

NOTARY PUBLIC
MARGAO
GOA
REG. NO. 1234567
DATE 03/05/2019

MAY 07 2019
R-051/500A-PET 223
INDIA STAMP DUTY GOA

Name of Purchaser... L & L BUILDERS PVT. LTD

1050



Leo A. Pereira

DEED OF SALE

This DEED OF SALE is made at Margao, Goa, on this 03rd day of May 2019 - BETWEEN -

Leo A. Pereira

[Signature]

SMT. SHOBA alias SHOBHAN SHRIKANT DHULAPKAR, daughter of late Mr. Harischandra G. Shirodkar, wife of late Mr. Shrikant Dhulapkar, aged 67 years, housewife, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], Indian National, resident of H.No.656, Ambaji, Fatorda, Margao, Goa, hereinafter referred to as the "VENDOR" which expression, unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, successors and assigns) of the ONE PART-AND -

M/s. L & L BUILDERS PVT.LTD, a limited company, incorporated under Companies Act, registered with Registrar of Companies, Government of Goa, Panaji under No. U70101GA2008PTC005908, having registered office at L & L Correia's Pride, Near South Goa District Head Quarters, Margao, Goa, PAN Card No. [REDACTED], represented herein through its Managing Director, **Mr. LEO ARCANJO PEREIRA**, son of Antonio Pereira, aged 59 years, married, businessman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], Indian National, resident of Telaulim, Navelim, Salcete, Goa, hereinafter referred to as the "PURCHASER" (which expression, unless repugnant to the context or meaning thereof shall mean and include their executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS there exists an immovable property, namely property known as "PAIXAMANDO or NAGMODDEM", situated at Navelim, within the area of Village Panchayat of Navelim, Taluka

Smt. Shobha

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and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.41429 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.684 and surveyed under No.101/I of Navelim village and more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property":

AND WHEREAS the said property originally belonged to Smt. Maria Zulema Herculana Leal Fernandes in whose name same has been inscribed under Inscription No.42,709:

AND WHEREAS on the death of Mr. Augustinho Bonifacio Rebello, husband of said Mrs. Maria Zulema Herculana Leal Fernandes, his said wife and heirs and successors partitioned the said property by virtue of Deed of Partition dt. 12th August 1985 duly registered in the office of the Sub-Registrar of Salcete, Margao under No.1262 at pages 376 to 387 of Book No.1 Vol.338 dt. 30.08.1985 duly rectified by Deed of Rectification dt.24.09.2001 duly registered in the office of the Sub-Registrar of Salcete, Margao under No.2842 at pages 213 to 228 of Book No.1 Vol.No.1251 dt. 9.10.2001, whereby Plot A of the said property, having an area of 987.50 sq. mts, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot" was allotted to Mr. Antonio Joelfry Thomas Rebello e Leal Fernandes and his wife Mrs. Maria Terezinha Olivia Riva Gomes e Rebello with life time usufruct reserved in favor of said Smt. Maria Zulema Herculana Leal Fernandes;

Signed

[Signature]

AND WHEREAS said Smt. Maria Zulema Herculana Leal Fernandes expired and thereby her usufructory rights stands extinguished;

AND WHEREAS said Mr. Antonio Joeffry Thomas Rebello e Leal Fernandes expired and in the Inventory Proceedings under No.64/05/III initiated in the Court of the IIIrd Addl. Civil Judge, Senior Dvn, Margao, the said plot was jointly allotted to his sons, Mr. Blake William Rebello and Mr. David Manuel Rebello vide Judgment and Decree dt.23rd February 2006;

AND WHEREAS by Deed of Sale dt. 13rd August 2012 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-04584-2012 dt. 13.08.2012 said Mr. Blake William Rebello and his wife and Mr. David Manuel Rebello sold and conveyed the said plot to the VENDOR herein;

AND WHEREAS the VENDOR is now sole owner and possessor of the said plot;

AND WHEREAS the VENDOR has represented to the PURCHASER that -

- a) the VENDOR is sole owner and possessor of the said plot and no other persons have any right, title or interest therein of whatsoever;
- b) the VENDOR has not agreed to sell or made any commitment with any other persons in respect of the said plot;
- c) the said plot is free from all encumbrances, charges, liens or defects in title whatsoever;

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d) the VENDOR has clear and marketable title to the said plot;

e) the said plot is not subject to any attachment, land acquisition, litigation or any proceedings in any Court of law;

f) the VENDOR is a widow and purchased the said plot after death of her husband and executing present Deed of Sale at her free will and without any coercion or otherwise;

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDOR for purchase of the said plot;

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said plot for total consideration of **Rs. 1, 15, 00,000/- (Rupees One crore fifteen Lacs only)** which is its fair market value;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of **Rs. 1,15,00,000/- (Rupees One Crore fifteen lacs only)** already paid by the PURCHASER to the VENDOR before execution of these presents, namely **Rs. 1,15,000/- (Rupees One lac fifteen thousand only)** was deducted as 1% TDS and paid to Income Tax Department on account of the VENDOR under Sec.194-IA of Income Tax Act and from balance amount of **Rs. 1,13,85,000/- (Rupees One crore thirteen lacs eighty five thousand only), Rs. 55,00,000/- (Rupees fifty five lacs only)** adjusted towards payment of **Flat A-501, located on the Fifth Floor** with super built up area of **122.45 sqmtrs + O T** in the complex **L & L Magnolia, "A Block"** at Murida, Fatorda, Salcete, Goa,

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and remaining amount of **Rs. 58,85,000/- (Rupees Fifty eight lacs eighty five thousand only)** paid to the **VENDOR** by following manner an amount of

a. Rs.20,00,000.00 by Chq No. 274260, dt. 17.04.2019, drawn on Yes Bank, Margao Branch,

b. Rs. 30,00,000/- by cheque No. 001110, dated 03.05.2019, drawn on HDFC, Margao Branch

c. Rs. 8,85,000/- by cheque No. 274271, dated 03.05.2019, drawn on Yes Bank, Margao Branch the receipt whereof the **VENDOR** hereby admits and acknowledges, the **VENDOR** as owner and possessor do hereby convey, sell, transfer, assign and assure by way of sale **UNTO** the **PURCHASER** **ALL THAT** the said plot, namely Plot A of the property known as **PATXAMANDO** or **NAGMODEM**, situated at Navelim, Salcete, Goa, admeasuring **987 sq.mts.** shown in the plan annexed hereto and more particularly described in the **SCHEDULE "B"** hereunder and forming part of the larger property described in the **SCHEDULE "A"** hereunder, together with all the domain, right, title, interest, action, possession and appurtenances whatsoever alongwith all paths, passages, access, easements, privileges, benefits, advantages, and everything existing and attached to the said plot **TO HAVE AND TO HOLD** the same to the **PURCHASER** absolutely and forever.

2. The **PURCHASER** shall from this date hereof free to enter into the said plot quietly and peacefully and shall hold, own, possess and enjoy the same absolutely and forever, without any interruption and/or interference from the **VENDOR** or by any person/s claiming through or under her.

Sd/-

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3. That the title of the VENDOR to the said plot hereby sold and conveyed, subsists and is unimpeachable, and the VENDOR has full right, power and authority to sell the same without any let or hindrance from whomsoever.

4. That both the parties hereto agree, that any mistake in the present Deed of Sale shall not invalidate the present Deed, but the same shall be duly rectified by both the parties, by executing a Deed of Rectification.

5. That the VENDOR finally covenant with the PURCHASER that at the request and costs of the PURCHASER, she shall do or execute or cause to be done and executed all such lawful acts, deeds, matters and things, for farther and more perfectly conveying and assuring the said plot, hereby conveyed and every part thereof as also placing the PURCHASER in possession of the same, according to the true intent and meaning of this Deed, as shall, or may be reasonably required

6. That the VENDOR undertakes to indemnify and keep indemnify the PURCHASER against any defect in title concerning the said plot or any part thereof. Similarly, the VENDOR do hereby agrees to indemnify and keep indemnified the PURCHASER, against all claims, demands, actions, proceedings, losses, damages, recoveries etc which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR or any of them, on account of which the PURCHASER is subjected to any loss, damages, etc, in respect of the said plot hereby sold.

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7. The VENDOR is a widow and she is executing this Deed of Sale at her free will, without any coercion, undue influence or otherwise and she has obtained required permission from the Deputy Collector, South Sub Division, Margao, which is filed herewith.

SCHEDULE "A"

(Description of said Property)

ALL THAT property named as PATXAMANDO or NAGMODEM, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.41429 of New Series, enrolled in the Land Revenue office of Salcete under Matriz No.684 and surveyed under No.101/1 of Navelim village and bounded on the east by property of Conceicao Paulo (Carvalho) Fernandes, on the west by property of Felix Albano Leal Fernandes, Simplicio Furtado and Irineu Pereira, on the north by property of said Conceicao Paulo Fernandes and Simplicio Furtado and on the south by Municipal Road which goes from Telaulim to the Church of Navelim and with the property of heirs of Felix Albano Leal Fernandes.

SCHEDULE "B"

(Description of the said plot hereby sold)

All that Plot A of the property described in the SCHEDULE "A" above, now independently surveyed under No.101/1- F of Navelim village, having an area of 987 sq.mts, forming an independent and separate property is bounded on the east by Plot B of said property, on the west by property of Narcinva Kenim, on the north by Plot E of the said property and on the south by property of Joao Correia and Sinquetim Navelim Road.

20/10/2011

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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.

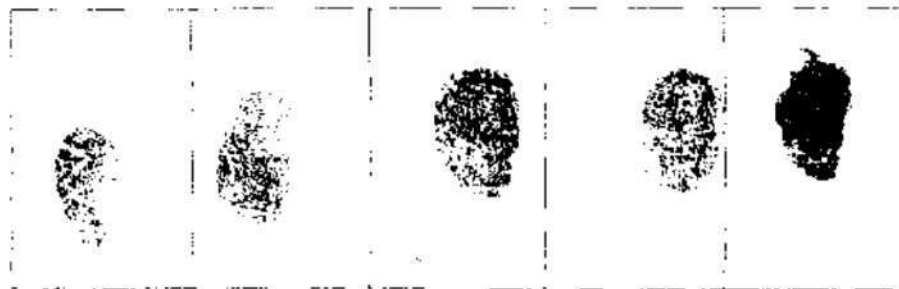
VENDOR:



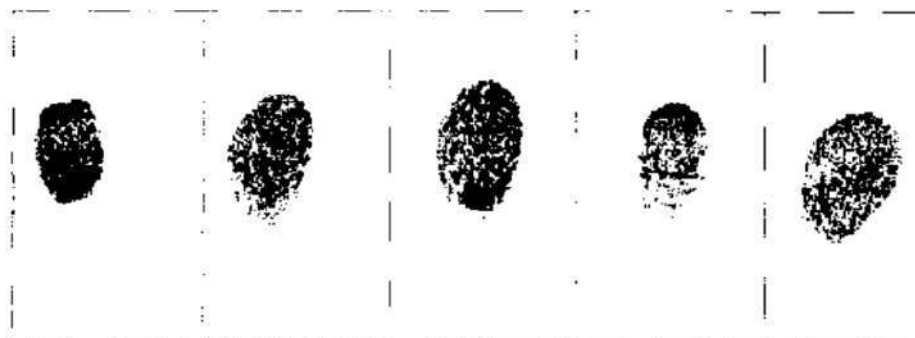
Shobhan S. Dhulapkar

Shobhan S. Dhulapkar

SMT. SHOBA alias SHOBHAN S.DHULAPKAR



Her right hand finger prints



Her left hand finger prints

Shobhan S. Dhulapkar

[Signature]

PURCHASER:



For L & L BUILDERS PVT. LTD.

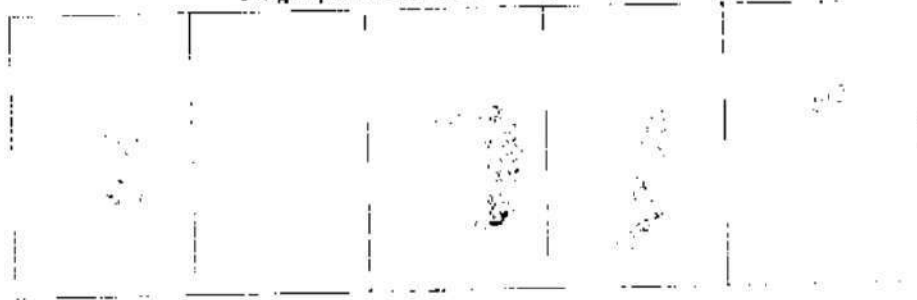
Managing Director / Director

MR. LEO ARCANJO PEREIRA

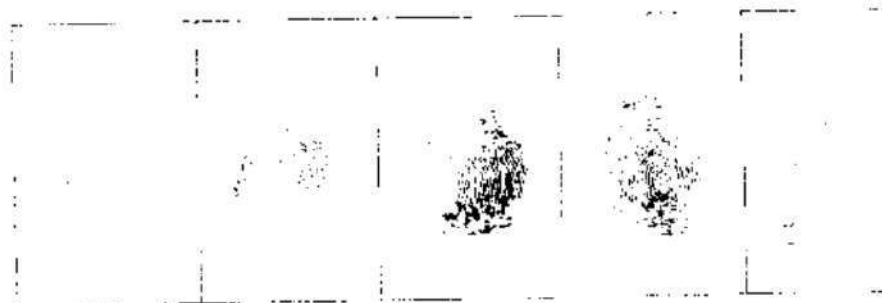
Managing Director,

M/S. L & L BUILDERS PVT. LTD

Finger prints Mr. Leo Arcanjo Pereira



right hand finger prints



left hand finger prints

WITNESSES:

1. *[Signature]*

Name: *[Signature]* N. Dyer

Address: *[Signature]* 24, *[Signature]*
[Signature]

2. *[Signature]*

Name: *[Signature]* N. Dyer

Address: *[Signature]* 24, *[Signature]*
[Signature]

[Signature]

[Signature]

PLAN

SHOWING OF PATXAMANDO OR NAGMODEM SITUATED AT
NAGMODEM OF SINQUETIM OF NAVELIM VILLAGE OF SALCETE
TALUKA, BEARING SURVEY NO. 101/1-F.



SCALE-1:500



S.No.101

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1-F

1-C

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AREA- 987 Sq. Mts.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-May-2019 12:05:45 pm

Document Serial Number - 2019-MGO-1050

Presented at 12:05:35 pm on 13-May-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	517500
2	Registration Fee	402500
3	Mutation Fees	1000
4	Processing Fee	360
Total		921360

Stamp Duty Required : 517500

Stamp Duty Paid : 517500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bosco Teofilo R Rodrigues, S/o - D/o Fiel Rodrigues Age: 57. Marital Status: Gender:Male Occupation: Service, Address1 - 265 Kalvaddo Caverossim Salcete Goa, Address2 - PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shoba Alias Shobhan Shrikant Dhulapkar, S/o - D/o Harischandra G Shirodkar Age: 57. Marital Status: Widow Gender: Female Occupation: Housewife. Address1 - H.No. 656 Amojy Fatorda, Margao, Goa, Address2 - PAN No.: [REDACTED]			
2	Bosco Teofilo R Rodrigues, S/o - D/o Fiel Rodrigues Age: 57 Marital Status: Gender:Male Occupation: Service, Address1 - 265 Kalvaddo Caverossim Salcete Goa, Address2 - PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	Shraddha Pokle, 39 , [REDACTED] , Service , Marital status : Married 403602, Borda Margao Salcete Goa Margao, Salcete, SouthGoa, Goa			
2	Jyoti Dotra, 28 , [REDACTED] , Service , Marital status : Married 403702, CMastimoli Canacona Goa, CMastimoli Canacona Goa Canacona, Canacona, SouthGoa, Goa			

Sub Registrar

M.T. 1/1/2019

Document Serial No:-2019-MGO-1050

Book :- 1 Document Registration Number :- MGO-1-1019-2019 Date : 13-May-2019

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