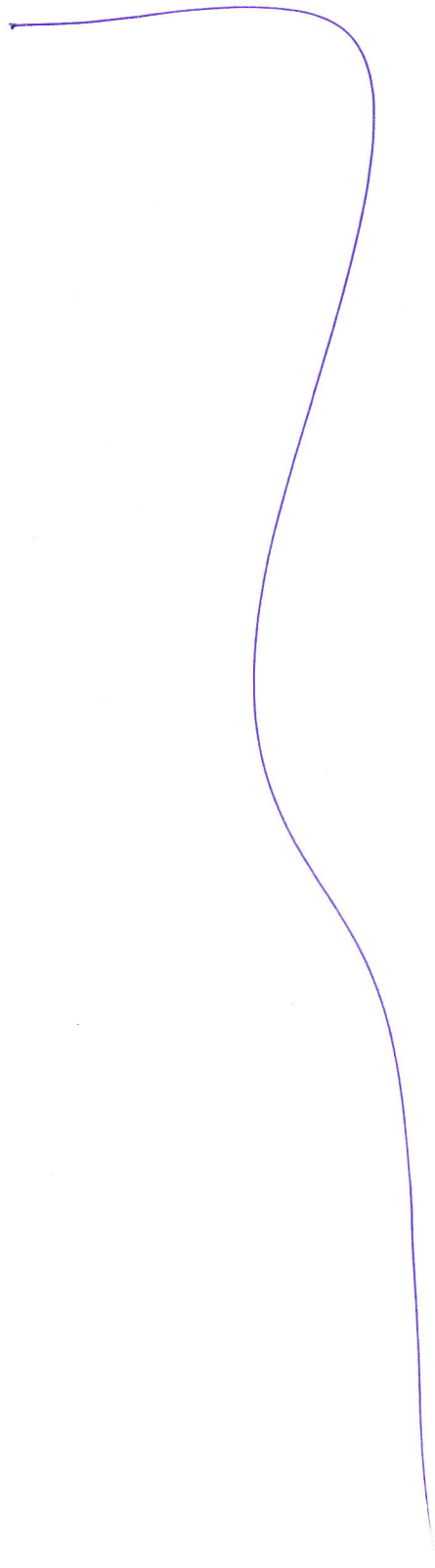
Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

DAC Sr
 No. 3370
 10/08/17
**UB-REGISTRAR
 BARDEZ**





Book-1 Document
Registration Number BRZ-BK1-03373-2017
CD Number BRZD789 on
Date 10-08-2017

Sub-Registrar (Bardez)



**SUB-REGISTRAR
BARDEZ**

Scanned By:



Signature:-



Designed and Developed by C-DAC, ACTS, Pune