

148

THE BANK OF RAJASTHAN LTD.
DAULAT BUILDING
18th JUNE ROAD
PANAJI - GOA



भारत
00000
NON JUDICIAL

गोवा
1518 4128412

Rs. 0026500

11.1.2010

714467

GOA

INDIA

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

António-Caetano Fernandes
Name of Purchaser
For The Bank of Rajasthan. Ltd.

Authorized Signatory
Radhakrishnan S.
Senior Manager

148

96

Serial No.
Presented at the Office of the
Sub-Registrar of Ilhas
between the hours of 10-AM
and 12-PM on 11/11/2010

Received fees for Rs. 25980/-
Registration
Copying (2 photos)
Copying E-gorsements 20
Postage 10
Total Rs. 26060/-

Is Twenty Six Thousand and sixty only (26060/-)
and sixty only (60/-)
26060/-
26060/-

Deenender
Deenender
11/11/10

SUB-REGISTRAR
ILHAS

SUB-REGISTRAR
ILHAS

DEED OF SALE

This DEED OF SALE is executed at Panaji, Goa, on this
11 day of the month of January, of the year 2010.

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BY AND BETWEEN

(1) **DR. MOHAN FONDU CAMOTIM GHANEKAR, S/o**

late Bicu Fondu Camotim Ghanekar, major years old, married,

and his wife (2) **SMT. SUHASINI MOHAN CAMOTIM**

Smt.
AGFPQ 8311H

GHANEKAR, major years old, housewife, both Indian

Nationals, both residing at Fountainhas, Panaji, Goa, who shall

hereinafter be referred to as the **VENDORS** (which expression

shall, unless repugnant to the context and meaning thereof, mean

and include their heirs, executors, administrators and assigns) of

the **FIRST PART.**

AND

SHRI. ANTONIO CAETANO FERNANDES alias

(Smt. Smt. Smt.)
AACP 66887G

ANTHONY FERNANDES alias **TONY FERNANDES**, son of

late Jose Fernandes, 42 years old, married, Indian National,

resident of Segundo Bairro, Santa Cruz, Tiswadi, Goa,

hereinafter referred to as the **PURCHASER** (which expression

shall, unless repugnant to the context and meaning thereof, mean

and include his heirs, legal representatives, administrators and

assigns) of the **SECOND PART.**

WHEREAS there is a property known as **CUJIRA** or **ODLEM**

CUJIRA situated in Village Cujira, Taluka Tiswadi, North Goa

District, State of Goa, described as a whole in the Land Revenue

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Office of Ilhas at Panaji under No. 199 of Book B-3 old at page 268 and enrolled under Matriz No. 12 in the Taluka Revenue Office of Tiswadi, Goa, which property is presently surveyed as a whole under Survey No. 9, sub-Division 3 admeasuring 11,225 sq.mts., better described in Schedule I hereinafter written;

AND WHEREAS the said property belonged to the Vendors herein and other co-owners, namely (1) Dr. Bicaji Fondu Camotim Ghanekar and his wife Smt. Sunanda Bicaji Camotim Ghanekar, (2) Dr. Mohan Fondu Camotim Ghanekar and his wife Smt. Suhasini Mohan Camotim Ghanekar, (3) Shri Venkatesh Keshaw Camotim Ghanekar and his wife Smt. Vijaya Venkatesh Camotim Ghanekar, (4) Shri Damodar Keshaw Camotim Ghanekar, (5) Shri Dattatray Keshaw Camotim Ghanekar and his wife Smt. Poornima Dattatray Camotim Ghanekar, (6) Shri Vinay alias Ranu Naguesh Camotim Ghanekar and his wife Smt. Varsh Vinay Camotim Ghanekar and (7) Shri Gurunath Govind Camotim Ghanekar and his wife Smt. Geeta Gurunath Camotim Ghanekar.

AND WHEREAS by a Deed of Partition executed on 16/10/2008 and registered in the Office of the Civil Registrar cum sub-registrar of Ilhas at Panaji under No. 3071 dated 24/10/2008 the said property was partitioned by metes and bounds between the Vendors and the other co-owners whereby each group of co-

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owners was allotted a separate portion of the property thereby fragmenting the property into various portions;

AND WHEREAS in the said partition the Vendors were allotted Plot "B" admeasuring 2597 sq. mts. from the said property;

AND WHEREAS by virtue of the said partition the Vendors have become the sole owners of the said Plot "B" and are entitled to sell, dispose off and deal with the same without any reference or interference from anyone whatsoever;

AND WHEREAS the purchaser has approached the Vendors to purchase the said Plot "B" for a consideration of Rs. 12,98,500/- (Rupees Twelve Lakhs Ninety Eight Thousand Five Hundred only).

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. That in consideration of a sum of Rs. 12,98,500/- (Rupees Twelve Lakhs Ninety Eight Thousand Five Hundred only) paid by the purchaser to the Vendors (the receipt whereof the Vendors do hereby acknowledge and accept) the Vendors do hereby sell, grant, convey and transfer, assign and assure unto the Purchaser, his heirs, executors, administrators, representatives and assigns free from encumbrances, attachments and other defects ALL THAT Plot "B" admeasuring 2597 sq. mts. Better described in Schedule II hereunder written from the property *CUJIRA* or

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ODLEM CUJIRA situated at Village Cujira, Taluka Tiswadi, North Goa District, State of Goa, surveyed under Survey No. 9 sub-division 3 of Cujira Village which property as a whole is described in Schedule I hereunder written and better shown in the sketch plan hereto annexed in red colour boundary lines together with all ways, paths, easements, air, lights, privileges and trees, structures, appurtenances whatsoever to the said plot of land

AND ALL the estate right, title, interest, claim and demand whatsoever of the Vendors unto or upon the said plot of land hereby conveyed and every portion thereof TO HAVE AND TO HOLD the said plot of land hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be, UNTO AND TO THE USE of the Purchaser ABSOLUTELY AND FOREVER, subject however, to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot of land payable to the Government, Village Panchayat or any other authority in respect thereof.

2. The Vendors do hereby covenant and declare for themselves, their heirs, executors, representatives and assigns, that they now have good right to convey the said plot of land hereby conveyed or expressed to be conveyed unto the Purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

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3. The Vendors hereby further declare that the plot of land hereby transferred is free from all encumbrances, charges, claims and demands or intent and that the Vendors have not done anything whereby the property may be subject to any attachment or lien of any Court or person whatsoever. The Vendors hereby further undertake to indemnify and keep indemnified the purchaser against any loss on account of any claim or demand made from any quarters whatsoever and/or on account of any defect in title.

4. The Vendors do hereby undertakes to sign all papers as may be necessary to give full and complete effect to this sale and fully completely convey the property hereby sold to the Purchaser.

SCHEDULE I

(Description of the whole property)

ALL THAT property known as *CUJIRA* or *ODLEM CUJIRA* situated in Village Cujira, Taluka Tiswadi, North Goa District, State of Goa, described as a whole in the Land Revenue Office of Ilhas at Panaji under No. 199 of Book B-3 old at page 268 and enrolled under Matriz No. 12 in the Taluka Revenue Office of Tiswadi, Goa, which property is presently surveyed as a whole

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under Survey No. 9, Sub-Division 3 admeasuring 11,225 sq. mts., and bounded as follows:

North : By the remaining part of the same property bearing Survey No. 9/3,

South : By a 6 meters wide road and land surveyed under Survey Nos. 7/1 and 8/1 of Cujira Village,

East : land surveyed under Survey Nos. 3/5 and 7/1 of Cujira Village,

West : By water drain and remaining part of the property surveyed under Survey No. 9/3.

SCHEDULE II

(Description of Plot "B")

All that Plot of land being Plot "B" admeasuring 2597 sq. mts. Situated in the property described in Schedule I hereinabove and bounded as follows:

North : By plot "C" and "D" of the same property.

South : By 6 meters wide road and property bearing Survey Nos. 7/1 and 8/1 of Cujira Village.

East : By Plot "A" of the same Property.

West : By 6 meters wide road and Plot "D" of the same Property.

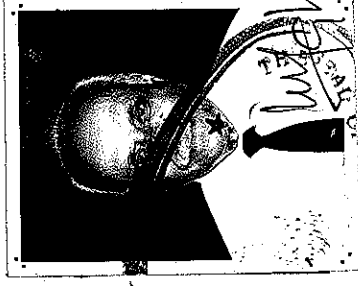
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IN WITNESS WHEREOF the parties have signed and executed
this Deed on the date and at the place first hereinabove written.

SIGNED AND DELIVERED by
The VENDORS:

1) DR. MOHAN FONDU CAMOTIN (M)
GHANEKAR



[Handwritten signature]

DR. MOHAN FONDU CAMOTIN GHANEKAR

L.H.F.

R.H.F.

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2) SMT. SUHASINI MOHAN CAMOTIM)
GHANEKAR



Mrs. Suhasini Ghaneekar

SMT. SUHASINI MOHAN CAMOTIM GHANEKAR

L.H.F.



1.



2.



3.



4.



5.

R.H.F.



1.



2.



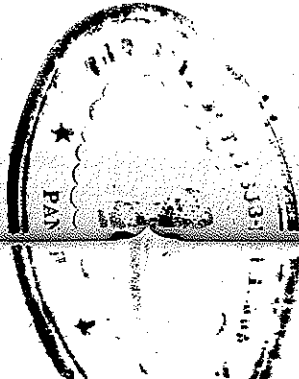
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[Signature]
Smt

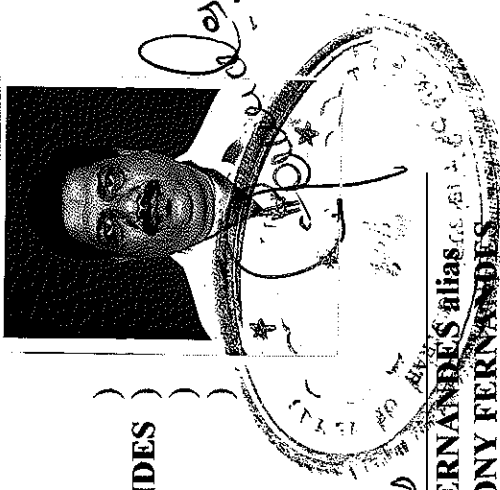
[Signature]

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SIGNED AND DELIVERED by
the PURCHASER:

Shri. ANTONIO CAETANO FERNANDES)
alias ANTHONY FERNANDES)
alias TONY FERNANDES)



Antonio Fernandes
SHRI. ANTONIO CAETANO FERNANDES alias
ANTHONY FERNANDES alias TONY FERNANDES

L.H.F.

R.H.F.

Antonio Fernandes
SG



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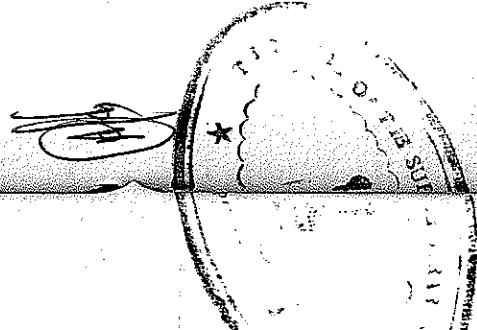
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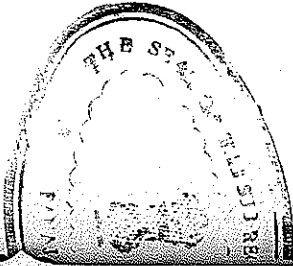


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WITNESSES:

1. Ely Braganca El Braganca
2. Deepak Verma Deepak



Wf
Sole
[Signature]

- ① Dr. Mohan Fondu Carmotim Ghanekan, s/o Late Bicu Fondu Carmotim Ghanekan, major, married and his wife
- ② Sukasini Mohan Carmotim Ghanekan, housewife both Indian National, No Pangji Goa.
- ③ Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, 42 yrs, married Indian National, No Santa-Cruz, Tiswadi Goa.

Executive Party

admits execution of the so called

~~W. H. H. H.~~

2-Subs.

2. ~~Received~~
3. ~~Received~~
Mr. Deeball
Bachman, Service, 80
anym
St. Aug

and known to the Sub-Registrar
stated that he personally knows
the above executant and identi-
fies him.

~~ties him.~~

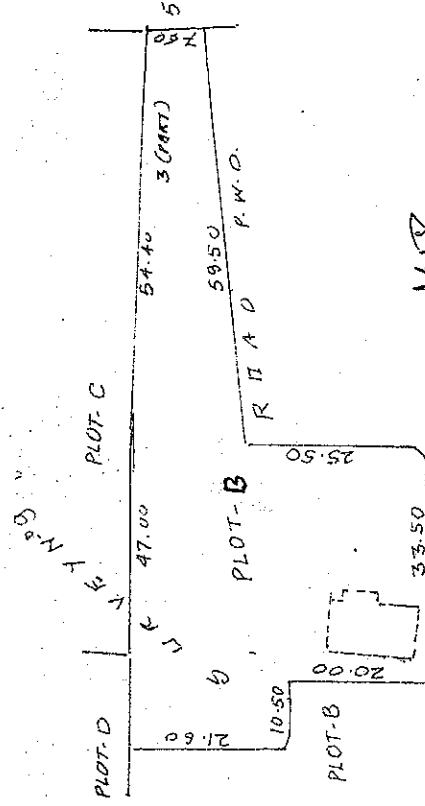
Deed
SUB-REGISTRAR
ILHAS

PLAN

SHOWING THEREIN PLOT N^o B SURVEYED
UNDER SURVEY N^o 9/3 OF CUTTA
VILLAGE IN TISWADI TALUKA

SCALE = 1:1000

AREA OF PLOT B = 2597 SQ.MTS

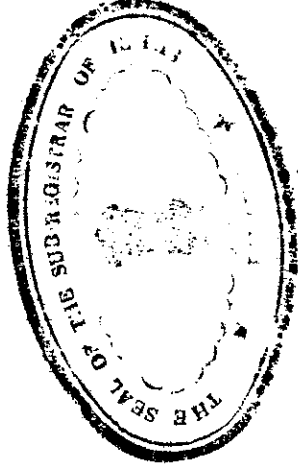


Registered No. 1478
at pages 147 to 151
Book No. 7 Volume No. 2178
Date 13/1/00

PREPARED BY
J. J. J.

CEL SO RODRIGUES
ATTORNEY GOVT SURVEYOR
20 PRIMEIRO BAIRRO
ST CRUZ TISWADI GOA

Registered No. 148
at pages 444 to 457
Book No. 7 Volume No. 2178
Date 13/1/10



Note of Return after document
will be returned on 13/1/10

Receved
~~Sub-Registrar~~

Receved

SUB-REGISTRAR
ILHAS

