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(Rupee One Lakh Fourteen Thousand Only)

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

भारत 46367 NON JUDICIAL गोंय
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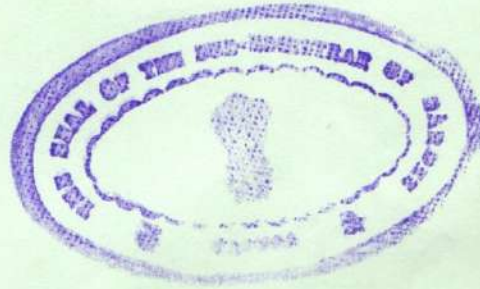
D-5/STP(V)/(C.R./35/8/2006-RD(PART-III))

R.0114000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser PRITESH A. MAUK

M 2019-BR2-37579
21-11-2019



DEED OF SALE

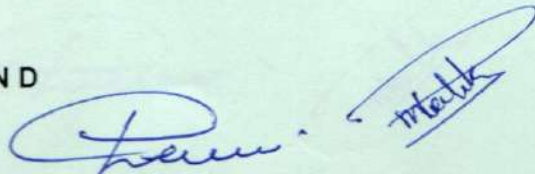
THIS DEED OF SALE, is made at Mapusa, Bardez, Goa on this
04th day of the month of NOVEMBER of the year TWO THOUSAND AND
NINETEEN. (04-11-2019)

[Signature] *[Signature]*

BY AND BETWEEN :

- (1) **MRS. MARIA BLANCHE ROSE DE SAINT ANTONIO MARTINS**, age 67 years, daughter of late Alexio Manuel Pereira alias Alexio Xavier Pereira, Canadian Nationality, **OCI Card Number A 396371**, service, married and her husband;
- (2) **MR. ANTHONY MARIAN MARTINS**, age 70 years, son of late Pascoal John Martins, Canadian Nationality, **OCI Card Number A 396370**, retired, both residing at 44, Braehead Drive, Richmond Hill, Ontario L4E0B3, Canada, represented herein by their duly appointed Attorney **MR. LEO ANTHONY PEREIRA**, age 47 years, son of Mr. Celestine Pereira, service, **(PAN BDP2106M)** Aadhaar Card 3059 2149 6068, Indian National residing at House No.794/1, Cansa, Shetye Shop, Cansa, Tivim, Bardez, Goa by virtue of the Power of Attorney dated 26th June 2018 executed before the Public Notary Analisa Corbo at Ontario and executed before the Consulate General of India at Toronto under No. 4813 dated 27th June 2018 duly stamped under The Indian Stamp Act before the Additional Collector of Goa, North Division on 04th July 2018, hereinafter jointly referred to as **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, legal representatives, successors, executors, administrators and assigns) of the FIRST PART.

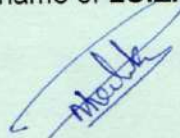
AND

Two handwritten signatures in blue ink are present. The first signature is a cursive name, possibly 'Pereira', and the second is a more stylized signature, possibly 'Leo Anthony Pereira'.

MR. PRITESH ATMARAM MALIK, age 32 years, son of Atmaram S. Malik, business, (PAN BGQPM1916C) Aadhaar Card 7515 0134 5824, Indian National, (mbl: 7387500001, email malikpritesh@gmail.com) presently residing at 411/2, Satichebhat Cudnem, Bicholim North Goa, hereinafter referred to as "**THE PURCHASER**", which expression shall unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns of the **SECOND PART**

WHEREAS there exists an IMMOVABLE PROPERTY known as "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, not enrolled in the Taluka Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa, hereinafter referred to as the "**SAID PROPERTY**", more particularly described in the SCHEDULE hereunder written.

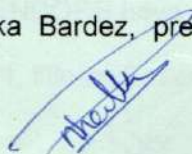
AND WHEREAS, the SAID PROPERTY identified as "**DEULAT**" also known as "**CHICHECHE BHAT**" is found recorded in the Index of land i.e. **Form IX** under entry No. 969 recorded on 9/11/1971 and entry recorded in **Form III** of the property bearing Survey No. 121/31 of Village Tivim, is found duly recorded in the name of **LUIZINHA FERRAO**.



AND WHEREAS, vide DEED OF PARTITION dated 26th August 1975 duly registered before the Sub Registrar of Bicholim under Reg. No. 246 of Book no. I, Vol. No. 37 at pages 150 to 160 dated 13-11-1975 the said original Luizinha Ferrao alias Maria Dominica Ferrao alias Maria Dominica Pereira duly represented by her Attorney Thomas Ferrao as Party of the First Part alongwith her daughter 2) Maria Blanche Rose de Saint Antonio Martins and her husband 3) Anthony Mariano Martins as Parties of the Second Part represented by their Attorney Joana Rosalina D'Souza, partitioned the SAID PROPERTY into 2 equal parts as stated therein.

AND WHEREAS, vide DEED OF GIFT dated 14th September 2001 duly registered before the Sub Registrar of Bicholim under Reg. No. 786 of Book no. I, Vol. No. 257 dated 20-09-2001, the said original owner Luizinha Ferrao alias Maria Dominica Pereira e Ferrao as Donor gifted the said property "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez to her daughter the vendor No. 1 herein for all purposes of law.

AND WHEREAS, on the basis of the aforementioned Deed of Partition dated 26th August 1975 and Deed of Gift dated 14th September 2001 the Vendors herein became the sole and exclusive owners in actual and physical possession of all that SAID PROPERTY known as "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, presently surveyed under Survey No.



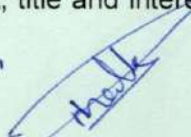
121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa

AND WHEREAS, the name of VENDOR NO. 1 is duly incorporated in the Occupants Column under Mutation No. 6377 in the in the Index of land of Survey No. 121/31 of Village Tivim.

AND WHEREAS, the VENDOR NO. 1 has applied and obtained the Conversion Sanad dated 15th March 2018 bearing ref. no. 4/267/CNV/AC-III/2017/254 issued by Office of the Additional Collector-III, North Goa District, Mapusa, Goa for conversion of an area of 1250 Sq. mts. of property bearing Survey No.121/31 of Village Tivim for Residential use.

AND WHEREAS the VENDORS have agreed to sell the SAID PROPERTY and the PURCHASER has agreed to purchase the **SAID PROPERTY** known as "DEULAT" also known as "CHICHECHE BHAT" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, presently surveyed under Survey No. 121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa, and more particularly described in the SCHEDULE and delineated in **RED COLOUR** in the Plan annexed hereto, which is free from all encumbrances and defects in title, for a total consideration of **Rs.: 38,00,000/- (Rupees Thirty Eight Lakhs only)** being its market value in the said locality.

AND WHEREAS the VENDORS have agreed to **SELL, ASSIGN, CONVEY & TRANSFER** their right, title and interest to the **SAID PROPERTY** known

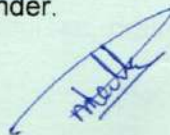
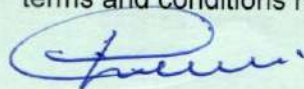


as "DEULAT" also known as "CHICHECHE BHAT" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, presently surveyed under Survey No. 121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa, to the **PURCHASER** herein for the above total consideration, which is the fair market value of the same.

AND WHEREAS by a Public Notice published in the Local English dailies "Herald" dated 04th July 2018; the public were notified of the intended purchase and were called upon to report in writing their objections or claims if any, in respect of the SAID PROPERTY, however, no objections or claims of whatsoever nature from any person/s have been received by the Purchaser till date.

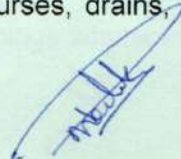
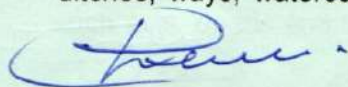
AND WHEREAS the VENDORS have assured the PURCHASER that there is no mortgage, charge or lien against the SAID PROPERTY hereby sold, or any part thereof and that there is no charge or encumbrance or any claim from any person whatsoever.

And the PURCHASER, in good faith, after taking reasonable care, and after having ascertained that the VENDORS have the power to sell and make the said transfer for the absolute Sale of the SAID PROPERTY which is free from all mortgages, dues, charges, lien, attachment and encumbrances, has agreed to purchase the SAID PROPERTY for the above price, being its market value in the said locality and on the following terms and conditions hereunder.



NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in pursuance and in consideration of the said sum of **Rs:38,00,000/- (Rupees Thirty Eight Lakhs Only)** less tax deducted is paid in full in the following manner i.e. (i) **Rs.4,00,000/- (Rupees Four Lakhs Only)** vide cheque No. 012282 dated 06-02-2019 drawn on ICICI Bank, Ponda Branch (ii) **Rs.6,00,000/- (Rupees Six Lakhs Only)** vide cheque No. 026882 dated 13-02-2019 drawn on The Federal Bank Ltd., Mapusa Branch, (iii) **Rs.10,00,000/- (Rupees Ten Lakhs Only)** vide cheque No. 026881 dated 06-02-2019 drawn on The Federal Bank Ltd., Mapusa Branch and the balance amount (iv) **Rs.10,00,000/- (Rupees Ten Lakhs Only)** vide cheque No. 000016 dated 31-08-2018 drawn on Bank of India, Tisk Usgao Branch, in favour of their Attorney Mr. Leo Anthony Pereira, the receipt whereof the Vendors do hereby jointly ADMIT AND ACKNOWLEDGE; and give a factual discharge for all legal purposes, and the VENDORS as the absolute owners **DO HEREBY SELL, TRANSFER, CONVEY, ASSIGN AND HAND OVER** unto and to the use of the PURCHASER the **SAID PROPERTY** known as "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, presently surveyed under Survey No. 121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa; more full described in SCHEDULE hereunder, ALONGWITH all the trees, fences, hedges, ditches, ways, watercourses, drains, liberties, privileges, easements



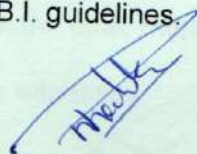
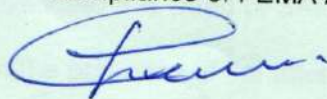
and all other appurtenances whatsoever of the Vendors alongwith all their rights, titles, interests, claims and demands whatsoever of the VENDORS into or upon the SAID PROPERTY hereby conveyed, to HAVE, TO HOLD and possess the same unto and to use of the PURCHASER absolutely and forever, as ordinarily pass on such sale.

2. That the VENDORS do hereby declare that they are the sole and absolute owner in possession and peaceful enjoyment of the SAID PROPERTY and thus they have the full power, right to sell and absolute authority to transfer unto the PURCHASERS, the SAID PROPERTY which is hereby sold and is free from all defects in title and any encumbrances whatsoever.
3. That the PURCHASER shall enter into the SAID PROPERTY hereby sold, and possess, occupy and enjoy every part thereof as absolute and exclusive owner, without any interruption, hindrance, disturbance, claim, interest and demand whatsoever from the VENDORS or from any person claiming through or under them.
4. That the PURCHASER after having verified the documents of title, plans and other records pertaining to the SAID PROPERTY, and hereby declares and ascertains that the area of the SAID PROPERTY is as stated in this Deed and Plan annexed.
5. That the VENDORS will at all times hereafter, if required, and at the request of the PURCHASER, do or execute or cause to be done all such acts, deeds and things whatsoever for further, better and more




perfectly assuring and conveying the SAID PROPERTY unto the PURCHASER according to the true intent and meaning of this Deed.

6. That the VENDORS shall at all times hereafter indemnify and keep indemnified the PURCHASER against any and every person claiming or demanding any right, title or interest in the SAID PROPERTY, which is hereby sold, or against any loss, encumbrances, damages and charges if any suffered by reason of any defect in title.
7. That the VENDORS do hereby grant and convey their unconditional **CONSENT / NO-OBJECTION** to apply, add and effect the Mutation/Transfer in the Survey Records bearing Survey No. 121/31 of Village Tivim by deleting the name of the Vendor No. 1 and to add in the Occupant's column the name of the PURCHASER on the basis of this Deed, which for all purposes of law shall be construed as written Consent by the Vendors.
8. The parties herein declare that the SAID PROPERTY hereby sold does not belong to Schedule Caste / Schedule tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/8/1978 of the Government of Goa.
9. The SAID PROPERTY is non agricultural land and the Purchaser owns the responsibility for the said averment that his transaction is in compliance of FEMA / R.B.I. guidelines.



10. The value of the said property for the purpose of stamp duty and registration is valued at **Rs. 38,00,000/- (Rupees Thirty Eight Lakhs only)** and therefore the stamp duty of **Rs. 1,14,000/- (Rupees One Lakh Fourteen Thousand only)** is paid herewith, thus the necessary stamp duty is paid herewith in accordance with law

SCHEDULE

DESCRIPTION OF THE SAID PROPERTY

All that Immovable property known as "**DEULAT**" also known as "**CHICHECHE BHAT**" admeasuring 1250 sq.mts, situated at Village Tivim, Taluka Bardez, not enrolled in the Taluka Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 121/31 of Village Tivim, Taluka Bardez, Sub-District of Bicholim, District of North Goa, State of Goa, and bounded as under:-

East: By Comunidade of Tivim under Survey No. 121/41 of Tivim,

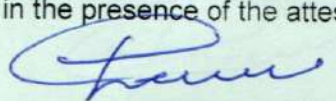
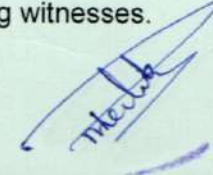
West: by property of Anthony D'Souza under Survey No. 121/30 of Tivim,

North: by Comunidade passage under Survey No. 121/29 of Tivim, and

South: by property of Savio D'Mello under Survey No. 121/33 of Tivim.

The SAID PROPERTY is delineated in **RED INK** in the **PLAN** annexed hereto. **Form I & XIV** of SAID PROPERTY is also annexed hereto.

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Deed of SALE on the date, month and year first above written in the presence of the attesting witnesses.



THE VENDORS



MRS. MARIA BLANCHE ROSE DE SAINT ANTONIO MARTINS

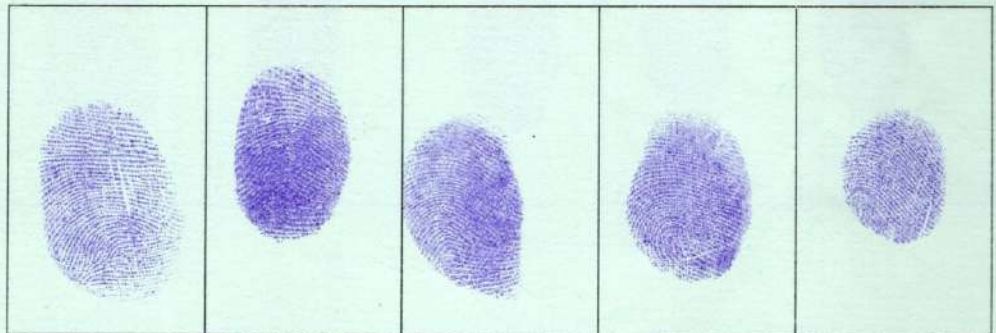
MR. ANTHONY MARIAN MARTINS

Represented by their POA

MR. LEO ANTHONY PEREIRA

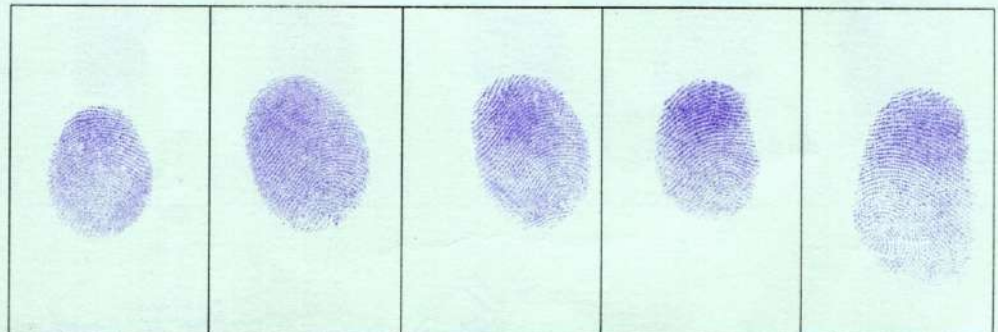


RIGHT HAND FINGER PRINT IMPRESSIONS



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LEFT HAND FINGER PRINT IMPRESSIONS



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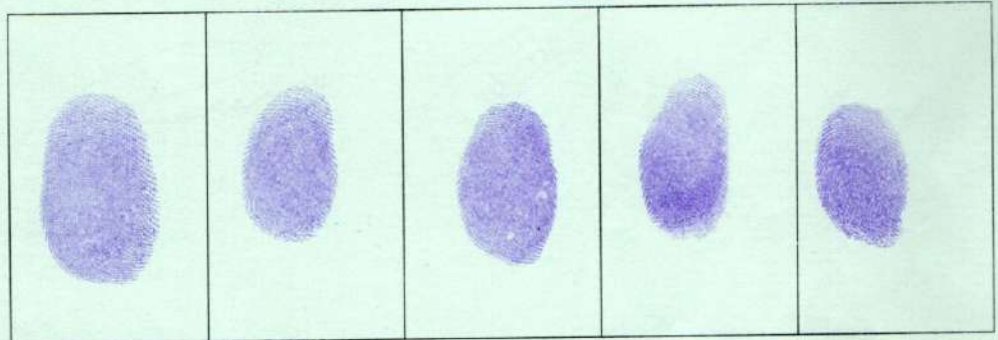


THE PURCHASER

MR. PRITESH ATMARAM MALIK

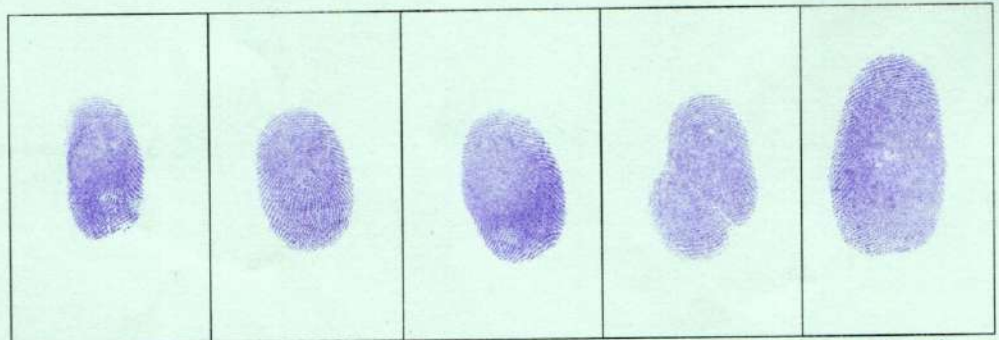


RIGHT HAND FINGER PRINT IMPRESSIONS



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IN PRESENCE OF WITNESSES:

1. ADV A. VALADARES *Valadares*.

2. Adv. S. D. Sapeco *Sapeco*

Freese

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3759

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



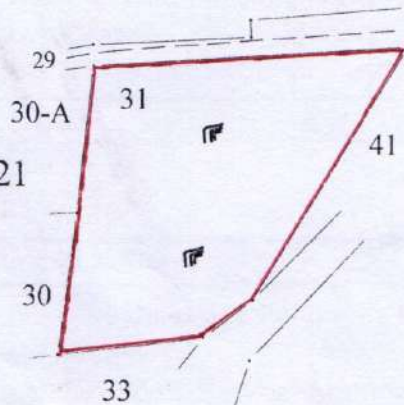
Inward No: 6199

Plan Showing plots situated at
Village : TIVIM
Taluka : BARDEZ
Survey No./Subdivision No. : 121/ 31
Scale : 1 :1000

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



SURVEY No. 121



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Generated By : Vivek Bude (F.S.)
On : 06-08-2019

Compared By:

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6/8/19
(HS)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Nov-2019 11:11:17 am

Document Serial Number :- 2019-BRZ-3759

Presented at 11:11:59 am on 21-Nov-2019 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	114000
2	Registration Fee	76000
3	Mutation Fees	2500
4	Processing Fee	500
Total		193000

Stamp Duty Required :114000







Stamp Duty Paid : 114000

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Pritesh Atmaram Malik ,S/o - D/o Atmaram S Malik Age: 32, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - 411-2 Satichebhat Cudnem Bicholim North Goa, Address2 - , PAN No.: BGQPM1916C			







Executer


Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Leo Anthony Pereira ,S/o - D/o Celestine Pereira Age: 47, Marital Status: ,Gender:Male,Occupation: Service, Address1 - 794-1, Cansa, Shetye Shop, Tivim, Bardez Goa, Address2 - , PAN No.: BPDPP2106M			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Leo Anthony Pereira ,S/o - D/o Celestine Pereira Age: 47, Marital Status: ,Gender:Male,Occupation: Service, Address1 - 794-1, Cansa, Shetye Shop, Tivim, Bardez Goa, Address2 - , PAN No.: BPDPP2106M			
3	Pritesh Atmaram Malik ,S/o - D/o Atmaram S Malik Age: 32, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - 411-2 Satichebhat Cudnem Bicholim North Goa, Address2 - , PAN No.: BGQPM1916C			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shane Joseph Dias Sapeco , 37 ,1982-07-03 ,9922023308 ,sapecoshane@gmail.com ,Advocate , Marital status : Married 403005, House No. 1187 Segundo Bairro Santa Cruz Ilhas Goa, House No. 1187 Segundo Bairro Santa Cruz Ilhas Goa Calapor, Tiswadi, NorthGoa, Goa			
2	Alisha Valadares , 29 ,1990-02-20 ,9923585262 ,alishavaladares@yahoo.com ,Advocate , Marital status : Unmarried 403101, House No. 523 Penha De Franca Bardez Goa, House No. 523 Penha De Franca Bardez Goa Penha-de-franca, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-3759

Book :- 1 Document
Registration Number :- **BRZ-1-3682-2019**
Date : 21-Nov-2019

Ahlan Khan
24/11/19

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

**SUB-REGISTRAR
BARDEZ**

