

Coupees Two lakhs Seventeen thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARMA BEARIER CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, SORODA,
MARGAO - GOA 403 602
D-5/STP(V)/CR/35/3/2011-RD

21 OCT 2015 6 186427 001 07 2017
Rc 0217000/- PB7223
INDIA STAMP DUTY GOA

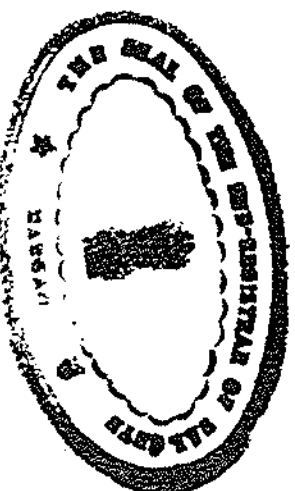
Name of Purchaser **Orville GONSALVES**

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorized Signatory *Requieiro*

1997X/17



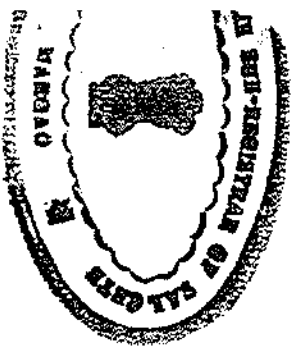
ORVILLE GONSALVES *Orville*

DEED OF SALE

Orville *Approved*

THIS DEED OF SALE is made at Margao, Goa, on
this 17th day of October 2017 - B E T W E E N -

(1) MR. MANUEL CYRIL DE SANTO ANTONIO NORONHA, son of late Joaquim M. Noronha, aged 42 years, unmarried, occ: service, PAN Card No.GZIPS3431J, Aadhaar Card No.8239 5686 1209, Indian National, resident of H.No.38, Comba, Margao, Goa, represented herein through his attorney, his sister MRS. SUNITA ANCY NORONHA, daughter of late Joaquim M. Noronha, aged 40 years, married, housewife, PAN Card No.AF1PN6146F, Aadhaar Card No.9908 1936 0112, Mobile No.9819317394, Indian National and resident of H.No.38, Comba, Margao, Goa, constituted by virtue of General Power of Attorney dt. 24th August 2016 executed before the Notary Prakash V. Borker of Margao under Reg.No.952/08 /2016, true copy of which is filed herewith, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the ONE PART - AND -



Manuel Cyril de Santo Antonio Noronha

Sunita Ancy Noronha

(2) MR. ORVIL GONSALVES, son of Mr. Eduardo Gonsalves, aged 40 years, married, businessman, PAN No.AMLPG0172A, Aadhaar Card No.5103 2456 5478, Mobile No.7798999921, sole proprietor of M/s. SAVILLE BUILDERS & REAL ESTATE DEVELOPERS, having office at Colaco Residency A, Shop No.4, Opp.Vibes, Comba, Margao, Goa and resident of H.No.112/A, Deussua, Chinchinim, Salcete, Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the OTHER PART.



WHEREAS -

a) there exists an immovable property known as "BOGTANCHO DANDO" also known as "COMBA", in which there exists one residential house, situated at Comba ward of Margao City, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.30,355 of New Series and

A. J. Silva

for only

formerly 1/1000th part of the property described in the Land Registration Office of Salcete under No.8011 of Old Series, enrolled in the Land Revenue office of Salcete under Matriz No.1239 and surveyed under Chalta Nos.131, 132 and 133 of P.T.Sheet No.214, having an area of 1394 sq.mts, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";

b) the said property originally belonged to Mr. Jose Bento Dias, hailing from Margao and on whose death an Orphanological Inventory Proceedings were initiated wherein the said property was allotted to Mrs. Maria Teodolinda Dias alias Maria Carlota Vitoria Teodolinda Dias alias Teodolinda Dias and her husband Mr. Joaquim Jose Santana Regalado Fernandes alias Joaquim Fernandes;

c) Subsequently by Deed of Sale drawn on 07th July 1922 recorded at folios 101 overleaf onwards of Book No.358 and 359 said Mrs. Maria



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Approved

Teodolinda Dias and her husband Mr. Joaquim Fernandes sold and conveyed the said property to Smt. Josefina de Noronha, widow, who by same deed gifted the said property to her brother, Mr. Manoel Glemiano Noronha alias Manuel Glemiano Noronha from Margao;

d) Said Manuel Glemiano Noronha was married to Conceicao Fernandes at first nuptials;

e) Said Mrs. Conceicao Fernandes expired leaving behind her husband Mr. Manoel Glemiano Noronha alias Manuel Glemiano Noronhas as her moiety share and as her sole and universal heir, her only daughter, Miss Marcelina Purificacao Noronha;

f) thereafter said Manoel Glemiano Noronha alias Manuel Glemiano Noronha got married to Marcelina da Silva alias Marcelina D'Silva Noronha in second nuptials;

g) Upon the death of said Manoel Glemiano Noronha alias Manuel Glemiano Noronha an Inventory

Assessor

Noronha



Proceedings were initiated under No.144/1935 in the Comarca Court of Salcete by the said Marcelina da Silva alias Marcelina D'Silva Noronha and in which Inventory Proceedings, the said property was listed under Item No.1 and was allotted in equal shares i.e. half share each to said Marcelina Purificacao Noronha, daughter of the first nuptials and Mr. Joaquim Noronha, son of the second nuptials of said Manoel Glemiano Noronha alias Manuel Glemiano Noronha;

h) said Marcelina Purificacao Noronha expired as a spinster and without any disposition of her last wish but leaving behind her step brother said Mr. Joaquim Noronha alias Joaquim Maria Noronha married to Mary Fermina Nazareth as her sole and universal heir;

i) thereafter the said Mr. Joaquim Noronha alias Joaquim Maria Noronha and his wife Mary Fermina Nazareth expired on 08.04.2013 and 06.12.2010 respectively leaving behind three children, namely (1) Manuel Cyril de Santo Antonio



Amador *Heitor*

Noronha, (2) Mr. Savio Noronha and (3) Mrs. Sunita Ancy Noronha married to Mr. Darryl Philip Noronha and they have been qualified so by virtue of Deed of Succession drawn on 23rd July 2013 by Ex-Officio Notary of Salcete, Margao recorded at folios 66V to 67V of Deeds Book No.1590;

j) Further said Mrs. Sunita Ancy Noronha initiated Special Inventory Proceedings under No.42/2014/1 in the Court of the 1st Addl. Civil Judge, Sr. Dvn, Margao on the death of her parents said Mr. Joaquim Noronha alias Joaquim Maria Noronha and his wife Mary Fermina Nazareth and her step paternal aunt Miss Marcelina Purificao Noronha, wherein the said property was listed under Item No.1 and was allotted in equal shares i.e. one third share each to (1) Manuel Cyril de Santo Antonio Noronha, (2) Mr. Savio Noronha and (3) Mrs. Sunita Ancy Noronha married to Mr. Darryl Philip Noronha;

AND WHEREAS thus the VENDOR herein i.e. said Mr.







MANUEL CYRIL DE SANTO ANTONIO NORONHA became co-owner and co-possessor of the said property, being entitled for one third (1/3rd) undivided share, right, title and interest therein;

AND WHEREAS the VENDOR alongwith other co-owners have agreed to sell to the PURCHASER their respective shares in the said property;

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase said one third (1/3rd) share, rights, title and interest of the VENDOR in said property, for total consideration of Rs.62,00,000/- (Rupees sixty two lakhs only);

AND WHEREAS the said one third (1/3rd) undivided share, right and interest in the said property corresponds to around 465 sq. mts and the said consideration of Rs.62,00,000/- (Rupees sixty two lakhs only) is fair market value;

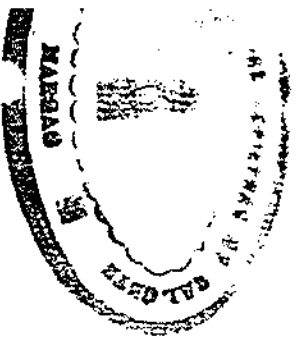


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NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.62,00,000/- (Rupees sixty two lakhs only) out of which an amount of Rs.62,000/- paid by the PURCHASER to Income Tax Department on account of the VENDOR as 1% TDS under Sec.194-1A of Income Tax Act, Rs.1,00,000/- paid to the Vendor through his attorney by Cheque No.673510 drawn on The Madgaum Urban Co-op. Bank Ltd, Margao dt. 21.09.2017 and Rs.38,000/- by Cheque No.673520 drawn on The Madgaum Urban Co-op. Bank Ltd, Margao dt.29.09.2017 and balance amount of Rs.60,00,000/- (Rupees sixty lakhs only) has been adjusted with cost of two flats, namely Flat Nos.F-2 and F-4 on the first floor with carpet area of 58.97 and 58.95 sq.mts respectively in proposed building in said property, the receipt whereof the VENDOR hereby admits and acknowledges, HE the VENDOR as owner and possessor do hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THEIR one third (1/3rd) share



[Signature]

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in the said property, situated at Comba, Margao, Goa, TOGETHER WITH all the things permanently attached thereto or standing thereon including house existing therein with benefits of all licences, permissions, approvals, conversions, NOCs etc and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenanting thereto AND All the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR to the said one third right, share and interest in said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDOR hereby covenants with the PURCHASER that -

a) the VENDOR now have in himself good right and full power to convey and transfer by way of



sale the said one third (1/3rd) share, right and interest in said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said share, right, title and interest hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him, the VENDOR or by any person/s claiming or to claim, from, under or in trust for him or any of them;

c) the VENDOR and all persons having or claiming any estate, right, title or interest in the said share, right and interest hereby conveyed or any part thereof by, from, under or in trust for the VENDOR or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and



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costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said undivided share, right and interest and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his executors or administrators and assigns shall be reasonably required.



d) the PURCHASER shall hold the said undivided share, right, title and interest hereby conveyed free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the PURCHASER or by any person/s claiming or to claim by, from, under or in trust for him.

3. The PURCHASER shall be purchasing the remaining two third share from remaining co-owners

Amelia

Frederick

and the VENDOR hereby gives his consent and confirmation to the same.

4. The VENDOR hereby authorise the PURCHASER to get transferred in his name the said property purchased by him from VENDOR and other co-owners alongwith all licences, permissions, approvals, conversions, NOCs etc. obtained for construction of proposed building and the VENDOR unconditional-ly gives no objection for transfer of such records and carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the said property and hereby waives all notices that may be required to be addressed to him under any law in force.



5. It is further agreed between the parties as under:

a) that towards the part of the consideration amounting to Rs.60,00,000/- (Rupees sixty lakhs only) the PURCHASER shall construct and give possession to the VENDOR two flats of two bed rooms each, namely Flat Nos.F-2 and F-4 on the

Authorised

For only

first floor with carpet area of 58.97 and 58.95 sq.mts respectively in proposed building "MARYJO GOLDEN SKYLIGHT" in said property, which shall be constructed and possession of the same to be given to the VENDOR within a period of 36(thirty six) months from the date of this deed and said building and said flats shall be constructed as per SPECIFICATIONS annexed hereto. That in case of delay in construction and delivery of possession of the said flats within stipulated time, the PURCHASER shall be liable to pay to the VENDOR an amount of Rs.10,000/- (Rupees ten thousand only) i.e. Rs.5000/- for each flat per month for delayed period. The PURCHASER shall be entitled for extension of said time limit in case of shortage of raw materials and delay in issue of construction licences, permissions, occupancy certificate etc and not liable to pay any compensation during such period.

b) the VENDOR shall be further allotted two still parkings, shown in the annexed parking plan and marked as Parkings Nos.P-4 and P-6 for his exclusive use for parking his light vehicles as



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owner of the said flats to be constructed and allotted to him;

c) the VENDOR shall pay all house tax, infrastructure tax, goods and service tax, maintenance charges and other contributions pertaining to the said Flat Nos.F-2 and F-4;

d) the VENDOR shall become member of Housing society or any other legal entity that may be formed/registered in said building complex and shall pay all share amounts, membership fee, contributions etc pertaining to the said flats.

e) that in case the PURCHASER sells/alienates the said property to any other person/s before completion of said proposed building, the said transactions shall be subject to allotment and delivery of possession of said two flats Nos.F-2 and F-4 to the VENDORS.



SCHEDULE

ALL THAT immovable property known as "BOGTANCHO DANDO" also known as "COMBA", in which there

Bogtanch
Comba

exists one residential house, situated at Comba ward of Margao City, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.30,355 of New Series and formerly 1/1000th part of the property described in the Land Registration Office of Salcete under No.8011 of Old Series, enrolled in the Land Revenue office of Salcete under Matriz No.1239 and surveyed under Chalta Nos.131, 132 and 133 of P.T.Sheet No.214, having an area of 1394 sq.mts, and bounded on the east by barren land of Lote No.11 of Ana Maria Pacheco, on the west with the land of Joaquim Jose Santana Regalado Fernandes and his wife, on the north with property of said Joaquin and his wife Maria Teodolinda in which is projected one road behind which lies the house of Agostinho Fernandes and more the land of Lote No.12 of said Joaquim and his wife and on the south with the reserved land for the passage belonging to said Joaquim and his wife Maria Teodolinda.



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SPECIFICATIONS

(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure with columns and beams as per designs approved by the competent authorities. The external walls of 200mm thick brick/laterite stone masonry and internal partition walls of 100 mm thick brick masonry.

FLOORING: Vitrified flooring in living/dining /bedrooms, balconies and kitchen, except in toilets.

WALL FINISH: Internal walls ready with oil bound distemper. Plaster with Apex or equivalent paint for external walls.

DOORS & WINDOWS: Main door shall be of Teak wood. Internal doors shall be flush doors with both side laminated. All door frames shall be of sal/mati wood. Toilet doors/frames shall be of FRP make.

Balcony French doors shall be of powdered coated aluminium sliding frames with glass in fill. Windows shall be powdered coated aluminium sliding type windows.

KITCHEN: Granite topped kitchen platform with stainless steel sink and 60cms height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOM/TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto 3 mts and flooring shall be of anti-skid ceramic tiles. Premium sanitary ware, Chrome plated fittings with provision for geyser. All sanitary wares shall be of dark shade colour of Jaguar make.



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WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank.

ELECTRICALS: concealed copper wiring of Fino-lex/Polycab in PVC Conduits.
Points to be provided for flats as follows:

- a) Living/dinning: three nos light points
2 nos. fan points, two 5 amps socket point, 1 No. bell point, T.V point, Telephone point, Inverter point.
- b) Bedroom: 1 no.T.V.point, 1 no. fan point, 2 nos. 5 amps socket point, 1 no.AC point, 2 light points.
- c) Kitchen: 2 nos. light points, 3 nos. 5 amps socket points (refrigerator point, water purifier point & mixer grinder point), 1 no. 15 amps socket point (microwave point) 1 exhaust point, 1 no. 5 amps socket point for washing machine provision.
- d) Toilet/Bath:1 no., light point, 1 no. 5 amps socket point, 1 no. 15 amps socket point, 1 exhaust point.
- f) Balconies: 1 no. light point.
- g) Backup generator towards operation of lift and electricity supply to staircase, common passages and open spaces of the building.
- h) Building will be provided with elevator/lift of Schindler make or similiary company.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

Amal Kumar

Apoorva

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDOR:

Shoroly



SUNITA ANCY NORONHA,
constituted attorney of the
VENDOR



right hand finger prints



left hand finger prints



Shoroly

Shoroly

SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER:



ORVIL GONSALVES



right hand finger prints



left hand finger prints

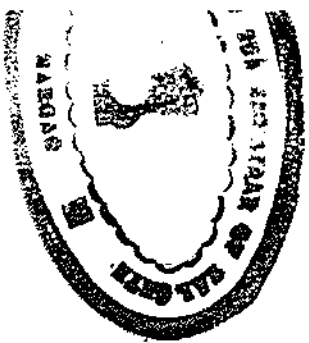


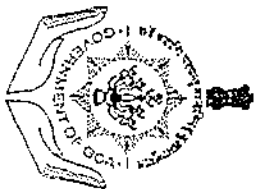
WITNESSES:

1. Pious
FLORETA ASSUMPTION MOURA
Flat No. 14241D, Near SHYAM GRATE
DAMON. RAIA, SALCETE - GOA

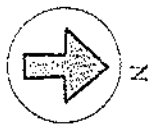
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H.No. 158, Paduiguelm, Seruabatin,
Colva, Salcete - Goa

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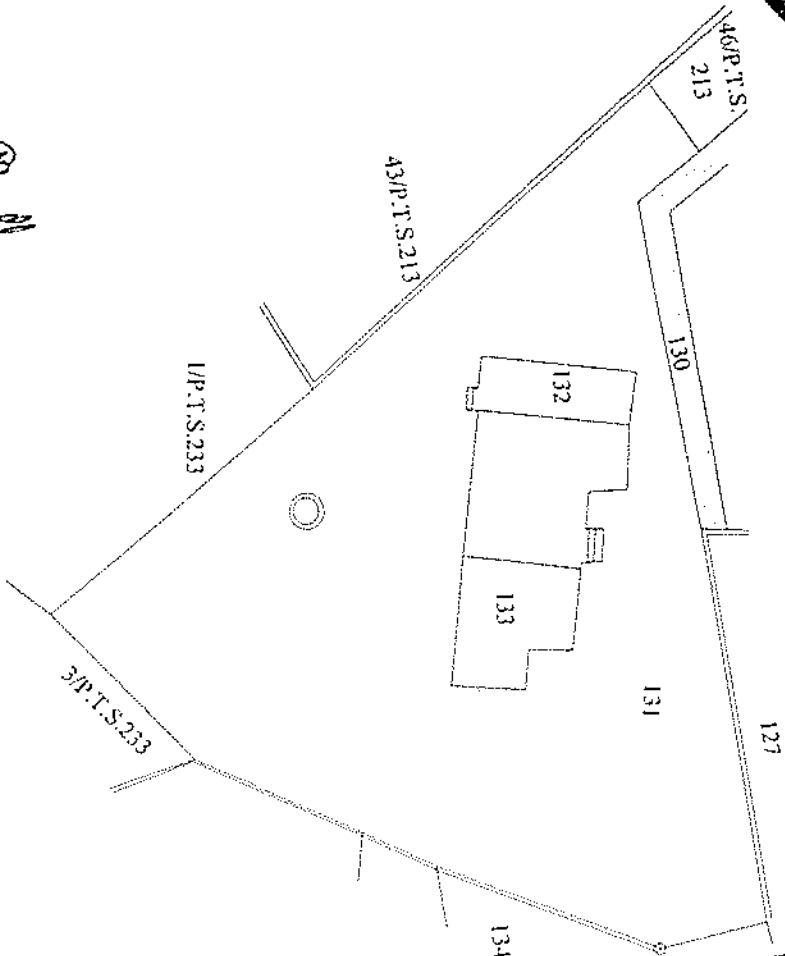
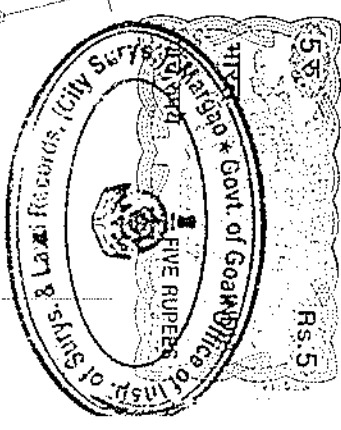
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. Sheet No.214/ Chalta No.131,132 & 133
Scale : 1:500

Inward No 457

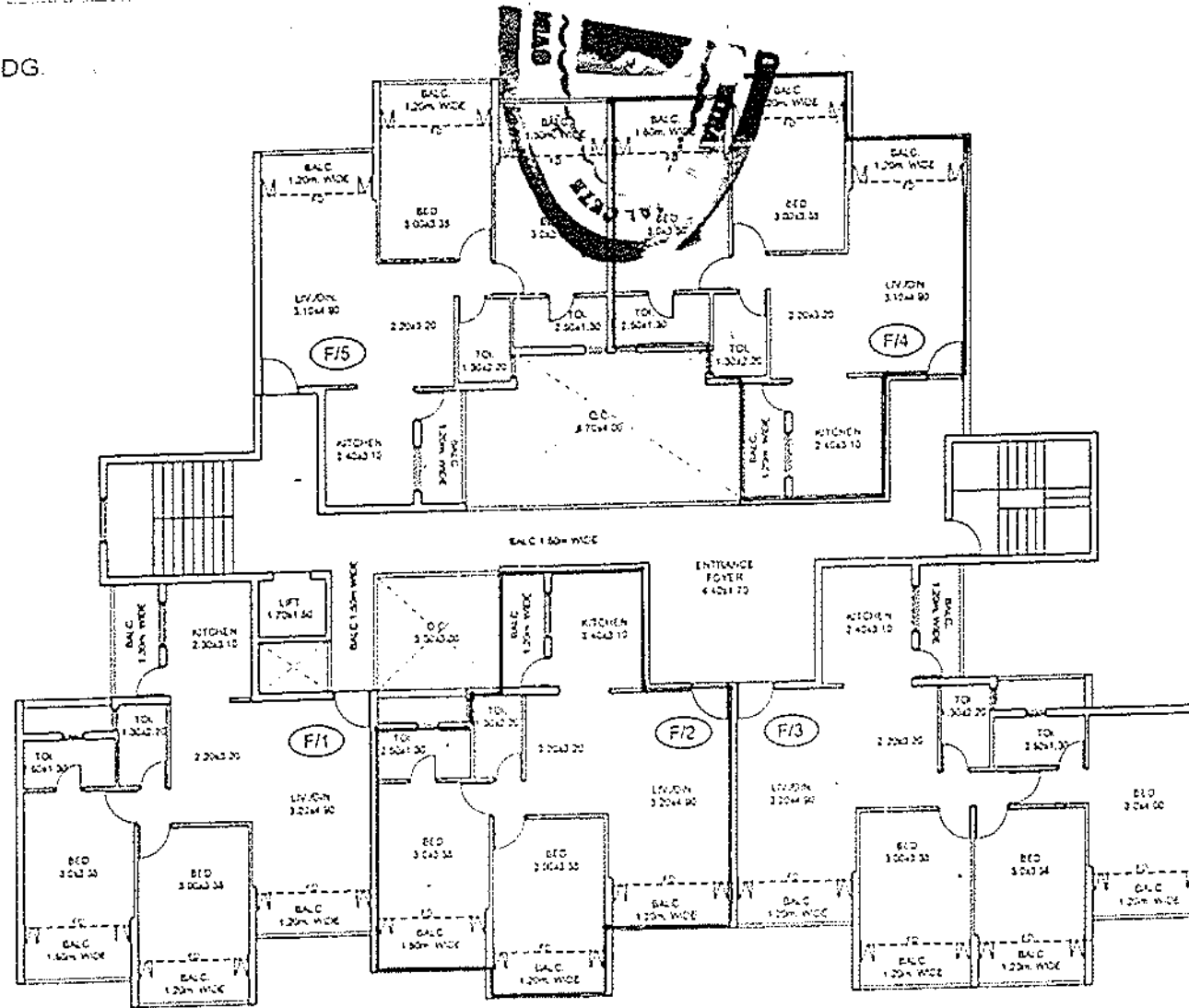
(*Savio C. Silveira*)
Inspector of Survey & Land Records
Margao - Goa



Generated By : *T. Shalikh*
On : 05-06-2017

Compared By : *K. B. Gaude*

A BLDG.



FIRST FLOOR PLAN

Signature *Signature*

DATE 29-09-2017

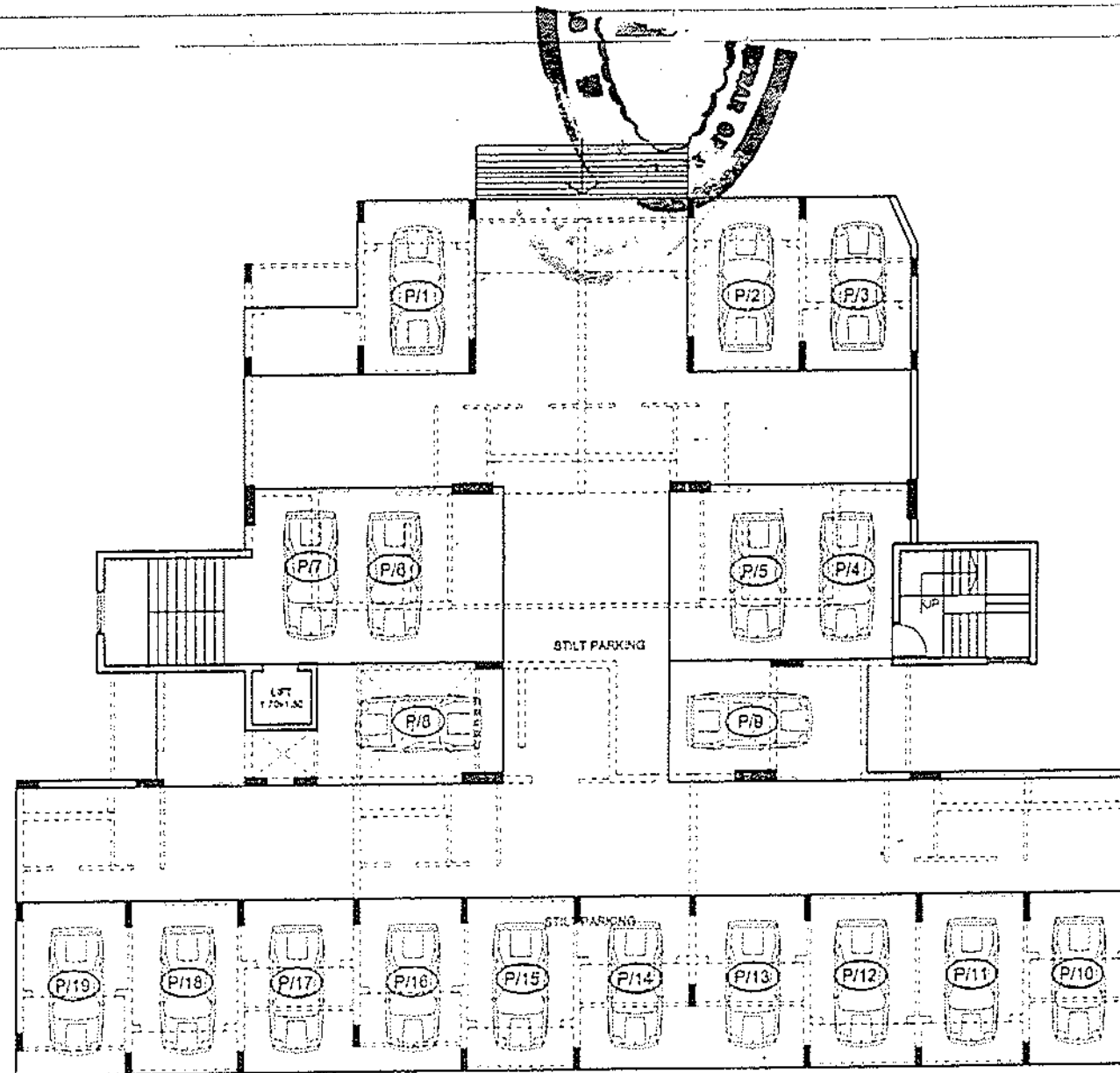
"MARYJO GOLDEN SKYLIGHT"
RESIDENTIAL BUILDING AT COMBA

UNIT NO	CARPET AREA
F/1	58.65 sqm ---2BHK
F/2	58.97 sqm ---2BHK
F/3	74.47 sqm ---3BHK
F/4	58.55 sqm ---2BHK
F/5	58.55 sqm ---2BHK

UDAY SAWANT
S.S. (CIVIL)
Phone No: 911210010

Sawant & Associates
Architects, Engineers, Interior Designers
Vignani Avenue, 1st Floor
Mumbai, India
Phone No: 911210010

A BLDG.



LOWER GR. STILT FLOOR PLAN

Signature *Signature*

DATE: 29-09-2017

"MARYJO GOLDEN SKYLIGHT"
RESIDENTIAL BUILDING AT COMBA

UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

Sawant & Associates
Architects, Engineers, Interiors, Furniture
Suppliers, Artists, etc.
Mumbai, India
Phone: 022-27191111

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Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 19-10-2017 10:47:49 AM

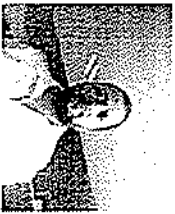


Document Serial Number : 4977

Presented at 10:30:00 AM on 19-10-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	155000.00
2	Processing Fees	450.00
Total :		155450.00

Stamp Duty Required: 217000.00 Stamp Duty Paid: 217000.00


Orvil Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Orvil Gonsalves, s/o Eduardo Gonsalves , Married, Indian, age 40 Years, Business, r/o H No. 112/A Deussua, Chinchinim Salcete Goa Sole Proprietor of M/s Saville Builders & Real Estate Developers			



Endorsements

Executant


- 1 . Sunita Ancy Noronha, d/o late Joaquim M Noronha, Married, Indian, age 40 Years, House-Wife, r/o H No. 38 Comba Margao Goa As power of attorney for the Vendor Manuel Cyril De Santo Antonio Noronha executed before Notary Prakash V Borker of Margao under no.952/08/2016 dated 24.08.2016

Photo	Thumb Impression	Signature
		

- 2 . Orvil Gonsalves, s/o Eduardo Gonsalves, Married, Indian, age 40 Years, Business, r/o H No. 112/A Deussua Chinchinim Salcete Goa As Sole Proprietor of M/s Saville Builders & Real Estate Developers

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Karolabhai Patil, s/o Narsimh Patil, Married, Indian, age 47 residing, Advocate, 170 Margao Goa	



(Signature)
 SO. REGISTRAR
 MARGAO
 GOA

Book-1 Document

Registration Number MGO-BK1-04865-2017

CD Number MGOD117 on

Date 19-10-2017

Sub-Registrar (Salpote/Margao)


~~Sub-Registrar~~
Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune