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:- 05-Dec-2019 11:10:40

Date of Receipt: 05-Dec-2019

Receipt No: 2019-20/9/2981

Serial No. of the Document : 2019-BRZ-3922 Nature of, Document : **Conveyance - 22**

Received the following amounts from VENKAT MUPPANA for Registration of above Document in Book-1 for

the year 2019

Total Paid 1225550 (Rupees Twelve Lakhs Twenty Five Thousands Five Hundred And Fifty only)				
Processing Fee	550	E-Challan	 Challan Number : 201901345799 CIN Number : CPW6455638 	550
Registration Fee	1225000	E-Challan	Challan Number : 201901345799CIN Number : CPW6455638	1225000

Probable date of issue of Registered Documents / 12 / 19

Signature of the Sub-Registrar

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:

Ms. Gausish Salgar har

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 **05-Dec-2019**

Signature of the person receiving the Document 6.5 december 1

Signature of the Presenter

Signature of the Sub-Registrar

FOR CITIZENGREDIT Authorised Signatory

PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

Chiper Fifteen akl Severty Five Thousand Only) भारत 46725 NON JUDICIAL म | वा 110292 NOV 25 2019 one live seven five zero zero zero 17:08 Rs 1575000/- PB6818

INDIA

Name of Purchaser SHRI VENKAT MUPPANA

2019-882-3922 05/12/2019



DEED OF SALE

THIS DEED OF SALE is made and executed at Panaji, Goa , on this 05^{th} day of December in the year Two Thousand and Nineteen.

BETWEEN

(1) MR. FRANCIS VIEGAS @ MR. FRANKY VIEGAS , having PAN No. , major aged 54 years , son of Late Francis Xavier Viegas @ Francis Xaver Viegas , married , businessman , having Aadhar Card No. , Mobile No. , mobile No. , and his wife (2) MRS. KALE E VIEGAS DEEPA , having PAN No. , major aged 47 years , daughter of Pradip Hiraji Kale , married , housewife , having Aadhar Card No. , Mobile No. , resident of House No. 293/A , Sonar Vaddo , Verla , Bardez , Goa 403 510 , hereinafter referred to as the "FIRST VENDORS" (which expression shall unless it becomes repugnant to the context or meaning thereof mean and include his heirs , successors , executors , administrators and assigns) OF THE FIRST PART;

AND

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Accounts

(1) MRS. MARY ANNE FERNANDES , having PAN Card , major aged 64 years , married , Retired , No. daughter of Late Anthony Julian Fernandes alias Antonio Josef Fernandes alias Antonio Jose Fernandes, British National holding and holding OCI Card No. Passport No. and her husband (2) MR. CELIS FERNANDES, having a PAN , major aged 66 years , son of Late Card No. Remedios Fernandes, married, service, British National holding and holding OCI Card No. Passport No. both permanent residents of Siolim, Bardez, Goa, hereinafter referred to as the " SECOND VENDORS " (which expression shall unless it becomes repugnant to the context or meaning thereof mean and include his heirs, successors, executors, administrators and assigns) OF THE SECOND PART;

AND

No. , Aadhar Card No. , Mobile No. , son of Shri M. R. K. Prasad Rao , Indian National , residing at Nagali Hills , Dona Paula , Goa , hereinafter referred to

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as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of THE THIRD PART.

WHEREAS the FIRST VENDORS and the SECOND VENDORS have represented to the PURCHASER that :

- 1. Within the limits of the Village of Siolim at Marna, in the Taluka of Bardez in the State of Goa, there exists a property known as CHAWADI WADO not found described in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office, bearing Old Cadastral Survey No. 346 and recorded in the record of Rights under Survey No. 93/1 of Marna Village admeasuring an area of 3,750 square metres, this property being hereinafter referred to as the **SAID PROPERTY** and described more particularly in the Schedule I hereinunder written.
- 2. The SAID PROPERTY originally belonged to Anthony Julian Fernandes alias Antonio Josef Fernandes alias Antonio Jose Fernandes alias Antonio Juse Fernandes , resident of Siolim ,

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Bardez , Goa , in whose name the Survey Form No. I & XIV indicated as having been recorded in the Occupant column and other columns are blank indicating no tenants or mundcars in the SAID PROPERTY .

- 3. Mr. Anthony Julian Fernandes alias Antonio Josef Fernandes alias Antonio Jose Fernandes alias Antonio Juse Fernandes expired on 27.1.1984 and his wife Mrs. Evelyn Matilda Antonietta Fernandes expired on 24.8.1966 leaving behind their only daughter Mrs. Mary Anne Fernandes the SECOND VENDORS No. (1).
- 4. Mrs. Mary Anne Fernandes initiated Inventory Proceedings bearing No. 554/2016/F in the Court of the Civil Judge Junior Division of Bardez at Mapusa F Court , the Inventariado therein being Mr. Anthony Julian Fernandes alias Antonio Josef Fernandes alias Antonio Jose Fernandes and his wife Mrs. Evelyn Matilda Antonietta Fernandes .
- 5. Vide Judgement and Order dated 2.1.2017 the SAID PROPERTY came to be allotted unto the SECOND VENDORS .

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- That based on the aforesaid concluded Inventory Proceedings, Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes, became the absolute owner of the SAID PROPERTY and also got their name mutated in the Occupants' column of the Survey records baring Survey No. 93/1 of the SAID PROPERTY.
- 7. That Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes are the absolute and exclusive owners in possession and enjoyment of the SAID PROPERTY, holding proprietary right, title and interest.
- That the SECOND VENDORS vide an Agreement for Sale dated 7.10.2017 agreed to sell unto the FIRST VENDOR No. (1) the SAID PROPERTY on terms and conditions as set out in the said Agreement , this Agreement having been executed before the Notary Shri Sandesh Raikar at Mapusa , Goa , under Regn. No. 1187/17 dated 7.10.2017 .
- 9. That the SECOND VENDORS subsequent to the execution of the Agreement as aforesaid, through their Power of Attorney have taken steps to obtain the Conversion Sanad for the use of

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the SAID PROPERTY for non-agricultural purposes and the expenses and costs as regards the same have been borne by the FIRST VENDOR No. (1).

AND WHEREAS the FIRST VENDORS and the SECOND VENDORS have specifically represented to the PURCHASER that the SECOND VENDORS are the exclusive owners of the SAID PROPERTY, and that no person other than the SECOND VENDORS have any right, share or interest in the same, that the SAID PROPERTY is free from encumbrances or charges of any kind whatsoever, that the SECOND VENDORS have entered into an Agreement with the FIRST VENDORS and handed over unto them ALL the rights and interests of the SECOND VENDORS in respect to the SAID PROPERTY, that the SAID PROPERTY is not the subject matter of any attachment or lien by the Government , by any Bank or by any Financial Institution , that the FIRST VENDORS are in exclusive possession of the SAID PROPERTY and that there are no legal impediments whatsoever for the PURCHASER purchasing the SAID PROPERTY from the FIRST VENDORS and the SECOND VENDORS, and on account of the consideration already paid to the SECOND VENDORS, the entire consideration , now , be paid to the FIRST VENDORS .

AND WHEREAS the PURCHASER solely on the basis of the aforesaid representations, after inspecting the SAID PROPERTY and satisfying himself as regards the location and the suitability off the SAID PROPERTY has agreed to purchase the SAID PROPERTY, at or for a total consideration of Rs. 3,50,00,000/-(Rupees Three crores fifty lakhs only).

AND WHEREAS out of the total consideration amount , an amount of Rs. 2,00,00,000/- (Rupees Two crores only) comprises of the cash component and the balance amount of Rs. 1,50,00,000/- (Rupees one crore fifty lakhs only) payable comprises of the kind component being the Delivery unto the FIRST VENDORS , Two Villas , each having a Super Built up area of 180 square metres within 30 months of the obtaining of the Construction License from the Village Panchayat of Marna-Siolim , complete as per the Specifications as set out in the Schedule II and along with the Occupancy Certificate , with an extension of another six months , to be constructed on the SAID PROPERTY .

AND WHEREAS the FIRST VENDORS have specifically declared that they have cleared the amount entitlement of the SECOND

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VENDORS and that the SECOND VENDORS are the executors of this Deed on account of the ownership rights still vesting unto them.

AND WHEREAS the parties now are desirous of completing the Deed of Sale .

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. In consideration of the total price of Rs. 3,50,00,000/(Rupees Three crores fifty lakhs only), after deducting an amount of Rs. 3,50,000/- (Rupees Three lakhs fifty thousand only) as TDS and the balance amount of Rs. 3,46,50,000/- (Rupees Three crore forty six lakhs fifty thousand only) payable out of which an amount of Rs. 1,96,50,000/- (Rupees One crore ninety six lakhs fifty thousand only) paid by the PURCHASER to the FIRST VENDORS and the balance consideration of Rs.1,50,00,000/- (Rupees One crore fifty lakhs only) payable by the PURCHASER to the FIRST VENDORS by the delivery of Two Villas, each having a Super Built up area of 180 square metres within 30 months of the obtaining of the Construction License from the Village Panchayat of Marna-Siolim, complete as per the Specifications as set out in

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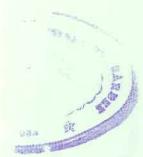
the Schedule II and along with the Occupancy Certificate, with an extension of another six months, to be constructed on the SAID PROPERTY, the receipt and payment of which sum the FIRST VENDORS and the SECOND VENDORS do hereby admit and acknowledge and do hereby discharge the PURCHASER of the same in full and the FIRST VENDORS and the SECOND VENDORS do hereby grant , convey and transfer by way of sale unto the PURCHASER the SAID PROPERTY admeasuring an area of 3,750 square metres bearing Survey No. 93/1 of Marna Village in the Taluka of Bardez in the State of Goa , more particularly described in the SCHEDULE I hereunder mentioned , together with all the rights, title, interests, easements, appurtenances, rights to the road, gutters, open spaces and common amenities and all that is appurtenant thereto TO HAVE, HOLD, OWN AND ENJOY the same for the use and benefit of the PURCHASER, forever, as the absolute owners thereof, subject to the payment of all taxes, assessments and fees hereafter to become payable to the Government or any Local Authority or Body in respect thereof.

2. The FIRST VENDORS and the SECOND VENDORS have on the execution of this Deed handed over to the PURCHASER, the peaceful, unconditional, legal, physical and vacant possession of

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the SAID PROPERTY , to be held by the PURCHASER in perpetuity forever and to enjoy the profits thereof without any harm or hindrance from the FIRST VENDORS and/or the SECOND VENDORS and/or any other person claiming through or under the FIRST VENDORS or the SECOND VENDORS .

- 3. The FIRST VENDORS along with the SECOND VENDORS do hereby declare that they have no claim or interest of whatsoever nature over the SAID PROPERTY, and that upon signing the present Deed of Sale the PURCHASER shall be the exclusive owners thereof.
- 4. The FIRST VENDORS along with the SECOND VENDORS do hereby covenant with the PURCHASER as follows:-
- a) That the SECOND VENDORS have a clear, good and marketable title and perfect authority to sell the SAID PROPERTY .
- b) That the SECOND VENDORS have paid up-to-date all the dues payable in respect to the SAID PROPERTY and that there are no arrears of any nature that can be recovered under the

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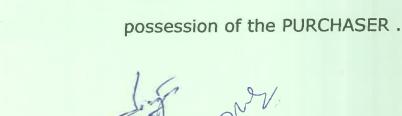
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provisions of LRC or any other law/s in force against the SAID PROPERTY.

- c) That the SAID PROPERTY is not mortgaged to any person, or financial institution and the FIRST VENDORS and the SECOND VENDORS have not entered into any Agreement, Understanding, Deed of Sale, document or any instrument in respect to the SAID PROPERTY, with any other person or entity and the same is free from encumbrances or charges whatsoever and the SAID PROPRERTY is not the subject matter of any lis-pendens or order of attachment or Order of Injunction or any execution proceedings under any Judicial Order.
- hereby agree to indemnify and keep indemnified the PURCHASER against any loss, claim or demand from any person/s in respect of the SAID PROPERTY, that may be suffered by the PURCHASER in the event of defect in the title of the SECOND VENDORS and further undertake to clear all such defects, if existing, over the SAID PROPERTY at their own costs without disturbing the title and





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- e) That the above consideration is all inclusive and the FIRST VENDORS and/or the SECOND VENDORS will not raise any claim against the PURCHASERS for any other dues or payments.
- 5. The FIRST VENDORS along with the SECOND VENDORS shall and will from time to time and at all times hereafter, at the request and cost of the PURCHASER, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the SAID PROPERTY, hereby granted to and unto the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.
- 6. The FIRST VENDORS and/or the SECOND VENDORS have not done, committed or knowingly or willingly suffered or been a party or privy to any Act, Deed or thing whereby the FIRST VENDORS and/or the SECOND VENDORS are prevented from granting and conveying the SAID PROPERTY, in the manner aforesaid and whereby the same or any part thereof is, can or

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may be charged , encumbered or prejudicially affected in estate , title or otherwise .

- 7. The SECOND VENDORS do hereby grant explicit consent and "No Objection" to the PURCHASER for carrying of the Mutation and including the name of the PURCHASER in the Survey records by mutation.
- 8. In case of the non-handing over of the Villas within the time limit agreed upon as aforesaid, the PURCHASER shall be liable to pay to the FIRST VENDORS compensation calculated at Rs. 12,500/- (Rupees twelve thousand five hundred only) per month per Villa, for the delay commencing after the expiry of the period as aforesaid.
- 9. That it is clearly agreed and understood that in case there is any Stay or Suspension of work resulting from any Order from any Competent Authority or from the Court, the PURCHASER shall be entitled to an extension in the time limit for the delivery of the Villas, equivalent to the time period elapsed on account of any Stay or suspension of work resulting from any Order from any

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Authority or the Court plus 3 months for re-mobilisation of the labour and the materials at the site.

- 10. That it has been specifically agreed and understood that in case there are any objections to the title of the SAID PROPERTY, the PURCHASER shall be entitled to draw the attention of the FIRST VENDORS and the SECOND VENDORS to the same and it shall then be for the FIRST VENDORS and the SECOND VENDORS to resolve the issue as regards the title of the SAID PROPERTY.
- 11. That it has however been specifically agreed that in case the FIRST VENDORS and/or the SECOND VENDORS are unable to resolve the issue of title, the PURCHASER shall be entitled to seek the cancellation of the Deed of sale and in case of the PURCHASER being unable to carry out the construction on account of the defect in the title of the SECOND VENDORS, the PURCHASER shall be entitled to the following:
 - A) In case the construction has not yet commenced, the PURCHASER shall be entitled from the FIRST VENDORS double the amount paid i.e. Rs. 4 crores on account of the amounts, time and energy already spent by the PURCHASER on the

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Project including amounts spent for employing staff for getting done the plans, obtaining the approvals, payments of licenses, fees etc. amounts spent for getting done the Deed of sale.

- B) In case the construction has already commenced , in addition to the amounts comprising of 11 (A) above , the amounts actually spent on the construction till then plus an additional 12 % (Twelve percent) thereon as overheads .
- 12. That in case of the PURCHASER seeking cancellation of the Deed of Sale , the amount to be refunded shall be payable within 90 days of demand after which interest shall be applicable @ 12 % (Twelve percent) Per annum .
- 13. That it is clearly agreed and understood that the FIRST VENDORS shall not be entitled to enter into any Agreement/MOU or any other document in respect to the Villas to be allotted until the expiry of 45 days from the obtaining of the Occupancy Certificate.
- 14. That it has also been agreed and understood that the PURCHASER shall have an option of buy back the two Villas at a

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total consideration of Rs. 3 crores , this option however to be exercised within a period of 45 days of the obtaining of the Occupancy Certificate .

- 15. The FIRST VENDORS and the SECOND VENDORS do not belong to Schedule Caste or Schedule Tribe as per Notification bearing No. RD/LND/LRC/318/77 dated 24.8.1978 issued by the Government of Goa .
- 16. That this document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India Guidelines . The Office of Civil Registrar-Cum-Sub- Registrar of Bardez shall not be held responsible if the parties violate FEMA and RBI Guidelines .
- 17. The market value of the SAID PLOTS of Rs. 3,50,00,000/(Rupees Three crores fifty lakhs Only) is fair and reasonable, and the Sale Deed is done on a Stamp paper of Rs. 15,75,000/-.

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SCHEDULE I ABOVE REFERRED TO DESCRIPTION OF THE SAID PROPERTY

ALL THAT property located within the limits of the Village of Marna in the Taluka of Bardez in the State of Goa , known as CHAWADI WADO not found described in the Land Registration Office of Bardez , nor found enrolled in the Taluka Revenue Office , bearing Old Cadastral Survey No. 346 and recorded in the record of Rights under Survey No. 93/1 of Marna Village admeasuring an area of 3,750 square metres , the same being bounded on or towards the:

East:- by the property bearing Survey No. 93/2 of Marna .

West:- by the property bearing Survey No. 99/7 of Marna;

North:-by the Road; and

South:- by the property bearing Survey No. 93/2 of Marna Village

SPECIFICATION OF THE SAID VILLAS

ALL THAT VILLAS comprising of Ground plus one upper Floor , having a total Built up area of 180 square metres each to be

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constructed on the SAID PROERTY described more particularly in the Schedule I hereinbefore written

IN WITNESS WHEREOF the parties hereto have on this day set their hands in the presence of the undersigned witnesses .

SIGNED AND DELIVERED by the FIRST VENDORS (1) MR. FRANCIS) VIEGAS @ MR. FRANKY VIEGAS of the FIRST PART.































SIGNED AND DELIVERED by the)
FIRST VENDORS (2) MRS. KALE E)
VIEGAS DEEPA of the FIRST)
PART .)



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SIGNED AND DELIVERED by the)
SECOND VENDORS (1) MRS.)
MARY ANNE FERNANDES of)

the SECOND PART.



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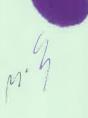
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SIGNED AND DELIVERED by the SECOND VENDORS (2) MR. CELIS) FERNANDES of the SECOND PART







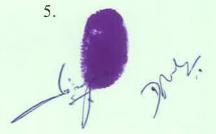
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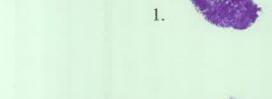


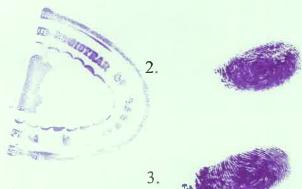


SIGNED AND DELIVERED by the) PURCHASER SHRI VENKAT) MUPPANNA of the THIRD PART)



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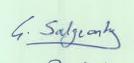


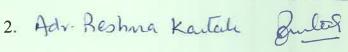




In the presence of

1. Faurish Salgaonkan G. Salgeonty.







Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Dec-2019 11:12:29 am

Document Serial Number :- 2019-BRZ-3922

Presented at 10:12:42 am on 05-Dec-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
101 12	Stamp Duty	1575000
2	Registration Fee	1225000
3	Mutation Fees	2500
44	Processing Fee	550
	Tota	al 2803050

Stamp Duty Required: 1575000

Stamp Duty Paid: 1575000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	VENKAT MUPPANA ,S/o - D/o M R K PRASAD RAO	Market and the		1
	Age: 31,		Maria	0
1	Marital Status: Married ,Gender:Male,Occupation: Business,		344	1 1
	Address1 - NAGALI HILLS, DONA PAULA, GOA, Address2 - ,		3////	Nr. 1
	PAN No.:	Marie Marie	~91.6Mb	1

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FRANCIS VIEGAS ALIAS MR FRANKY VIEGAS ,S/o - D/o LATE FRANCIS XAVIER VIEGAS ALIAS FRANCIS XAVER VIEGAS Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - HOUSE NO. 293-A, SONAR VADDO, VERLA, BARDEZ, GOA, Address2 - , PAN No.:			J. J.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	KALE E VIEGAS DEEPA ,S/o - D/o PRADIP HIRAJI KALE Age: 47, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - HOUSE NO. 293-A, SONAR VADDO, VERLA, BARDEZ, GOA, Address2 - , PAN No.:			Jar.
3	MARY ANNE FERNANDES, S/o - D/o LATE ANTHONY JULIAN FERNANDES Age: 64, Marital Status: Married, Gender: Female, Occupation: Other, Address1 - SIOLIM, BARDEZ, GOA, Address2 - , PAN No.:	OF		AM S
4	CELIS FERNANDES ,S/o - D/o LATE REMEDIOS FERNANDES Age: 66, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - SIOLIM, BARDEZ, GOA, Address2 - , PAN No.: /			Berul.
5	VÉNKAT MUPPANA ,S/o - D/o M R K PRASAD RAO Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - NAGALI HILLS, DONA PAULA, GOA, Address2 - , PAN No.:			M. 3

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURISH SALGAONKAR, 32 , ,8390556776 , ,Service , Marital status : Unmarried 403002, 389, 389, NEAR REAL SODA FACTORY TONCA CARANZALEM Panaji, Tiswadi, NorthGoa, Goa			5. Salgeor
2	RESHMA KANTAK, 33 , ,9860188077 , ,Advocate , Marital status : Married 403001, 420, 420, NEAR MARRIOT HOTEL CACULO COLONY MIRAMAR Panaji, Tiswadi, NorthGoa, Goa			Bules

Sub Registrar

Book :- 1 Document

Registration Number :- BRZ-1-3857-2019

Date: 05-Dec-2019

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

BARDEZ

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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:- 08-Dec-2021 11:24:28

Date of Receipt: 08-Dec-2021

Receipt No: 2021-22/9/3194

Serial No. of the Document : 2021-BRZ-4679
Nature of, Document : Conveyance - 22

Received the following amounts from **VENKAT MUPPANA** for Registration of above Document in Book-1 for

the year 2021

the year 2021	/			i
Registration Fee	450000	E-Challan	Challan Number: 202101210806 CIN Number: CPABFNQAZ3	450000
Processing Fee	1080	E-Challan	Challan Number: 202101210806 CIN Number: CPABFNQAZ3	1080
Total Paid	451080	(Rupees F	our Lakh Fifty One Thousands Eighty only)	0.0

Probable date of issue of Registered Document:

Signature of the Sub-Registra

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:

mang aldas. y . Vaugaonkas

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 08-Dec-2021

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

CERTIFIED TRUE COPY

Phone No: 9822573333 Sold To/Issued To: Venkat Muppana For Whom/ID Proof: Aadhar-705144315257





DEC-01-2021 11:06:28

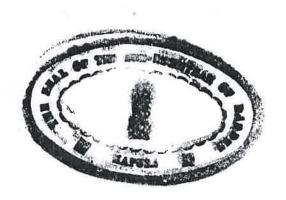
₹ 0675000/-ZERO SIX SEVEN FIVE ZERO ZERO ZERO

0ther 38162371638356788905-00003262 3816237 36/02/01/2021-RDI

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory





08/12/2021 DEED OF SALE

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THIS DEED OF SALE is made and executed at Panaji, Goa December, on this of the day of November in the year Two Thousand and twenty one

(1) MR. FRANCIS VIEGAS @ MR. FRANKY VIEGAS, having
PAN No.

, major aged 56 years, son of Late Francis
Xavier Viegas @ Francis Xaver Viegas, married, businessman,
having Aadhar Card No.

, Mobile No.

raying PAN No.

', major aged 49 years, daughter of Hraging Hiraji Kale, married, housewife, having Aadhar Card No.

Mobile No.

', major aged 49 years, daughter of House No.

, and his wife (2) MRS. KALE E VIEGAS DEEPA ,

293/A , Sonar Vaddo , Verla , Bardez , Goa 403 510 , hereinafter referred to as the "VENDORS" (which expression shall unless it becomes repugnant to the context or meaning thereof mean and include his heirs , successors , executors , administrators and assigns) OF THE FIRST PART;

AND

SHRI VENKAT MUPPANA , major aged 34 years , having PAN

No. , Aadhar Card No. , Mobile No.
, son of Shri M. R. K. Prasad Rao , Indian National ,

residing at Nagali Hills , Dona Paula , Goa, hereinafter referred to

as the "PURCHASER" (which expression shall unless it be

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repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of THE **SECOND**PART.

WHEREAS within the limits of the Village of Siolim at Marna, in the Taluka of Bardez in the State of Goa, there exists a property known as CHAWADI WADO not found described in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office, bearing Old Cadastral Survey No. 346 and recorded in the record of Rights under Survey No. 93/1 of Marna village admeasuring an area of 3,750 square metres, this property being hereinafter referred to as the **SAID PROPERTY** and described more particularly in the Schedule I hereinunder written.

AND WHEREAS The SAID PROPERTY originally belonged to Anthony Julian Fernandes alias Antonio Josef Fernandes alias Antonio Jose Fernandes alias Antonio Juse Fernandes, resident of Siolim, Bardez, Goa, in whose name the Survey Form No. I & XIV indicated as having been recorded in the Occupant column and other columns are blank indicating no tenants or mundcars in the SAID PROPERTY.

AND WHEREAS Mr. Anthony Julian Fernandes alias Antonio

Josef Fernandes alias Antonio Jose Fernandes alias Antonio

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Juse Fernandes expired on 27.1.1984 and his wife Mrs. Evelyn Matilda Antonietta Fernandes expired on 24.8.1966 leaving behind their only daughter Mrs. Mary Anne Fernandes.

AND WHEREAS Mrs. Mary Anne Fernandes initiated Inventory Proceedings bearing No. 554/2016/F in the Court of the Civil Judge Junior Division of Bardez at Mapusa F Court , the Inventariado therein being Mr. Anthony Julian Fernandes alias Antonio Josef Fernandes alias Antonio Josef Fernandes and his wife Mrs. Evelyn Matilda Antonietta Fernandes .

AND WHEREAS vide Judgement and Order dated 2.1.2017 the SAID PROPERTY came to be allotted unto Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes .

AND WHEREAS based on the aforesaid concluded Inventory Proceedings , Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes , became the absolute owner of the SAID PROPERTY and also got their name mutated in the Occupants' column of the Survey records baring Survey No. 93/1 of the SAID PROPERTY.

AND WHEREAS Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes are the absolute and exclusive owners in 4

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possession and enjoyment of the SAID PROPERTY , holding proprietary right , title and interest .

AND WHEREAS vide Agreement for Sale dated 7.10.2017 agreed to sell unto the VENDOR No. (1) the SAID PROPERTY on terms and conditions as set out in the said Agreement , this Agreement having been executed before the Notary Shri Sandesh Raikar at Mapusa , Goa , under Regn. No. 1187/17 dated 7.10.2017 .

Mr. Celis Fernandes , subsequent to the execution of the agreement as aforesaid , through their Power of Attorney have taken steps to obtain the Conversion Sanad for the use of the SAID PROPERTY for non-agricultural purposes and the expenses and costs as regards the same have been borne by the VENDOR No. (1) .

AND WHEREAS the VENDORS specifically represented to the PURCHASER that Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes were the exclusive owners of the SAID PROPERTY , and that no person other than Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes had any right , share or interest in the same , that the SAID PROPERTY is free from encumbrances or charges of any kind whatsoever , that

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Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes had entered into an Agreement with the VENDORS and handed over unto them ALL their rights and interests in respect to the SAID PROPERTY, that the SAID PROPERTY is not the subject matter of any attachment or lien by the Government, by any Bank or by any Financial Institution, that the VENDORS were in exclusive possession of the SAID PROPERTY and that there were no legal impediments whatsoever for the PURCHASER purchasing the SAID PROPERTY from the VENDORS and Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes, and on account of the consideration already paid to Mrs. Mary Anne Fernandes and her husband Mr. Celis Fernandes, the entire consideration, was receivable by the VENDORS.

and satisfying himself as regards the location and the suitability off the SAID PROPERTY agreed to purchase the SAID PROPERTY, at or for a total consideration of Rs. 3,50,00,000/- (Rupees Three crores fifty lakhs only) and the Deed of sale dated 5.12.2019 registered in the office of the Sub-Registrar of Bardez at Mapusa under Book No. I document Registration No. BRZ-1-3857-2019 dated 5.12.2019, was then executed .

AND WHEREAS vide this Deed of sale out of the total

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Two crores only), the money component and the balance amount of Rs. 1,50,00,000/- (Rupees one crore fifty lakhs only) payable comprised of kind component being the Delivery unto the VENDORS, Two Villas, each having a Super Built up area of 180 square metres, complete as per the Specifications as set out in the Schedule and along with the Occupancy Certificate, to be constructed on the SAID PROPERTY.

AND WHEREAS the said Deed of Sale had a condition that the PURCHASER had an option to Buy back the Two Villas at a total consideration of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) , this option to be exercised within a period of 45 days of the obtaining of the Occupancy Certificate .

AND WHEREAS the construction of the Two Villas is nearly complete and the Occupancy Certificate is also to be issued shortly and the PURCHASER therefore has approached the VENDORS to exercise the option of buy back , in terms agreed upon .

AND WHEREAS the VENDOR has consented to the PURCHASER exercising the option of buy back in terms agreed upon and the parties now are desirous of completing the transaction by executing this Deed of Sale .

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NOW THIS DEED WITNESSETH AS FOLLOWS :-

In consideration of the total price of Rs. 1,50,00,000/-

(Rupees One Crore Fifty Lakhs only), after deducting an amount of Rs. 1,50,000/- (Rupees One lakh Fifty Thousand only) as TDS and the balance amount of Rs. 1,48,50,000/- (Rupees One crore Forty Eight lakhs Fifty Thousand only) paid by the PURCHASER to the VENDORS the receipt and payment of which sum the VENDORS do hereby admit and acknowledge and do hereby discharge the PURCHASER of the same in full and the VENDORS do hereby grant , convey and transfer by way of sale unto the PURCHASER Two Villas, each having a Super Built up area of 180 square metres, complete as per the Specifications as set out in the Schedule and along with the Occupancy Certificate constructed on the SAID PROPERTY bearing Survey No. 93/1 of Marna Village in the Taluka of Bardez in the State of Goa , more particularly described in the SCHEDULE II hereunder mentioned , together with all the rights, title, interests, easements, appurtenances, rights to the road , gutters , open spaces and common amenities and all that is appurtenant thereto TO HAVE , HOLD, OWN AND ENJOY the same for the use and benefit of the PURCHASER , forever, as the absolute owner thereof, subject to the payment of all taxes , assessments and fees hereafter to become payable to the Government or any Local Authority or Body in respect thereof.

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2. The VENDORS have on the execution of this Deed handed over to the PURCHASER, the peaceful, unconditional, legal, physical and vacant possession of the Two Villas, each having a Super Built up area of 180 square metres, constructed on the SAID PROPERTY, to be held by the PURCHASER in perpetuity forever and to enjoy the profits thereof without any harm or hindrance from the VENDORS and/or any other person claiming through or under them.



- 3. The VENDORS do hereby declare that they have no claim or interest of whatsoever nature over the Two Villas , each having a Super Built up area of 180 square metres , constructed on the SAID PROPERTY , and that upon signing the present Deed of Sale the PURCHASER shall be the exclusive owners thereof.
- 4. The VENDORS do hereby specifically declare that they have not entered into any Agreement/MOU or any other document in respect to the Two Villas aforementioned with any other purchaser/buyer or any other person and that the Sais Two Villas are free from encumberances or charges of any nature whatsoever.
 - 5. The VENDORS shall and will from time to time and at all times hereafter, at the request and cost of the PURCHASER, do and execute or cause to be done and executed all such further

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and other lawful and reasonable acts , deeds and things , matters and assurances in law whatsoever for better and more perfectly assuring the said Two Villas constructed on the SAID PROPERTY , and which are hereby conveyed ad granted to and unto the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required .



- 6. The VENDORS do hereby confirm that they have not done, committed or knowingly or willingly suffered or been a party or privy to any Act, Deed or thing whereby the VENDORS are prevented from granting and conveying the Two Villas constructed on the SAID PROPERTY, in the manner aforesaid and whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise.
- 7. The VENDORS do hereby grant explicit consent and "No Objection" to the PURCHASER for carrying of the transfer of the House Tax in respect to the two Villas which were to be allotted unto the VENDORS and which are hereby conveyed unto the PURCHASER, in the House Tax records with the Village Panchayat of Marna.
 - 8. The VENDORS do not belong to Schedule Caste or Schedule Tribe as per Notification bearing No. RD/LND/LRC/318/77 dated 24.8.1978 issued by the Government of Goa.

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9. The market value of the SAID TWO VILLAS is Rs. 1,50,00,000/-(Rupees One Crores Fifty Lakhs Only) is fair and reasonable, and the Sale Deed is done on a Stamp paper of Rs. 6,75,000/-.

SCHEDULE I ABOVE REFERRED TO DESCRIPTION OF THE SAID PROPERTY

ALL THAT property located within the limits of the Village of Marna in the Taluka of Bardez in the State of Goa, known as CHAWADI WADO not found described in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office, bearing Old Cadastral Survey No. 346 and recorded in the record of Rights under Survey No. 93/1 of Marna Village admeasuring an area of 3,750 square metres, the same being bounded on or towards the:

East: - by the property bearing Survey No. 93/2 of Marna .

West: - by the property bearing Survey No. 99/7 of Marna;

North:-by the Road; and

South: - by the property bearing Survey No. 93/2 of Marna Village.

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SCHEDULE II ABOVE REFERRED TO SPECIFICATION OF THE SAID VILLAS

ALL THAT TWO VILLAS comprising of Ground plus one upper Floor , having a total Built up area of 180 square metres each , constructed on the SAID PROERTY described more particularly in the Schedule I hereinbefore written

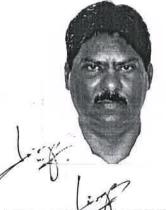
 ${\hbox{IN WITNESS WHEREOF the parties hereto have on this day} \\$ set their hands in the presence of the undersigned witnesses .

Jis you.

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SIGNED AND DELIVERED by the)
FIRST VENDORS (1) MR. FRANCIS)
VIEGAS @ MR. FRANKY VIEGAS
of the FIRST PART .



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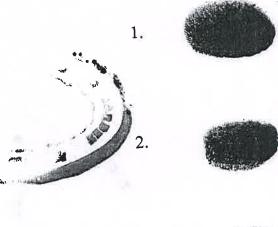
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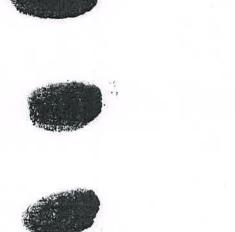
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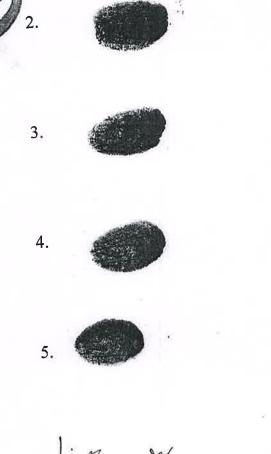
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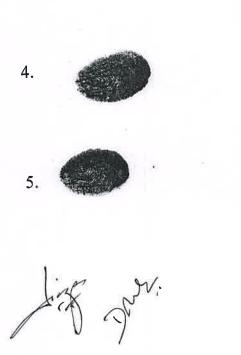
SIGNED AND DELIVERED by the FIRST VENDORS (2) MRS. KALE E VIEGAS DEEPA of the FIRST PART.

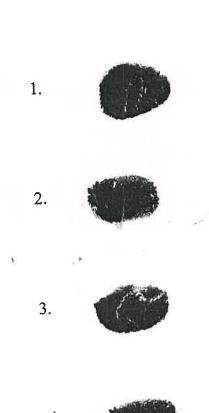


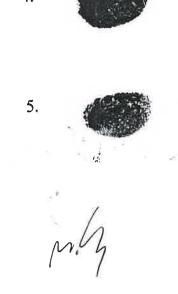














SIGNED AND DELIVERED by the) PURCHASER SHRI VENKAT

MUPPANNA of the SECOND PART)



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In the presence of

1. GAURISH SALFAONKAR G. Salgaon

2. Mangaldus · m. Vargaonkar





Government of Goa

Document Registration Summary 2

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

Print Date & Time: - 08-Dec-2021 11:23:49 am

Document Serial Number :- 2021-BRZ-4679

Presented at 10:54:09 am on 08-Dec-2021 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	675000
2	Registration Fee	450000
3	Processing Fee	1080
	Total	1126080

Stamp Duty Required: 675000/-

Stamp Duty Paid: 675000/-

Presenter

Sr.NC	Party Name and Address	Photo	Thumb	Signature
1	VENKAT MUPPANA, Father Name: RAMA KRISHNA PRASAD RAO MUPPANA, Age: 34, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - NAGALI HILLS, DONAPAULA, GOA, Address2 -, PAN No.:		A THE STATE OF THE	ng

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VENKAT MUPPANA, Father Name:RAMA KRISHNA PRASAD RAO MUPPANA, Age: 34, Marital Status: Married, Gender:Male, Occupation: Business, NAGALI HILLS, DONAPAULA, GOA, PAN No.:			ng
2	FRANCIS VIEGAS ALIAS FRANKY VIEGAS, Father Name:FRANCIS XAVIER VIEGAS ALIAS FRANCIS XAVER VIEGAS, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, HOUSE NO 293 A, SONAR VADDO, VERLA, BARDEZ - GOA, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2n 3	KALE E VIEGAS DEEPA , Father Name:PRADIP HIRAJI KALE, Age: 49, Marital Status: Married ,Gender:Female,Occupation: Housewife, HOUSE NO 293 A, SONAR VADDO, VERLA, BARDEZ - GOA, PAN No.:			July.

Witness:

Sr.NO	Party Name and Address	Photo	,Thumb	Signature
O BEACH	Name: GAURISH SALGAONKAR,Age: 34,DOB: 1987-07-25 ,Mobile: ,Email: ,Occupation:Service , Marital status: Married , Address:403002, TONCA CARANZALEM, HOUSE NO E 389 NEAR REAL SODA FACTORY, Panaji, Tiswadi, NorthGoa, Goa			6. Salgar
2	Name: MANGALDAS VARGAONKAR,Age: 26,DOB: 1995-06- 20 ,Mobile: , ,Email: ,Occupation:Service , Marital status : Married , Address:403501, Socorro, Bardez, NorthGoa, Goa			Marejanty

Sub Registrar

BARDEZ

Document Serial Number :- 2021-BRZ-4679

Document Serial No:-2021-BRZ-4679

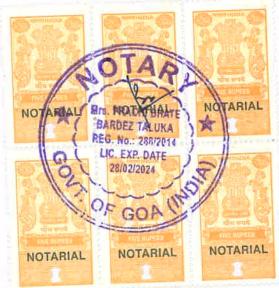
Book :- 1 Document

Registration Number :- BRZ-1-4545-2021

Date: 08-Dec-2021

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

SUB-REGISTRAR BARDEZ



CERTIFIED TRUE COPY

MRS. PRACHI BHATE

Advocate & Notary House No. 1358,

Housing Board Colony,

Alto Porvorim, Bardez – Göa.

Reg. No. 7238 2022 Dated 08 01 2022