

क़रूपे ५००००० नवत्ये सयें थुसंद ५००००० (५००००० only)

For CITIZEN CREDIT™
Co-operative Bank Ltd.

CITIZEN CREDIT CO-OPERATIVE
BANK LTD

SOMAM BROTHER CO-OP. BKS SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MUMBAI 400 002

D-5/STPMV/CAL/25/3/2011-20

2010 four nine seven two five zero 12:53

Authorised Signatory

R.0497250/-P87223

INDIA

STAMP DUTY

GOA

TRUE COPY

Name of Purchaser, INACIA FERNANDES PROP. MEVILTON
CONSTRUCTIONS

28/1/17

Inacia Fernandes

[Signature]



DEED OF SALE

[Signature] *Kaskamba*

[Signature]

This DEED OF SALE is made, at
MARGAO, SALCETE, GOA, on this THIRD
DAY of JANUARY of the Year Two Thousand
and Thirteen (03/01/2013),



B E T W E E N

1. Mr. JOHN FLORIANO CASTANHA, son of
Conceicao Manuel Castanha alias
Conceicao Manoel Castanha, aged 70
years, retired, married, Canadian
National of Indian Origin, Holder of OCI
Card bearing No. A 1051375, and Pan
Card bearing No. AQDPC2784Q, AND
HIS WIFE,
2. Mrs. FRANSQUINHA VALERIE D'SILVA
alias FRANSQUINHA VALERIE D'SILVA
e CASTANHA, alias FRANSQUINA
VALERIA CASTANHA, daughter of
Domingos De Silva, aged 65 years,
retired, Canadian National of Indian



[Signature] *[Signature]*3/-

Origin, Holder of OCI Card bearing No.
A1051376, Pan Card bearing No. AQDPC
2783K,



Both of them resident c/o Mr. Anthony
M. Barreto, House No. 3A, , Gandaulim,
Colva, Salcete, Goa and permanently
resident at 19, Blue Pond Place
Scarborough, Ontario, Canada M1V1Y1
hereinafter called "THE VENDORS"
(which expression, shall, unless
repugnant to the context, include their
heirs, assigns and legal representatives)
OF THE ONE PART,

AND

Mr. INACIO FERNANDES, son of late
Manuel Fernandes, aged 60 years,
businessman, Indian National, Holder of Pan
Card bearing No. AADPF4999E, resident at 1st
Floor, ACI Building, Ratwado, Navelim,



...4/-

[Signature]
[Signature]

Salcete, Goa, hereafter called "THE PURCHASER" (which expression shall unless repugnant to the context include his assigns, successors and representatives) OF THE OTHER PART and WITNESSES:-

WHEREAS THE VENDORS have represented to THE PURCHASER as follows:

- a) That at Navelim Village of Salcete Taluka there is a property known as "MORDY" or "DOGRY", which is known in the Survey Records as "DONGARRI MODDI", which is described in the Land Registration Office of Salcete under No.17274 of New Series and is enrolled in the Land Revenue Office under Matriz No. 295 and is surveyed under Survey No. 9/4 of Navelim Village and is fully described in the SCHEDULE I below;

That a distinct and independent part of



...5/-

Kastanhe
[Signature]

the property constituting 1/22nd part was vide Deed of Sale, dated 27th August 1924, drawn before the Notary of Salcete, Shri. Carlos Caetano de Souza, at folios 3 to 5 of Book No.304, sold jointly to Joao Rosario Castanha and Conceicao Manuel Castanha. The said distinct part came to be separately described under Land Registration No.34924 and surveyed under Survey No.9/4 of Navelim Village and is fully described in the SCHEDULE II below;

- c) That vide Partition Deed dated 27/7/1973, duly registered in the Office of the Sub Registrar of Salcete, under registration No. 835, at pages 304 to 310, Book No.I, Volume No. 113, dated 2/8/1973, read with Deed of Additament dated 26/12/1974, registered in the Office of the Sub Registrar, under No. 110, at pages 180 to 185, of Book No.I,



...6/-

Rosario Castanha

Volume No.136 dated 17/2/1975, the said Conceicao Manuel Castanha along with his wife, Esperanca Dias e Castanha and the widow of Joao Rosario Castanha, Arcangela Castanha, divided the property described in the SCHEDULE II below, amongst themselves, by metes and bounds;

- d) That by virtue of the said Partition Deed the property described in the SCHEDULE II below was divided into two Plots, namely, Plot A and Plot B, reserving access roads;
- e) That Plot A, which is fully described in the SCHEDULE III below, came to be allotted exclusively to the said Conceicao Manuel Castanha and his wife, Esperanca Dias e Castanha;
- f) That although the children of the late Joao Rosario Castanha were not parties

...7/-



[Handwritten signature]

Joao Rosario Castanha

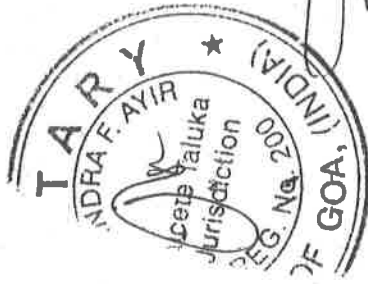
[Handwritten signature]

to the said Partition Deed dated 27/7/1973 and the said Deed of Additament, the children of Joao Rosario Castanha have accepted the Partition of the said property, as witnessed by the Listed Asset in the Special Inventory Proceeding bearing No.49/2012/A instituted on the death of late Joao Rosario Castanha and Arcangela Castanha;

g) That the said Conceicao Manuel Castanha had constructed his residential house in the said Plot A, fully described in the SCHEDULE III below;

h) That the said Conceicao Manuel Castanha and his wife, Esperanca Castanha have expired on 20/12/1987 and 29/7/2000, leaving THE VENDORS as their only heirs as witnessed by the Deed of Succession, drawn on the 26th of November 2008;

....8/-



u/b

Kastanha

[Signature]

- k) That THE VENDORS are the absolute and exclusive owners in possession of the said Plot described in SCHEDULE III below and the house situated therein;

AND WHEREAS THE VENDORS have declared and covenanted unto THE PURCHASER as follows:-

- (a) That they are in lawful occupation, possession and enjoyment of the said Plot A and house situated therein;
- (b) That they have an absolute right to dispose and/or sell the said Plot A and house and /or deal with it in any manner whatsoever.
- (c) That there is no legal bar or impediment for this transaction and that the said property is free from encumbrances, liens and/or charges.



...9/-

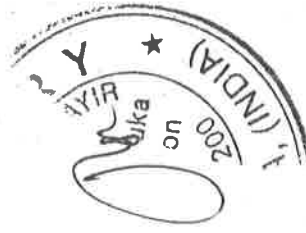
 

- (d) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon THE VENDORS regarding the said Plot A and house;
- (e) That neither the said Plot A and house nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- (f) That neither the said Plot A and house or any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

...10/-

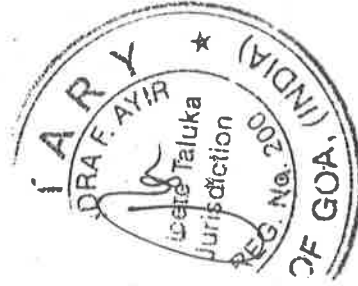


Kastanba



- (g) That there is no mundkar or tenant or agricultural tenant or any other type of encumbrance on the said Plot A and house or any part thereof;
- (h) That they are fully entitled to enter into this Deed with THE PURCHASER and that they have full right and authority to sign and execute the same.
- (i) That they have not agreed, committed or contracted or entered into any agreement for sale or lease or any other Agreement with third parties in respect of the said Plot A and house;

AND WHEREAS THE VENDORS have offered to sell the said Plot A and house to THE PURCHASER, and believing the above representation to be true and accurate, and being satisfied with the documents of title, THE PURCHASER has offered to purchase the said Plot A and house;

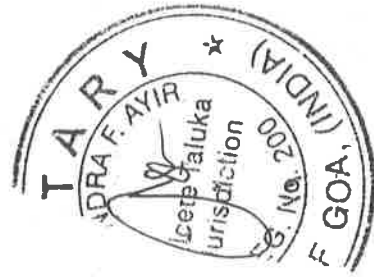


...11/-

  Vastanhe

NOW THEREFORE THIS DEED
WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of Rs.1,65,75,000/- (Rupees One Crore Sixty Five Lakhs Seventy Five Thousand Only) paid by THE PURCHASER to THE VENDORS (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge) THE VENDORS do hereby TRANSFER BY WAY OF SALE to THE PURCHASER, ALL THAT Plot A, admeasuring 2210 sq.mts, fully described in the SCHEDULE III below, and the house situated therein, so that THE PURCHASER shall HOLD and ENJOY the same, ever hereafter as his own absolutely, free from any encumbrance or charge whatsoever;



2. The said consideration of Rs. 1,65,75,000/- (Rupees One Crore Sixty

...12/-

  *Vastanhe*

Five Lakhs Seventy Five 'thousand Only) is paid by THE PURCHASER to THE VENDORS as follows:

- (a) Rs.40,00,000/- vide Payslip bearing No. 000054, dated 29/12/2012, drawn on the Bank of India, Navelim Branch, in favour of THE VENDOR No.1,
- (b) Rs.39,00,000/- vide Payslip bearing No.000055, dated 29/12/2012, drawn on the Bank of India, Navelim Branch, in favour of THE VENDOR No.1,
- (c) Rs.39,25,000/- vide Payslip bearing No.000056, dated 29/12/2012, drawn on the Bank of India, Navelim Branch, in favour of THE VENDOR No.1,
- (d) Rs.47,50,000/- vide Demand Draft bearing no.599077, dated 1/1/2013, drawn on the Corporation Bank, Navelim Branch, in favour of THE VENDOR No.1.

3. The market value of the property hereby sold is Rs. 1,65,75,000/- (Rupees One Crore Sixty Five Lakhs Seventy Five Thousand Only);

...12/-



 e- 

4. THE VENDORS do hereby covenant with THE PURCHASER as follows:

- a) That the title of THE VENDORS in the property hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASER do all that should be necessary or convenient to ensure that THE PURCHASER peaceably holds and enjoys the property hereby sold to him;

That in the event THE PURCHASER is ever dispossessed from the property hereby sold or any part thereof BY

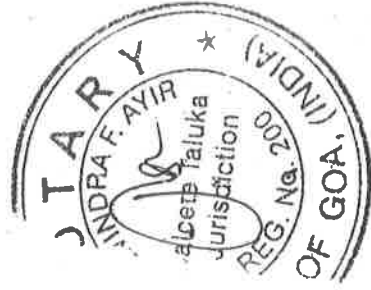
...14/-



[Signature] *Vastanhe* *[Signature]*

REASON OF ANY DEFECT IN THE
TITLE OF THE VENDORS, THE
VENDORS shall fully compensate THE
PURCHASER and shall save THE
PURCHASER from loss.

5. Possession of the said property described in SCHEDULE III below and of the house therein situated, is hereby handed over by THE VENDORS to THE PURCHASER.
6. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

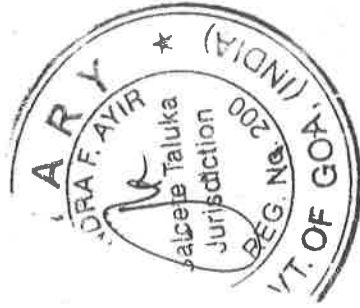


...15/-

[Signature]
[Signature]

SCHEDULE I

ALL THAT PROPERTY known as "MORDY" or "DOGRY", which is known in the Survey Records as "DONGARRI MODDI", situated at Navelim Village of Salcete Taluka and Sub District, District of South Goa, State of Goa, within the jurisdiction of the Village Panchayat of Navelim, which is described in the Land Registration Office of Salcete under No.17274 of New Series and is enrolled in the Land Revenue Office under Matriz No. 295; the said property is BOUNDED on the EAST by the Public Road, On the WEST by the property of Francisco Dias and others, on the NORTH by that of Francisco Dias and others, and on the SOUTH by that of Ignacio Sebastiao Diniz, Caetano Ferrao and Domingos S. Ana Dias and others.



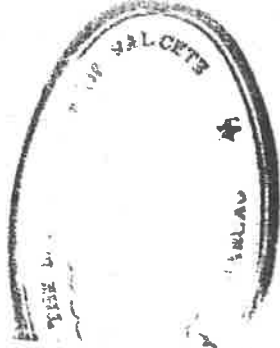
SCHEDULE II

ALL THAT DISTINCT AND INDEPENDENT

...16/-

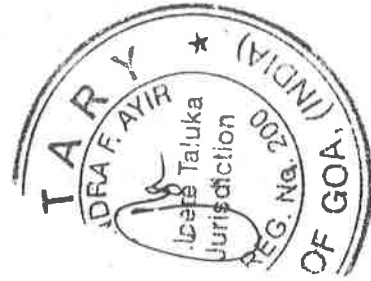


PART of the property described in the SCHEDULE I above, which is separately described in the Land Registration Office of Salcete under No.34924 and surveyed under Survey No. 9/4 of Navelim Village, and admeasures 4750 sq.mts (Four Thousand Seven Hundred Fifty Square Metres), which is BOUNDED on the EAST by the reserved road, on the WEST by the part of the property described in the SCHEDULE I above, on the NORTH by the Public Road, and on the SOUTH by the reserved Road.



SCHEDULE III

ALL THAT PLOT A of the property fully described in the SCHEDULE II above, which admeasures 2210 sq.mts (two thousand two hundred and ten square metres) and is more clearly shown on the Plan hereto annexed; the said Plot is surveyed under No. 9/4(part) of



...17/-

[Signature] *[Signature]*

Navelim Village, and is BOUNDED on the EAST by the Reserved Road, on the WEST by Plot B of the property described in the SCHEDULE II above, on the NORTH by the Public Road and on the SOUTH by the Reserved Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective photographs, signatures, and finger prints in the presence of Witnesses, on the day, month, year and place first herein above mentioned.

THE VENDORS:



[Signature]

[Signature]

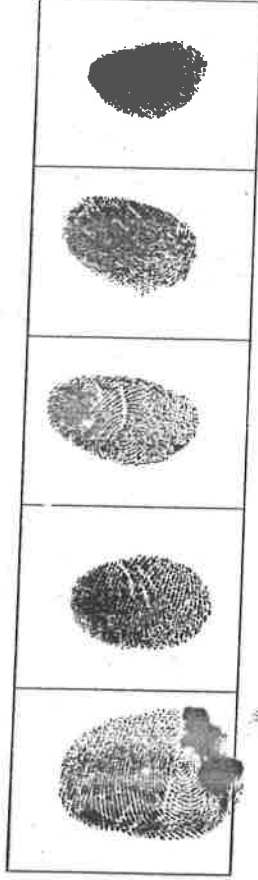


1. (Mr. JOHN FLORIANO
CASTANHA)

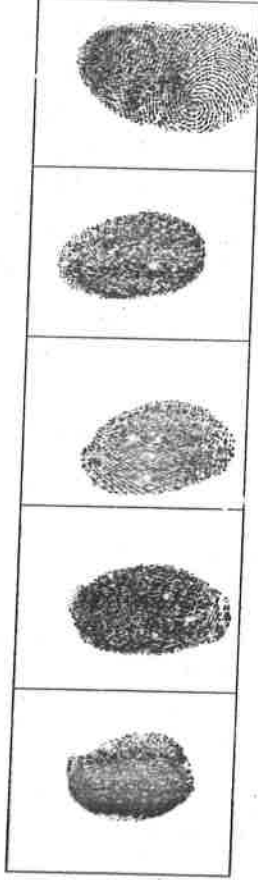
[Signature] Castanha

...18/-

[Signature]



(Right finger impressions of Mr. JOHN
FLORIANO CASTANHIA)



(Left finger impressions of Mr. JOHN
FLORIANO CASTANHIA)



...19/-

Castanha *Castanha*



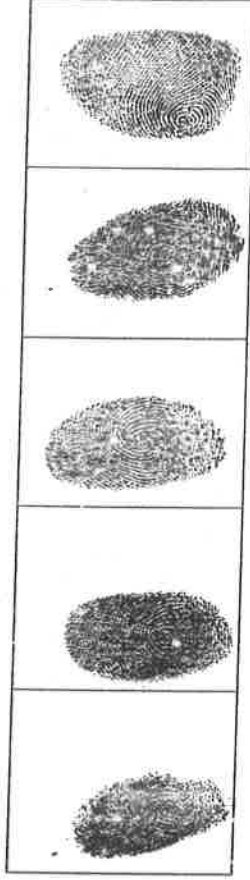
Castanha



2. (Mrs. FRANSQUINHA
VALERIE D'SILVA alias
FRANCSQUINHA
VALERIE D'SILVA e
CASTANHA, alias
FRANSQUINA VALERIA
CASTANHA)



(Right finger impressions of Mrs.
FRANSQUINHA VALERIE D'SILVA)



(Left finger impressions of Mrs. FRANSQUINHA
VALERIE D'SILVA)



...20/-

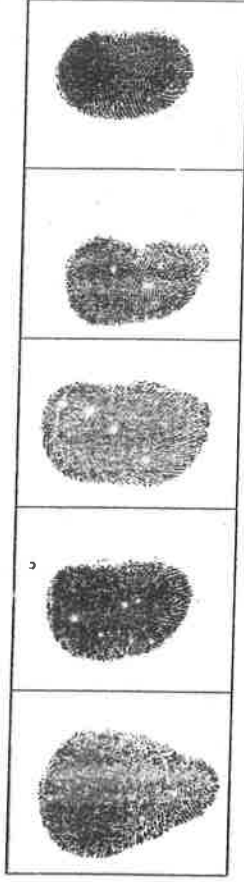
Castanha



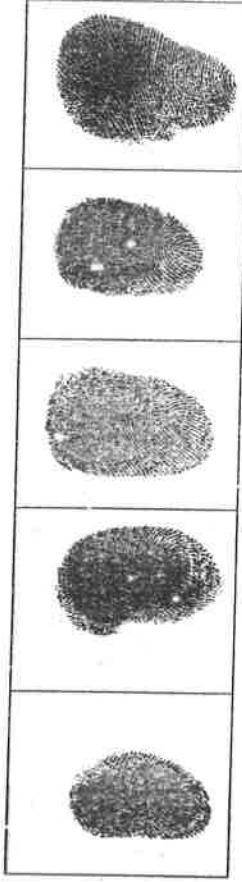
THE PURCHASER:

Inacio Fernandes

Inacio Fernandes
(Mr. INACIO FERNANDES)



(Right finger impressions of Mr. INACIO FERNANDES)



(Left finger impressions of Mr. INACIO FERNANDES)



WITNESSES:

1. *emilone m. fernandes*

2. *Woj*

Woj *Woj*

MIGUEL COSTA

PARANAGUÁ BARRIO

14.83M

14.30M

22.90

13.43M

28.84M

PLATA
TARY



G.M. COSTA
THE COSTA

6.40

15.00

20.40

28.72M

26.30

29.15

20.50

6.70

20.00

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Ukanta

30.00

30.00

30.00

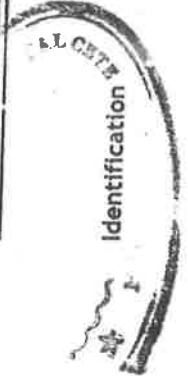
2 . Fransquinha Valerie D'Silva alias Francsquilha Valerie D'Silva e Castanha alias Fransquina Valeria Castanha , D/o. Domingos D'Silva, Married,CanadianNational of Overseas Citizen of India,age 65 Years,Retired,r/oC/o. Anthony M. Barreto, H. No. 3A, Gandaulim Colva, Salcete - Goa

Photo	Thumb Impression	Signature
		

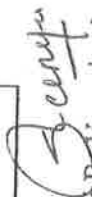
3 . Inacio Fernandes , S/o. Late Manuel Fernandes , Married, Indian, age 60 Years,Business,r/o1st Floor, ACI Bldg, Ratwado, Navelim, Salcete - Goa

Photo	Thumb Impression	Signature
		

THE SUB-REGISTRAR



Sr No.	Witness Details	Signature
1	Cesar Vas , S/o. Teofilo Vas ,Married,Indian,age 42 Years,Advocate,r/o Margao, Salcete - Goa.	


Suraj R. Vernekar
Sub-Registrar



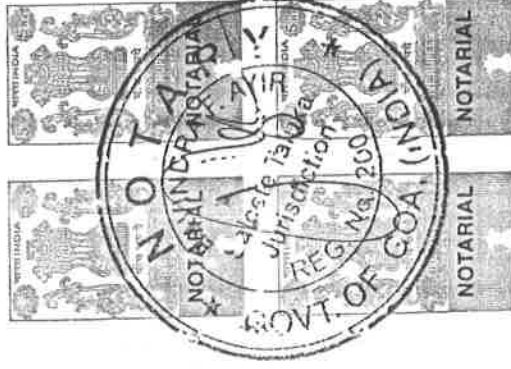
Book-1 Document
Registration Number MGO-BK1-00047-2013
CD Number MGOD65 on
Date 03-01-2013

Suraj R. Vernekar
Sub-Registrar (Salcete/Margap)
Suraj R. Vernekar

Scanned By:- *A.C.C.*

Signature:- *[Signature]*

[Stamp] SUB-Registered and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

[Signature]
RAVINDRA F. AYIR
ADVOCATE & NOTARY
STATE OF GOA, INDIA

DATE: 05.01.2013
REG. No.: 34444

