

(Rupees ninety four thousand)
CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL
SHANTANTRA PATH, WISCO-DA-GAMA
GOA - 403 882

D-5/STP(V)/C.R./35/33/2011-RD

भारत 00543
193284



भारत
INDIA

NON JUDICIAL गोंय
SEP 06 2012

16:20

Rs.0094200/- PB7122

STAMP DUTY

GOA

Name of Purchaser: ANIRUDDH MEHTA

FOR CITIZEN CREDIT
CO-OP BANK LTD

[Signature]

AUTHORISED SIGNATORY

Serial No. 121812
Presented at the Office of the
Sub-Registrar of Mormugao
between the hours of 2.25 PM
on 10/09/2012

[Signature]
10/09/12

SUB-REGISTRAR
MORMUGAO

Received fees for: Rs. 15,750.00
Registration
Copying (Folios) 60
Copying endorsements
Postage
Total Rs. 15750.00

Chas. 41143
[Signature]
10/09/12

SUB-REGISTRAR
MORMUGAO

DEED OF SALE

Aniruddh Mehta
Beenaal DCA

THIS DEED OF SALE is made at Vasco Da Gama on this 10th day of September in the year 2012.

BETWEEN:

MR ALVARO TEOTONIO REBELLO E COSTA, son of late Mr. Ivo Milagres Costa, around 60 years of age, retired, having PAN Card No. AFXPD9999M and his wife **2. MRS AVITA BARRETO COSTA**, around 58 years of age, in service, PAN Card No. ABWPD5099F both residing at "Eden Rock" Hsg No. 137S, Holy Cross Colony, Assoy, Chicalim, Goa. **3. MR FELIX CARLOS MILAGRES REBELLO E COSTA**, son of late Mr. Ivo Milagres Costa, , around 65 years of age, in service, having PAN Card No. ABXPD3309F and his wife **4. MRS MARIA SOUZA COSTA**, around 64 years of age, housewife, having PAN Card No ALPPD9755M, both residing at Villa 01, Karma Gardens, Near Regina Mundi School, Alto Chicalim, Goa. **5. MR PHILIP ESTEVAO REBELLO E COSTA**, son of late Mr. Ivo Milagres Costa, around 62 years of age, retired having PAN Card No ACLPD5949A and his wife **6. MRS SUSANA FERNANDES COSTA**, around 53 years of age, in service, having PAN Card No. AHAPD0575C, both residing at "Shalom" Holy Cross Colony, Assoy, Chicalim, Goa **7. MRS CYNTIA PEREIRA** alias **CYNTHIA SALDANHA PEREIRA**, wife of late Mr. Tolentino Pereira, around 73 years of age, housewife, having PAN Card No. ACJPC5585B, Goa, **8. XAVIER ANTONIO SAVIO SALDANHA PEREIRA ALIAS SAVIO PEREIRA**, son of late Mr. Tolentino Pereira, 39 years of age, having PAN Card No. ANQPP7679F, both residents of H. No. 132, Opposite Health Center, Cansaulim **9. MRS. NATASHA APEREIRA E LLOYD CARVALHO**, Daughter of late Mr. Tolentino Pereira, major of age, housewife, having PAN card No. BVDPP1659R, and her husband **10. MR. NICOLAU LLOYD CARVALHO ALIAS LLOYD CARVALHO**, son of Jacinto Carvalho, major of age, both residing near the Health Centre, Cansaulim, Goa. **11. MR ANTONIO PEREIRA**, son of late Mr. Estefano Francisco Xavier Pereira, around 70 years of age, in service, resident of 1st floor, Benlix Building, Off ICICI Bank , near Fatima Convent, Margao, Goa, having PAN Card No. ASLPP1903A, **12. MRS MARIA LOURDES PEREIRA**, wife of late Mr. Paul Pereira, around 69 years of age, in service, having PAN Card No. AUKPP4419Q, resident of Nuvem, Goa, **13. MRS**

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Card No. AUKPP4419Q, resident of Nuvem, Goa, **13. MRS MALVINA VIEGAS PEREIRA**, daughter of late Mr. Paul Pereira, around 43 years of age, in service, having PAN Card No. AAHPF3678E and her husband **14. MR WILFRED FERNANDES**, around 53 years of age, in service, having PAN Card No. AAHPF3677M, both resident of Siolim, Goa, **15. MR XAVIER PEREIRA**, son of late Mr. Paul Pereira, around 42 years of age, in service, having PAN BQMPP2368H and his wife **16. MRS ABIZAI PROVIDENCIA PEREIRA**, around 37 years of age, housewife, having PAN BQMPP2367J **17. MR SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA**, son of late Mr. Paul Pereira, around 38 years of age, service, having PAN ANJPV9031G, all residents of "Solitaire Villa", Bungalow 7, Khirbhat, Nuvem, Salcette, Goa **18. MRS. ALBERTINA DO ROSARIO SOUZA E COSTA**, daughter of late Mr. Damasie Joaquim Maria de Souza, around 79 years of age, housewife, having PAN AQQPC9826I, **19. MR JOSE ANTONIO MAGNOS D'COSTA** alias **MR JAMES COSTA**, son of late Mr. Luis Fonseca D'Costa, around 41 years of age, in business, having PAN Card No. AUUPD9713F and his wife **20. MRS JULINA LAURA D'SOUZA** alias **JULINA LUARA D'SOUZA D'COSTA**, having PAN Card No. AUUPD1870H, around 33 years of age, in service, both residents of Chicalim. **21. MR BERNARD LYNN D'COSTA** alias **BERNARD LINN D'COSTA**, son of late Mr. Assis Adolfo D'Costa, around 53 years of age, PAN ACBPD4680Q, retired, resident of Hsg 132/2, Assoy, Chicalim, Goa. **22. MS ANDREA LOURDES D'COSTA** alias **ANDREA LOURDES DCOSTA PEREIRA**, daughter of Mr. Assis Adolfo D'Costa, around 58 years of age, housewife, having PAN AAJP9047K, residing at 'SABA' Plot 245 St. Anthonys Road, Chembur, Mumbai. **23. MR JORGE GONCALO BARRROS COSTA**, son of late Mr. Francisco Anonio Trifonio da Costa, around 65 years of age, having PAN No. ARJPC7822L and PIO No. PO134168, and **24. MRS ROSA MARIA BORGES PEREIRA BARROS COSTA** alias, **ROSA MARIA BORGES PEREIRA**, around 62 years of age, having PAN No. BDSPB9052R and PIO No. PO134181, both Portugal national Indian origin and residents of Pcta Dr Joaquim Lopes Feteira, n 1-3 Dt Norte, 3080-204, Figueira da Foz. **25. MR RUI MANUEL BARROS COSTA**, son of late Mr. Francisco Anonio Trifonio da Costa, around 59 years of age, having PAN No. ARJPC7819H and PIO No. PO134157 and

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Barros Costa

26. MRS MARIA FLAVIA SANTANA FERNANDES DE BARROS

COSTA alias **MARIA FLAVIA SANTANA FERNANDES DE BARROS**, wife of Mr. Rui Manuel Barros Costa, around 59 years of age, having PAN No. ARJPC7826Q, and PIO No. PO134177, both Portugal national Indian origin and residing at Pcta, Rual Proenca, Lote 2-3 B, 2785377 Sao Domingos De Rana. **27. MRS MARIA**

FATIMA BARROS COSTA, daughter of late Dr. Joaquim Filip Frederico Barros Costa, around 59 years of age, having PAN No. ARJPC7828A and PIO No. PO134158, resident of Rua do Garrido, nr 38-1 D, 1900-249, Lisboa, Portugal. **28. MRS CARLA MARIA**

DE BARROS COSTA alias **CARLA MARIA DE BARROS COSTA e PERES DE SILVA**, daughter of late Dr. Joaquim Filip Frederico Barros Costa, around 57 years of age, having PAN No. BDPPB7969G and PIO No. PO134160, Portugal national Indian origin residing at Travessa da Azuarara, N 21, Bairro de Sommerschield, em Maputo, Mocambique. **29. MRS ANGELA**

LIRA DA COSTA, daughter of late Mr. Bernardino Theothonio Da Costa, around 94 years of age, having PAN No. BCEPD1044C and PIO No. PO134146, Portugal National Indian origin residing at Rua da Figueiras no 1-3 E, 2635-106 Rio de Mouro. **30. MISS IVA**

CLAUDIA GOMES MACHADO alias **EVA GOMES**, daughter of late Mrs. Maria Rute Da Costa Gomes, around 28 years of age having PAN BLZPM2737D and PIO No. PO134159, Portugal national Indian origin, Rua da Figueiras no 1-3 E, 2635-106 Rio de Mouro.

31. MR RUI FILIPE GOMES MACHADO alias **RUI FILIPE GOMES**, son of Mrs. Maria Rute Da Costa Gomes, major of age and having PIO No. PO134161, having PAN No. BMCPM3149R, Portugal national Indian Origin, Rua da Figueiras no 1-3 E, 2635-106 Rio de Mouro. **32. MR LUIS MANUEL NEVES COSTA**, son of

late Mr. Valente Das Dores Costa, around 50 years of age, having PAN No. ARJPC7821K, having PIO No. PO134152, Portugal national Indian origin, residing at Praca dos Poveiros, 110,2,4000-393, Porto. **33. MRS MARIA MANUELA NEVES COSTA** alias

MARIA MANUELA NEVES COSTA VICENTE GUERRA, daughter of late Mr. Valente Das Dores Costa, around 47 years of age, having PAN No. ARJPC7824N and PIO No. PO134153, Portugal national Indian origin, residing at Rua do Vimeiro, 42-4350-350, Porto. **34. MRS LISETA ASSUMCAO GOMES COSTA** alias **LISTA**

DA ASSUMCAO GOMES, wife of late Mr. Manuel Costancio Da

Aminda. Manuel Da

Fonseca E Costa, around 91 years of age, having PAN No. AZBPG6486G and PIO No. PO134150, Portugal national Indian Origin, residing at Rua Oliveira Martins , n 10-8 C, Casal de S Bras , 2700-620, Madora . **35. MR BERNARDINO GONSALO GOMES COSTA**, son of late Mr. Manuel Costancio Da Fonseca E Costa, around 60 years of age, having PAN No. ARLPC0209K and PIO No. PO134154 and his wife **36. MRS NAZARE DA CONCEICAO LOPES COSTA** alias **NAZARE LOPES COSTA**, around 66 years of age, having PAN No. ARNPC4544M and PIO No. PO134175 , both Portugal national Indian origin, residing at Rua Comandante Ramiro Correia n 7-2 D, Casal de S Bras , 2700-205 Amadora . **37. MR MANUEL DA FONSECA e COSTA**, son of late Mr. Manuel Costancio Da Fonseca E Costa, around 67 years of age, having PAN No. ARJPC7823M and PIO No. PO134155, Portugal national Indian origin and **38. MRS MARIA HELENA COSTA** alias **MARIA HELENA COSTA GOMES BORGES**, daughter of late Mr. Manuel Costancio Da Fonseca E Costa, having PAN No. ARJPC7816J, around 59 years of age, having PIO No. PO134156 and her husband **39. MR ANTONIO JOSE BRAGA BORGES**, around 59 years of age, retired, having PAN No. BDSPB9049N and PIO No. PO134184, both Portugal national Indian origin, residing at Praceta Dr Aleixo Cunha n 11-2 E 8005-160 FARO all hereinafter referred to as the '**OWNERS**' which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, agents, executors, administrators, legal representatives and/or assigns of the **ONE PART**

AND

M/S UMIYA BUILDERS AND DEVELOPERS, a sole proprietary concern, represented by its sole proprietor MR ANIRUDDH MEHTA, son of Mr. Bhanuprasad Mehta, aged 50 years, businessman, PAN CARD NO. AABPM6682M, having its office at 1075 G, 10th Main, 5th Cross, Hal II Stage, Indiranagar, Bangalore, 560 008 and having its Goa office at No. 102 & 103, 1st Floor, Anand Towers-1, Airport Road, Chicalim, Goa - 403711, hereinafter called the '**PURCHASER**' (which expression shall,

Aniruddh Mehta

unless the context otherwise require, include its successors in title, legal representatives, administrators and assigns) of the SECOND PART;

AND WHEREAS the OWNERS at Sr. No. 1 to 22 are Indian Nationals and OWNERS at Sr. No. 23 to 39 are Persons of Indian Origin.

AND WHEREAS parties at **Sr. No. 1 to 6 and 11 to 20** are all represented herein by their duly constituted attorney MR BERNARD LYNN DCOSTA, son of late Mr. Assis Adolfo Costa, around 53 years of age, PAN ACBPD4680Q, retired, Indian national, resident of Chicalim, Goa vide Power of Attorney dated 21/01/2011 executed before the Sub Registrar, Mormugao Taluka at Vasco da Gama, Goa at Sr. No. 02/2011, party at **Sr. No. 7,8,9&10** is represented by MR BERNARD LYNN DCOSTA vide Power of Attorney dated 9/02/2012 executed before the Advocate and Notary Mr. Virendra Kumar P. Dessai, Margoa, Goa, under registration No.367, Party at **Sr. No. 22** is represented by MR BERNARD LYNN DCOSTA vide Power of Attorney dated 18/02/2006 executed before the Advocate and Notary Mr. Marcelino C. Fernandes, Vasco, Parties at **Sr. No. 23 to 26** are represented by MR BERNARD LYNN DCOSTA vide Power of Attorney dated 31/07/2007 certified by Additional collector South Goa, Margao on 13/11/2007, Party at **Sr. No. 27** is represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 31/07/2007 certified by Additional collector South Goa, Margao on 13/11/2007, Party at **Sr. No. 28** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 14/08/2007 certified by Additional collector South Goa, Margao on 13/9/2007, Party at **Sr. No. 29** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 18/12/07 certified by Additional collector South Goa, Margao on 30/1/08 Party at **Sr. No.30** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 18/12/07 certified by Additional collector South Goa, Margao on 30/1/08, Party at **Sr. No. 31** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 18/12/07 certified by Additional collector South Goa, Margao on 30/1/08, Parties at Sr. No. **30 & 33** are represented by their attorney MR BERNARD LYNN D'COSTA, vide Power of Attorney dated 18/12/2007 certified by

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Bernard DCA

Additional collector South Goa, Margao on 30/01/2008, Parties at Sr. No. 34 to 39 are represented by their attorney MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 13/9/2007 certified by Additional collector South Goa, Margao on 13/11/2007.

AND WHEREAS there exists a property belonged to Late Shri. Bernardino Theothonio Costa and his wife Late Smt. Helena Floripes Fonseca e Costa. On the death of the said Shri. Bernardino Costa and his wife Helen Costa Inventory Proceedings viz. Inv. Pro. No. 28/1996/A, were initiated in the Court of the Civil Judge Senior Division at Vasco and in these Inventory Proceedings the property was allotted to the OWNERS herein vide Order dated 6/5/2008. As such the OWNERS came to be the absolute owner in possession of the property. Which property is hereinafter referred to as the SAID PROPERTY for the sake of brevity and better described in SCHEDULE I hereafter written.

AND WHEREAS the husband of the Owner at serial No.7 has expired leaving behind Owner at serial No.7,8,9 and 10 as his sole universal legal heirs, which is also evident from the Deed of Succession drawn on the death of Mr.Tolentino Pereira dated 19th January 2012 in the Judicial Division of Salcete, before Notary Public Suraj Vernekar.

AND WHEREAS the OWNER at Sr. No. 21 with the consent of all other OWNERS has sub divided the SAID PROPERTY into 4 plots namely Plot A admeasuring 5700.00 sq.m., Plot B admeasuring 7395.00 sq.m., Plot C admeasuring 7400.00 sq.m. & Plot D admeasuring 7800.00 sq.m. The Final NOC for this sub-division has also been obtained from the Planning and Development Authority i.e. MPDA/9-D-113/11-12/53 dated 27/6/2011 and from Office of the Village Panchayat Chicalim vide No. VP/CHI/90/Final Sub div NOC/011-12/579 on 5/7/2011.

AND WHEREAS the sub divided plot identified as Plot C admeasuring 7400.00 sq.m is agreed to be sold to the PURCHASER, the said plot C is hereinafter referred to as the "SAID

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Residual Doc

SCHEDULE-I**DESCRIPTION OF THE SAID PROPERTY APPEARING****HEREINABOVE**

ALL THAT NON AGRICULTURAL PROPERTY without any particular denomination but commonly known as 'ASSOI' bearing S. No. 8 sub division 1 of Village Dabolim, Registration and Taluka of Mormugao, District of South Goa, State of Goa, admeasuring 53157.00 sq. m and bounded as under:

On the North	: By South Western Railway (or South Central Railway) and partly by S. NO. 9/1, Dabolim
On the South	: BY National Highway NH17B
On the East	: By property bearing partly S. No. 5/1, 6/1 and 7/1 of village Dabolim
West	: By Nullah

SCHEDULE II (Plot C)**DESCRIPTION OF THE SAID PLOT-C APPEARING****HEREINABOVE**

All that distinct and sub divided Plot C admeasuring 7400.00 sq.m. being a part of the said non agricultural property described in SCHEDULE I above and bounded as under:

On the North	: By open space and thereafter South Western Railway
On the South	: BY Road widening area and thereafter National Highway NH17B
On the East	: By sub divided Plot D of the same property
On the West	: By sub divided Plot B of the same property

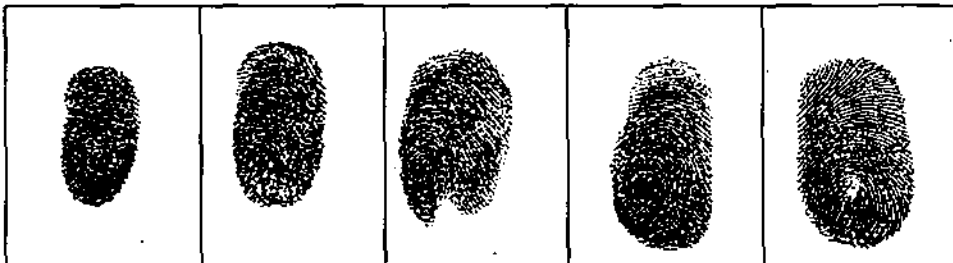
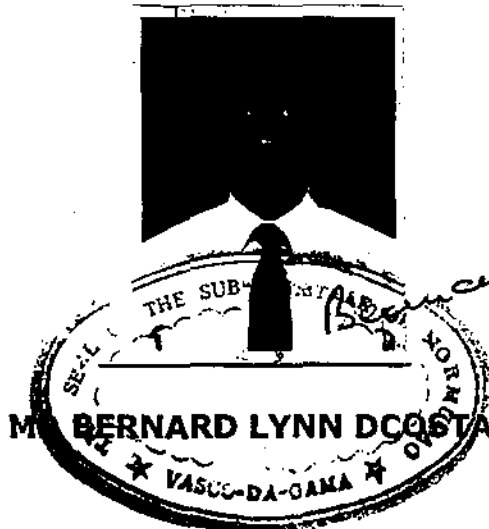
Amrinder
Bareilly Dal

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.

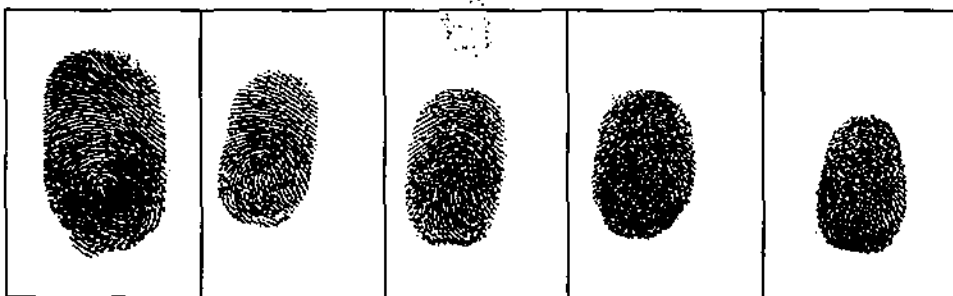
SIGNED, SEALED AND DELIVERED
by the withinnamed **MR BERNARD LYNN DCOSTA**
for self and as the Attorney
for "**OWNERS**" (Sr. No. 1 to 20 and 22 to 39)



Bernard D Costa



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

*Amirul H
Bernard D Costa*

SIGNED, SEALED AND DELIVERED
By the withinnamed **"PURCHASER"**
M/S UMIYA BUILDERS AND DEVELOPERS
represented by its proprietor **MR ANIRUDDH MEHTA**


Aniruddh


Aniruddh



				
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LEFT HAND FINGER PRINTS

				
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RIGHT HAND FINGER PRINTS

Aniruddh
Beencal Dar

Rakesh Chandel Parah, 30m 11m
Sutan Nodden was before
and known to the Sub-Registrar
station at ... knows
the above executant and identifies
him

AS

was before 10th Sept-2012

AS
10/9/12
SUB-REGISTRAR
MORMUGAO

Registered No. 1285
of page 116 to 139
Book No. I Volume No. 1447
Date 01/10/2012

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01/10/12
Sub-Registrar



Note of Return:-

This document will be returned on 28/9/12.

AS
SUB-REGISTRAR
MORMUGAO

