

(Rupees One Lakh Forty Eight Thousand Five Hundred Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Neelkuh
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARANA BERRIER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD

भारत 28270 NON JUDICIAL गोंय
194426 SEP 27 2019
zero one four eight five zero zero 11:25
Rs. 0148500/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser... SHANAY DEVELOPERS

Nelson Antao - *Ant*

QPM - 451 - 2019
QPM - 1 - 447 - 2019



DEED OF SALE

THIS DEED OF SALE is made and entered into at Quepem-Goa of Quepem Taluka on this 27th day of September 2019:

Ant *Jos* *Bl*

BETWEEN

- (a) **SHRI. SANTAN JOAO FERNANDES**, son of Shri. Joao Fernandes, aged 76 years, married, occupation retired, having PAN No: [REDACTED] Aadhaar card no [REDACTED], mobile No: 9881712768 and his wife:
- (b) **SMT. MARIA SANTAN FERNANDES**, wife of Shri. Santan Joao Fernandes, aged 66 years, married, occupation household work, not having PAN Number, having Aadhaar card No: [REDACTED], mobile No: c/o. 9881712768, both Indian Nationals, both residents of H. No: 1129, near Govt. Primary School, Pontemol, Curchorem-Goa-403706, hereinafter referred to and called as “**VENDORS**”, (which expression shall unless repugnant to the context or meaning thereof shall mean and include them, their heirs, legal representatives, executors, administrators, assigns etc) **OF THE FIRST PART:**

AND

- (a) **M/S. SHANAY DEVELOPERS**, a partnership firm, duly registered with the Registrar of Firms, Margao, Salcete-Goa under No: MGO-F67-2018 dated 14/3/2018, having PAN No: [REDACTED] and registered office at H. No: 363/A, Madhegal, Kakoda, Curchorem-Goa-403706, represented herein by its partner **SHRI. NELSON ANTAO**, son of Shri. Custodio Antao, aged 40 years, married, occupation business, Indian National, resident of H. No: 363/A, Madhegal, Kakoda, Curchorem-Goa-403706, having Aadhaar card No: [REDACTED], mobile No: 9657867722, hereinafter referred to and called as “**PURCHASER**”, (which expression shall unless repugnant to the context or meaning thereof shall mean and include the said firm, the partners of the said firm, their heirs, legal representatives, executors, administrators, assigns etc) **OF THE SECOND PART:**

WHEREAS, in Village Curchorem of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa, within the limits of the Curchorem Cacora Municipal Council (earlier within the limits of Village Panchayat of Curchorem), there exists a landed property known as

(Signature) *(Signature)* *(Signature)*

“PONGUIRVALAVORIL MORDY BAGEAT” also known as **“PONTEMOL”**, described in the land registration office of Quepem under No: 1468 of Book B-7, enrolled in the Taluka revenue office under Matriz No: 56 and bounded as under:

On or to the East: By paddy field Ponguirvolla of Comunidade,

On or to the West: By wall beyond which lies the property
Mordi of the said Comunidade,

On or to the North: By property Sidibaga of Jose Micael Santana
Fernandes and

On or to the South: By the said wall (cerco)

The property described hereinabove shall be hereinafter referred to and called as **“SAID PROPERTY”** for the sake of brevity. The said property is more particularly described in Schedule I hereunder written.

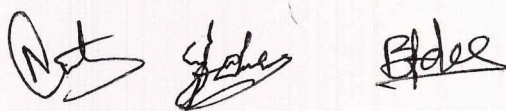
AND WHEREAS, by virtue of Deed of Sale dated 25/6/1966 which is duly registered in the office of the Sub-Registrar of Quepem at Quepem under No: 197 at pages 64 to 67 of Book No: I, Volume No: V dated 7/9/1966, a distinct and independent part/portion designated as lote No: 17 corresponding to 984/61733 of the said property was purchased by Smt. Rita Filomena De'Souza e Pereira. The said lote No: 17 admeasures an area of 1313 sq. meters and is surveyed for the purpose of record of rights under survey No: 137/4 of Village Curchorem of Quepem Taluka and is bounded as under:-

On or to the East:- By lote No: 14 of the same property of Crisna
V. Fodke bearing survey No: 137/6,

On or to the West:- By lote No: 18 of the same property of
Francisco Da Costa bearing survey No:
137/2,

On or to the North:- By lote No: 16 of the same property of Jose
Fernandes bearing survey No: 137/3 and

On or to the South: By public road



The lote No: 17 described hereinabove shall be hereinafter referred to and called as "SAID PLOT" for the sake of brevity. The said plot is more particularly described in Schedule II hereunder written.

AND WHEREAS, by virtue of Deed of Sale dated 29/4/1985 which is duly registered in the office of the Sub-Registrar of Quepem under No: 161 at pages 40 to 45 of Book No: I, Volume No: 82 dated 4/9/1985, the said plot was inturn purchased by the Vendor No: 1 from Smt. Rita Filomena De'Souza and her husband Shri. Eusebio Custodio Pereira.

AND WHEREAS, the Vendor No: 1 after the purchase of the said plot vide construction license bearing No: CCMC/Const.licence/89/F128/2374 dated 11/8/1989 constructed a residential house bearing H. No: 1129 in the said plot having an area of 118.74 sq. meters. The house described hereinabove shall be hereinafter referred to and called as "SAID HOUSE" for the sake of brevity. The said house is more particularly described in Schedule III hereunder written.

AND WHEREAS, the said plot and the said house existing therein described hereinabove jointly forms the subject matter of this Deed of Sale and shall be hereinafter jointly referred to and called as "SAID HOUSEHOLD PLOT" for the sake of brevity. The said household plot is more particularly described in Schedule IV hereunder written and is more particularly shown in the plan annexed hereto delineated in red.

AND WHEREAS, the Vendor No: 1 is married to Vendor No: 2 under the regime of Communion of Assets. The Vendors are thus the sole and exclusive owners in exclusive possession and enjoyment of the said household plot without any interference of whatsoever nature from whomsoever.

AND WHEREAS, the Purchaser being in construction line, the Vendors have approached the Purchaser and have requested the Purchaser to purchase and to develop the said household plot.

AND WHEREAS, the Purchaser has accepted the said request and as per the mutual understanding between the parties herein, the Purchaser herein has agreed to develop the said household plot upon its purchase for a total sale consideration of Rs. 49,50,000/- (Rupees Forty Nine lakhs fifty thousand only)



(i.e. Rs. 39,39,000/- towards the value of the said plot and Rs. 10,11,000/- towards the value of the said house, considering the fact that the said house is more than 30 years old) (Copy of construction license is hereto annexed)

AND WHEREAS, the sale consideration of Rs. 49,50,000/- (Rupees Forty Nine lakhs fifty thousand only) constitutes the fair and market value of the said household plot and accordingly appropriate stamp duty of Rs. 1,48,500/- is hereto paid.

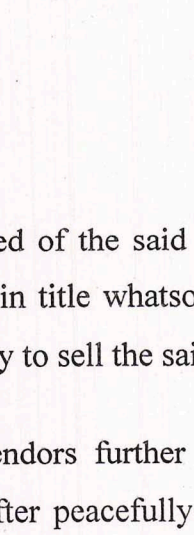
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In pursuance to the aforesaid agreement and in consideration of a sum of Rs. 49,50,000/- (Rupees Forty Nine lakhs fifty thousand only) which has been paid by the Purchaser to the Vendors, the payment and receipt of which sum being the complete value of the said household plot hereby sold, the Vendors do hereby admit and acknowledge of having received and paid to the Vendors and the Vendors do hereby sell, grant, transfer, convey, assign and assure onto the Purchaser forever the said household plot more particularly described in Schedule IV hereunder written and as shown in the plan annexed hereto delineated in red together with all its corresponding rights, title, interest, claim and demand whatsoever of the Vendors in or to the said household plot hereby transferred and every part thereof to have, to hold, to own, to possess and to enjoy the same forever unto the Purchaser peacefully and absolutely free from any interference from the Vendors or any person claiming through her.
2. The Vendors doth hereby covenant with the Purchaser as under:-
 - (a) That the said household plot hereby sold to the Purchaser is free from encumbrances and are not the subject to any previous mortgage, agreement, lien, charge or interest of any third party.
 - (b) The Vendors have a clear, legal and marketable title to the said household plot and hasve subsisting right to sell the said household plot to the Purchaser.
 - (c) That notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary, the Vendors are lawfully seized and

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possessed of the said household plot free from encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute authority to sell the said household plot to the Purchaser.

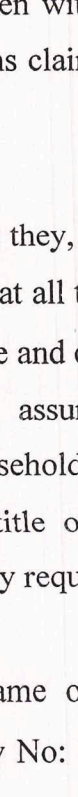
(d) The Vendors further covenants with the Purchaser that the Purchaser shall hereinafter peacefully and quietly hold, possess and enjoy the said household plot more particularly described in the Schedule IV hereunder written without any claim or demand from the Vendors or from the person or persons claiming through or under her.

The Vendors hereby undertake and covenant with the Purchaser that they, their heirs, executors, administrators, assigns shall from time to time and at all times hereinafter at the request and cost of the Purchaser shall do or execute and cause to be done all such lawful acts, deeds, things, conveyances, assurance whatsoever for the better and more perfectly assuring the said household plot and sign all documents as may be required for perfecting the title of the Purchaser to the said household plot hereby sold as may be reasonably required.

(f) The Vendors hereby give her no objection for mutating the name of the Purchaser in the occupant's column of the survey records of survey No: 137/4 of Village Curchorem of Quepem Taluka.

(g) The said plot is an independent plot belonging to the Vendors having independent survey plan and survey index exclusively in the name of the Vendor No: 1 and as such the NOC as required under section 49 (6) of the Town and Country Planning Act is not obtained being not required. (Copy of survey index and survey plan is hereto annexed)

(h) The Vendors declare that they do not belong to Schedule Caste or Schedule Tribe community and are not covered under the Notification No: RD/LND/LRC/318/77 dated: 21/08/1978. There is thus no bar for the execution of the said Deed of Sale.



SCHEDULE I OF THE SAID PROPERTY

Landed property known as "PONGUIRVOLAVORIL MORDY BAGEAT" also known as "PONTEMOL" situated in Village Curchorem of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa, within the limits of the Curchorem Cacora Municipal Council (earlier within the limits of Village Panchayat of Curchorem), described in the land registration office of Quepem under No: 1468 of Book B-7, enrolled in the Taluka revenue office under Matriz No: 56 and bounded as under:-

On or to the East: By paddy field Ponguirvolla of Comunidade,

On or to the West: By wall beyond which lies the property Mordi
of the said Comunidade,

On or to the North: By property Sidibaga of Jose Micael Santana
Fernandes and

On or to the South: By the said wall (cerco)

SCHEDULE II OF THE SAID PLOT

All that plot being lote No: 17 corresponding to 984/61733 of the said property described in Schedule I hereinabove admeasuring an area of 1313 sq. meters bearing survey No: 137/4 of Village Curchorem of Quepem Taluka and bounded as under:-

On or to the East:- By lote No: 14 of Krishna V. Fodke bearing
survey No: 137/6,

On or to the West:- By lote No: 18 of the same property of
Francisco Costa bearing survey No: 137/2,

On or to the North:-By lote No: 16 of the same property of
Jose Fernandes bearing survey No: 137/3
and

On or to the South: By public road



SCHEDULE III OF THE SAID HOUSE

All that house bearing H. No: 1129 having an area of 118.74 sq. meters existing in the said plot described in Schedule II hereinabove constructed vide construction license bearing No: CCMC/Const.licence/89/F128/2374 dated 11/8/1989.

SCHEDULE IV OF THE SAID HOUSEHOLD PLOT

All that said plot being lote No: 17 corresponding to 984/61733 of the said property described in Schedule I hereinabove having an area of 1313 sq. meters bearing survey No: 137/4 of Village Curchorem of Quepem Taluka (more particularly described in Schedule II hereinabove) alongwith the house existing therein bearing H. No: 1129 having an area of 118.74 sq. meters (more particularly described in Schedule III hereinabove) hereby sold by the Vendors to the Purchaser.

The said household plot is more particularly shown in the plan annexed hereto delineated in red.

IN WITNESS WHEREOF, the parties to this Deed have subscribed their respective hands on the date, month and the year hereinabove mentioned



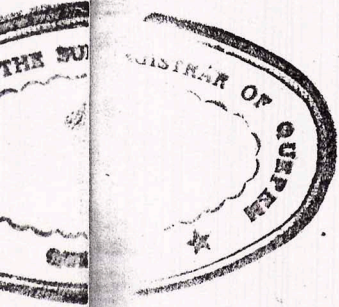
SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED "VENDORS"
OF THE FIRST PART:



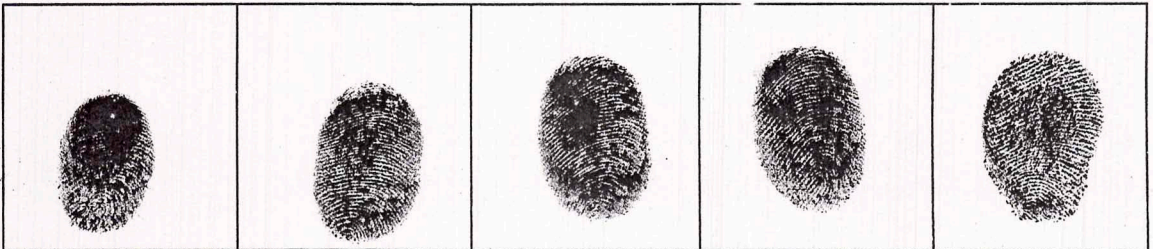
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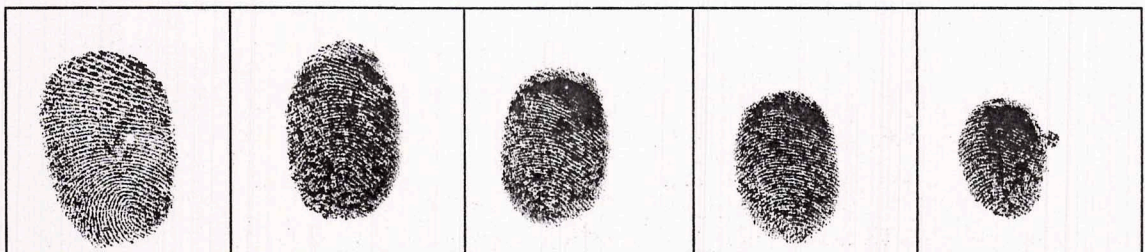
(SHRI. SANTAN JOAO FERNANDES)



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



[Handwritten signatures]
[Signature] *[Signature]* *[Signature]*

SIGNED, SEALED AND DELIEVERED
BY THE WITHINNAMED "VENDORS"
OF THE FIRST PART:

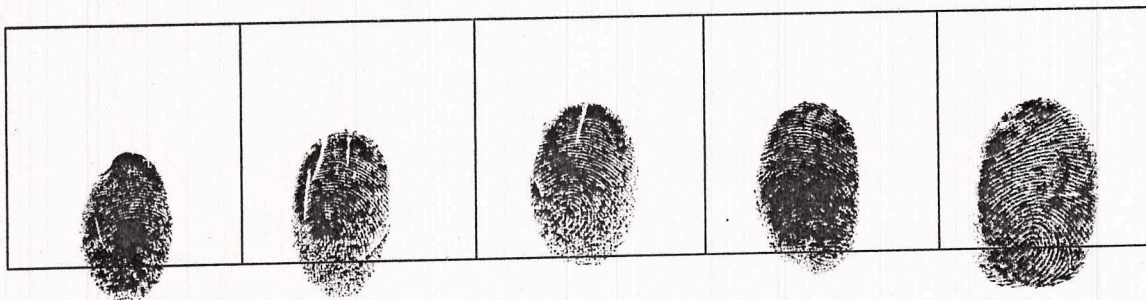


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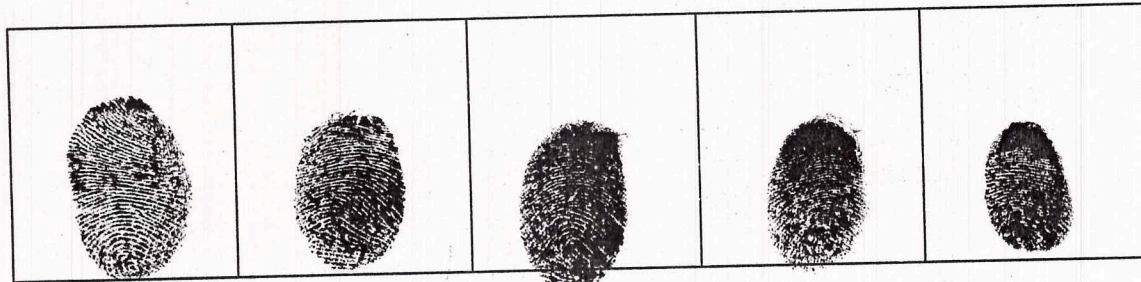
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(SMT. MARIA SANTAN FERNANDES)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



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SIGNED, SEALED AND DELIEVERED
BY THE WITHIN NAMED "PURCHASER"
OF THE SECOND PART:



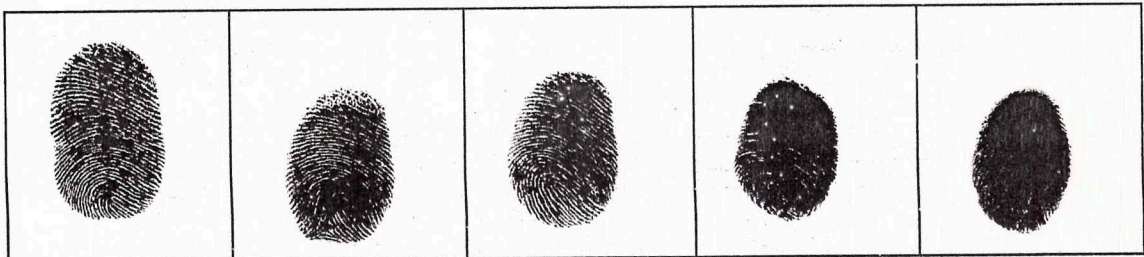
Ant

(M/S. SHANAY DEVELOPERS, through its
partner SHRI. NELSON ANTAO)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Ant *Shri. Nelson Antao* *Shri. Nelson Antao*

WITNESSES:-

1. Name: Arif N. Purulakar

Address: H.No. 315/1 Sasonamaddi,
Kafoda, Curchorem

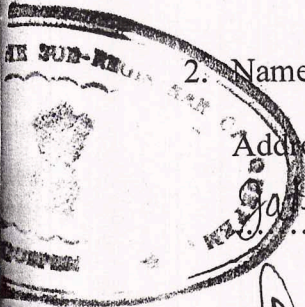
Arif N. Purulakar

2. Name: Nishwanth D. Naik

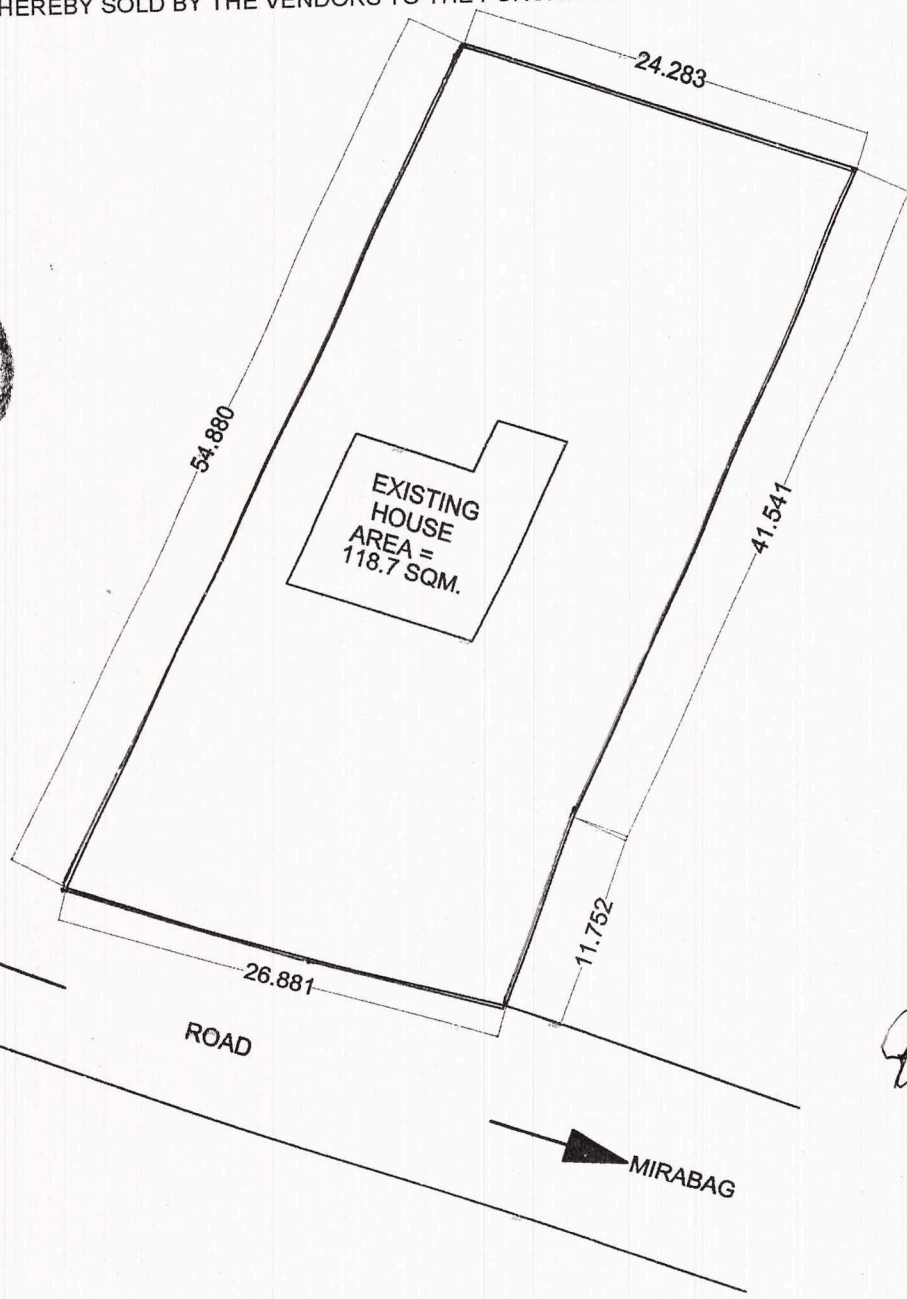
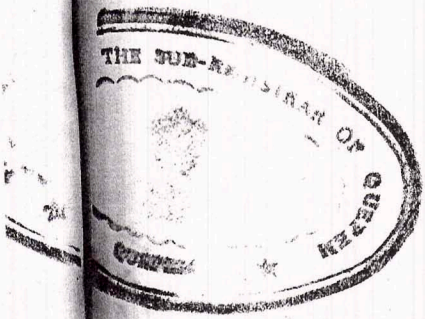
Address: H.No 398 Near Rly
Gate Curchorem Goa

Nishwanth D. Naik

Nishwanth D. Naik



IN SHOWING SAID HOUSEHOLD PLOT I.E. SAID PLOT ADMEASURING AN AREA OF 1313 SQMTS BEARING SURVEY NO. 137/4
 VILLAGE CURCHOREM OF QUEPEM TALUKA ALONG WITH THE HOUSE EXISTING THEREIN BEARING HOUSE NO. 1129
 HAVING AN AREA OF 118.74 SQM HEREBY SOLD BY THE VENDORS TO THE PURCHASER



John Bides

105

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ajit Narayan Parulekar, 63 , ,9890889211 , ,Business , Marital status : Married 403706, 315/1, 315/1, Sassonamordi Kakoda Curchorem-Goa Cacora, Quepem, SouthGoa, Goa			



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Oct-2019 11:10:08 am

Document Serial Number :- 2019-QPM-451

Presented at 11:10:13 am on 03-Oct-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	148500
2	Registration Fee	99000
3	Processing Fee	540
Total		248040

Stamp Duty Required : 148500

Stamp Duty Paid : 148500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nelson Antao , S/o - D/o Custodio Antao Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H No- 363-A Madhegal Kakoda Curcholem-Goa, Address2 - Margao Salcete-Goa, PAN No.: ADRFS3792H			



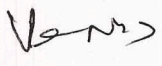
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Santan Joao Fernandes , S/o - D/o Joao Fernandes Age: 76, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - H No- 1129 near Govt Primary School Pontemol Curcholem-Goa, Address2 - , PAN No.: AFCPF4587J			
2	Maria Santan Fernandes , S/o - D/o Mr Fernandes Age: 66, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - H No- 1129 near Govt Primary School Pontemol Curcholem-Goa, Address2 - , PAN No.:			
3	Nelson Antao , S/o - D/o Custodio Antao Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H No- 363-A Madhegal Kakoda Curcholem-Goa, Address2 - Margao Salcete-Goa, PAN No.: ADRFS3792H			

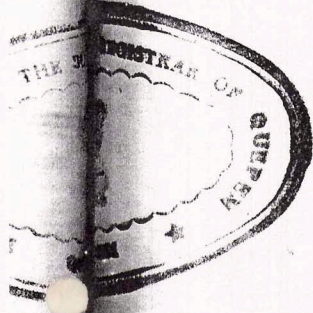
Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ajit Narayan Parulekar, 63 , , 9890889211 , , Business , Marital status : Married 403706, 315/1, 315/1, Sassonamordi Kakoda Curcholem-Goa Cacora, Quepem, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Vishwanath Damu Naik, 53 , ,9767641572 , ,Business , Marital status : Married 403706, 392, 392, Bhatnibag Curcholem-Goa Curcholem, Quepem, SouthGoa, Goa			

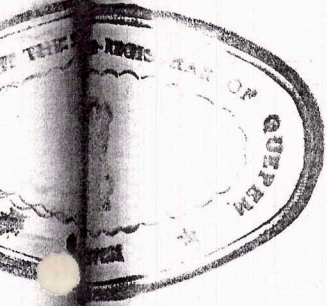
Desa
Sub Registrar
~~REGISTRAR~~
QUEPEM



Document Serial No:-2019-QPM-451

Book :- 1 Document
Registration Number :- **QPM-1-447-2019**
Date : 03-Oct-2019

Desa
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Quepem)
— CUM —
SUB - REGISTRAR
QUEPEM





गोवा GOA

476471

No. 1961 Place of Vendor Curchorem Date of issue 05/10/19

Value of Stamp Paper Rs. 1000/- (one thousand)

Name of Purchaser Shanay Developers

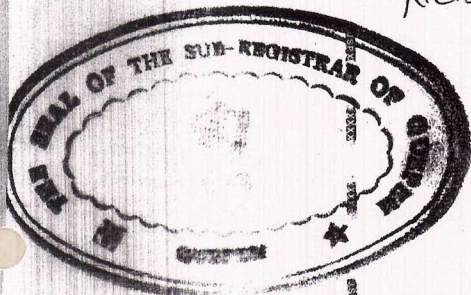
Residing at Curchorem - Goa

Signature of Vendor

Signature of Purchaser

MR. PASCOAL FERNANDES
CURCHOREM - GOA
Lic No.: JUD/VEN-LIc/2005/AC-1
Date: 03-11-2005

Nelson Antas



DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION to the DEED OF SALE dated 27/9/2019 is made and entered into at Quepem-Goa of Quepem Taluka on this 5th day of October 2019:

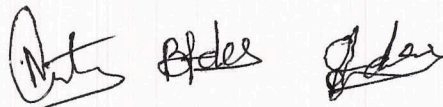
BETWEEN

- (a) **SHRI. SANTANO FERNANDES**, son of Shri. Joao Fernandes, aged 76 years, married, occupation retired, having PAN No: [REDACTED], Aadhaar card no: [REDACTED] mobile No: 9881712768 and his wife:
- (b) **SMT. MARIA SANTAN FERNANDES**, wife of Shri. Santano Fernandes, aged 66 years, married, occupation household work, not having PAN Number, having Aadhaar card No: [REDACTED] mobile No: c/o. 9881712768, both Indian Nationals, both residents of H. No: 1129, near Govt. Primary School, Pontemol, Curchorem-Goa-403706, hereinafter referred to and called as "VENDORS", (which expression shall unless repugnant to the context or meaning thereof shall mean and include them, their heirs, legal representatives, executors, administrators, assigns etc) **OF THE FIRST PART:**

AND

- (a) **M/S. SHANAY DEVELOPERS**, a partnership firm, duly registered with the Registrar of Firms, Margao, Salcete-Goa under No: MGO-F67-2018 dated 14/3/2018, having PAN No: [REDACTED] and registered office at H. No: 363/A, Madhegal, Kakoda, Curchorem-Goa-403706, represented herein by its partner **SHRI. NELSON ANTAO**, son of Shri. Custodio Antao, aged 40 years, married, occupation business, Indian National, resident of H. No: 363/A, Madhegal, Kakoda, Curchorem-Goa-403706, having Aadhaar card No: [REDACTED] mobile No: 9657867722, hereinafter referred to and called as "PURCHASER", (which expression shall unless repugnant to the context or meaning thereof shall mean and include the said firm, the partners of the said firm, their heirs, legal representatives, executors, administrators, assigns etc) **OF THE SECOND PART:**

WHEREAS, in Village Curchorem of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa, within the limits of the Curchorem Cacora Municipal Council (earlier within the limits of Village Panchayat of Curchorem), there exists a landed property known as



“PONGUIRVALAVORIL MORDY BAGEAT” also known as **“PONTEMOL”**, described in the land registration office of Quepem under No: 1468 of Book B-7, enrolled in the Taluka revenue office under Matriz No: 56 and bounded as under:

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On or to the West: By wall beyond which lies the property
Mordi of the said Comunidade,

On or to the North: By property Sidibaga of Jose Micael Santana
Fernandes and

On or to the South: By the said wall (cerco)

The property described hereinabove shall be hereinafter referred to and called as **“SAID PROPERTY”** for the sake of brevity. The said property is more particularly described in Schedule I hereunder written.

AND WHEREAS, by virtue of Deed of Sale dated 25/6/1966 which is duly registered in the office of the Sub-Registrar of Quepem at Quepem under No: 197 at pages 64 to 67 of Book No: I, Volume No: V dated 7/9/1966, a distinct and independent part/portion designated as lote No: 17 corresponding to 984/61733 of the said property was purchased by Smt. Rita Filomena De'Souza e Pereira. The said lote No: 17 admeasures an area of 1313 sq. meters and is surveyed for the purpose of record of rights under survey No: 137/4 of Village Curchorem of Quepem Taluka and is bounded as under:-

On or to the East:- By lote No: 14 of the same property of Crisna
V. Fodke bearing survey No: 137/6,

On or to the West:- By lote No: 18 of the same property of
Francisco Da Costa bearing survey No:
137/2,

On or to the North:- By lote No: 16 of the same property of Jose
Fernandes bearing survey No: 137/3 and

On or to the South: By public road

(Handwritten signatures)

The lote No: 17 described hereinabove shall be hereinafter referred to and called as **"SAID PLOT"** for the sake of brevity. The said plot is more particularly described in Schedule II hereunder written.

AND WHEREAS, by virtue of Deed of Sale dated 29/4/1985 which is duly registered in the office of the Sub-Registrar of Quepem under No: 161 at pages 40 to 45 of Book No: I, Volume No: 82 dated 4/9/1985, the said plot was inturn purchased by the Vendor No: 1 from Smt. Rita Filomena De'Souza and her husband Shri. Eusebio Custodio Pereira.

AND WHEREAS, the Vendor No: 1 after the purchase of the said plot vide construction license bearing No: CCMC/Const.licence/89/F128/2374 dated 11/8/1989 constructed a residential house bearing H. No: 1129 in the said plot having an area of 118.74 sq. meters. The house described hereinabove shall be hereinafter referred to and called as **"SAID HOUSE"** for the sake of brevity. The said house is more particularly described in Schedule III hereunder written.

AND WHEREAS, the said plot and the said house existing therein described hereinabove are jointly referred to and called as **"SAID HOUSEHOLD PLOT"** for the sake of brevity. The said household plot is more particularly described in Schedule IV hereunder written.

AND WHEREAS, by virtue of Deed of Sale dated 27/9/2019 which is duly registered in the office of the Sub-Registrar of Quepem at Quepem under Book-1 Document, Registration No: QPM-1-447-2019 dated 3/10/2019, the Vendors herein have sold the said household plot to the Purchaser herein. The Deed of Sale dated 27/9/2019 mentioned hereinabove shall be hereinafter referred to and called as **"SAID DEED OF SALE"** for the sake of brevity.

AND WHEREAS, in the said Deed of Sale, the name of the Vendor No: 1 at serial No: (a) on page 2, line 1 so also on page 9 of the said Deed of Sale is mentioned as **"SHRI. SANTAN JOAO FERNANDES"** instead of **"SHRI. SANTANO FERNANDES"**. Similarly, the name of the husband of the Vendor No: 2 at serial No: (b) on page 2 line 1 after the words "wife of" is mentioned as **"SHRI. SANTAN JOAO FERNANDES"** instead of **"SHRI. SANTANO FERNANDES"**.



Three handwritten signatures in black ink, likely representing the parties involved in the deed of sale.

AND WHEREAS, the parties herein were not aware of the said fact and the said fact came to the knowledge of the parties herein when the copy of the said Deed of Sale was minutely perused.

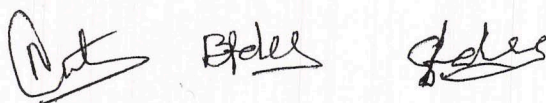
AND WHEREAS, the parties herein as such in order to avoid future complications desire to replace the said names by replacing the name of the Vendor No: 1 at serial No: (a) on page 2, line 1 so also on page 9 of the said Deed of Sale from "SHRI. SANTAN JOAO FERNANDES" to "SHRI. SANTANO FERNANDES" so also the name of the husband of the Vendor No: 2 at serial No: (b) on page 2 line 1 after the words "wife of" from "SHRI. SANTAN JOAO FERNANDES" to "SHRI. SANTANO FERNANDES". Hence this Deed of Rectification.

NOW THEREFORE THIS DEED OF RECTIFICATION WITNESSETH AS UNDER:-

1. In pursuance to the above, the name of the Vendor No: 1 as found recorded at serial No: (a) on page 2, line 1 so also on page 9 of the said Deed of Sale as "SHRI. SANTAN JOAO FERNANDES" be deemed to have been cancelled/deleted and shall be read as "SHRI. SANTANO FERNANDES". Similarly, the name of the husband of the Vendor No: 2 as found recorded at serial No: (b) on page 2 line 1 after the words "wife of" of the said Deed of Sale as "SHRI. SANTAN JOAO FERNANDES" be deemed to have been cancelled/deleted and shall be read as "SHRI. SANTANO FERNANDES".
2. Save and except the aforesaid changes, the rest of the contents of the said Deed of Sale shall remain intact and unchanged.
3. That this Deed of rectification shall form part and parcel of the said Deed of Sale (Principal Deed of Sale dated: 27/9/2019) and shall be read along with the same.

SCHEDULE I OF THE SAID PROPERTY

Landed property known as "PONGUIRVOLAVORIL MORDY BAGEAT" also known as "PONTEMOL" situated in Village Curchorem of Taluka and Sub-District of Quepem, District of South Goa and the State of Goa,



within the limits of the Curchorem Cacora Municipal Council (earlier within the limits of Village Panchayat of Curchorem), described in the land registration office of Quepem under No: 1468 of Book B-7, enrolled in the Taluka revenue office under Matriz No: 56 and bounded as under:-

On or to the East: By paddy field Ponguirvolla of Comunidade,

On or to the West: By wall beyond which lies the property Mordi
of the said Comunidade,

On or to the North: By property Sidibaga of Jose Micael Santana
Fernandes and

On or to the South: By the said wall (cerco)

SCHEDULE II OF THE SAID PLOT

All that plot being lote No: 17 corresponding to 984/61733 of the said property described in Schedule I hereinabove admeasuring an area of 1313 sq. meters bearing survey No: 137/4 of Village Curchorem of Quepem Taluka and bounded as under:-

On or to the East:- By lote No: 14 of Krishna V. Fodke bearing
survey No: 137/6,

On or to the West:- By lote No: 18 of the same property of
Francisco Costa bearing survey No: 137/2,

On or to the North:-By lote No: 16 of the same property of
Jose Fernandes bearing survey No: 137/3
and

On or to the South: By public road

SCHEDULE III OF THE SAID HOUSE

All that house bearing H. No: 1129 having an area of 118.74 sq. meters existing in the said plot described in Schedule II hereinabove constructed vide



construction license bearing No: CCMC/Const.licence/89/F128/2374 dated 11/8/1989.

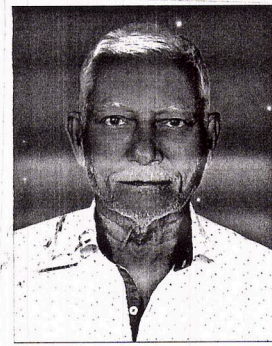
SCHEDULE IV OF THE SAID HOUSEHOLD PLOT

All that said plot being lote No: 17 corresponding to 984/61733 of the said property described in Schedule I hereinabove having an area of 1313 sq. meters bearing survey No: 137/4 of Village Curchorem of Quepem Taluka (more particularly described in Schedule II hereinabove) alongwith the house existing therein bearing H. No: 1129 having an area of 118.74 sq. meters (more particularly described in Schedule III hereinabove) hereby sold by the Vendors to the Purchaser.

IN WITNESS WHEREOF, the parties to this Deed have subscribed their respective hands on the date, month and the year hereinabove mentioned

N. S. Bales *J. S. Bales*

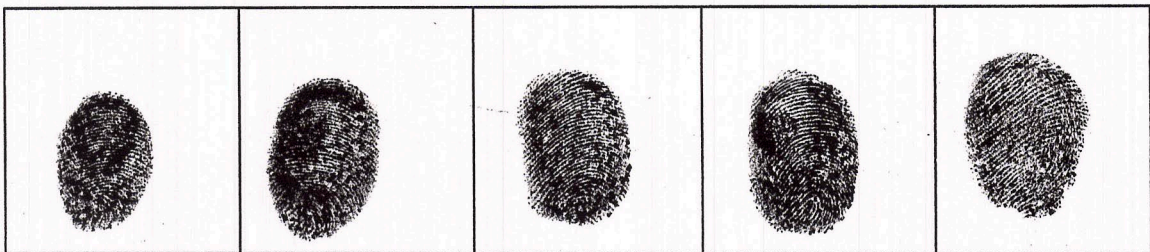
SIGNED, SEALED AND DELIEVERED
BY THE WITHINNAMED "VENDORS"
OF THE FIRST PART:



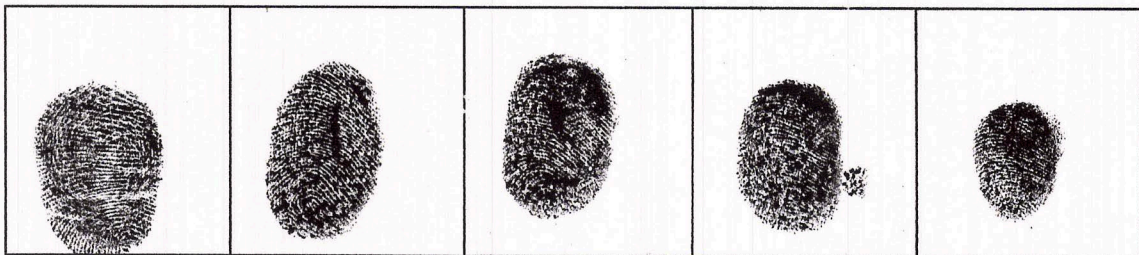
S

.....
Santano Fernandes
(SHRI. SANTANO FERNANDES)

LEFT HAND FINGER PRINTS

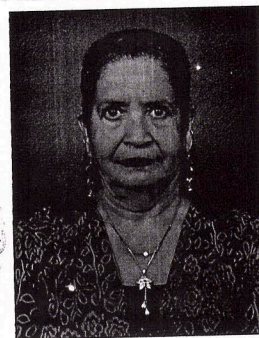


RIGHT HAND FINGER PRINTS



Not *Bfdee* *Santano*

SIGNED, SEALED AND DELIEVERED
BY THE WITHINNAMED "VENDORS"
OF THE FIRST PART:



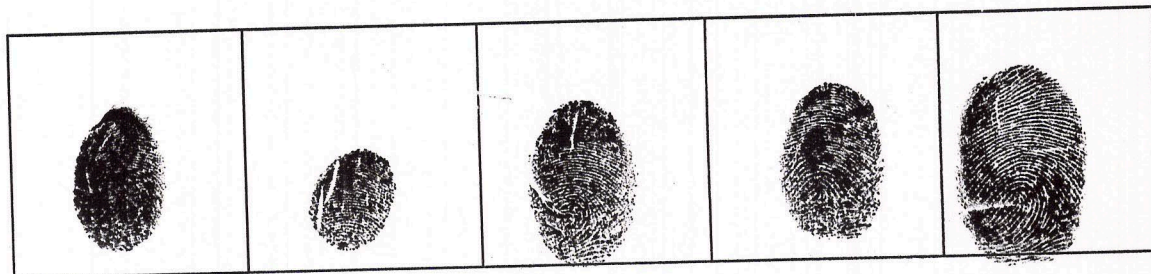
Bdees

Bdees

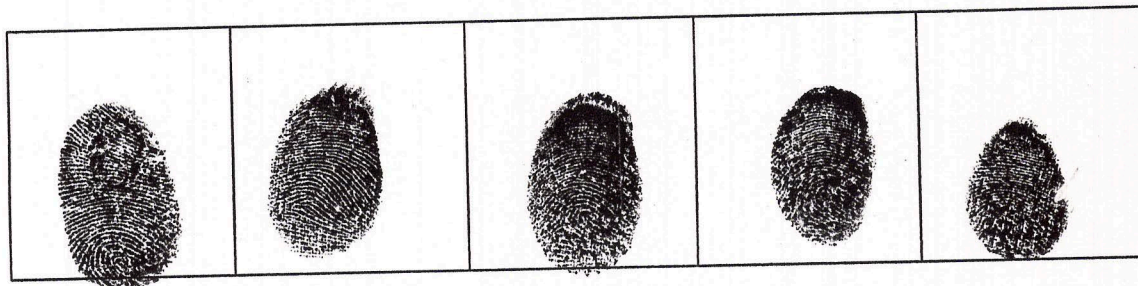
Bdees

(SMT. MARIA SANTAN FERNANDES)

LEFT HAND FINGER PRINTS

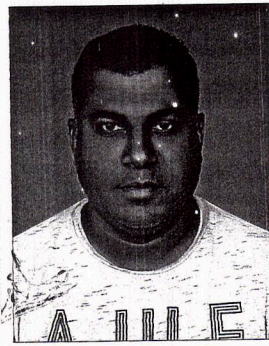


RIGHT HAND FINGER PRINTS



Anty *Bdees* *Jales*

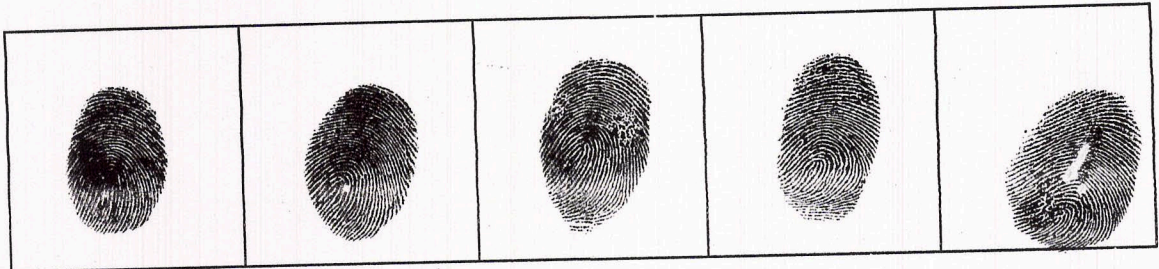
SIGNED, SEALED AND DELIEVERED
BY THE WITHINNAMED "PURCHASER"
OF THE SECOND PART:



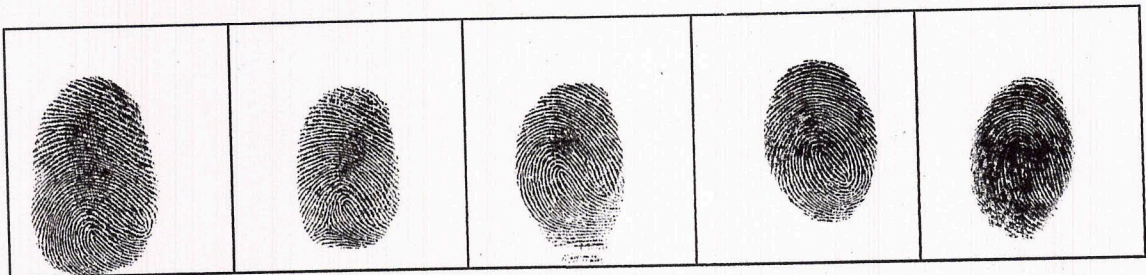
Ant

(M/S. SHANAY DEVELOPERS, through its
partner SHRI. NELSON ANTAO)

LEFT HAND FINGER PRINTS

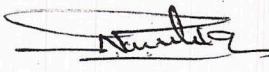


RIGHT HAND FINGER PRINTS



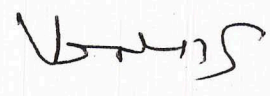
Ant *Shri* *Antao*

WITNESSES:-

1. Name: ..Ajit Narayan Parulekar 

Address: H.No. 315/1.. Sardonmeddi.

..Kulkoda, Curchorem Co A

2. Name: Vishwanath D. Nalke 

Address: Near Rly gate HNo 392

Curchorem Co A



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Oct-2019 12:10:34 pm

Document Serial Number :- 2019-QPM-458

Presented at 11:10:31 am on 07-Oct-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	490
Total		2490

Stamp Duty Required : 1000

Stamp Duty Paid : 1000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nelson Antao ,S/o - D/o Custodio Antao Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H No 363 A Madhegal Kakoda Curchorem-Goa, Address2 - Margao Salcete-Goa, PAN No.: ADRFS3792H			



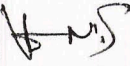
Executer

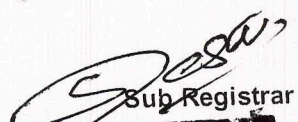
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Santano Fernandes ,S/o - D/o Joao Fernandes Age: 76, Marital Status: Married , Gender:Male, Occupation: Other, Address1 - H No- 1129 Near Govt Primary School Pontemol Curchorem-Goa, Address2 - , PAN No.: AFCPF4587J			
2	Maria Santan Fernandes ,S/o - D/o Mr Fernandes Age: 66, Marital Status: Married , Gender:Female, Occupation: Housewife, Address1 - H No 1129 Near Govt Primary School Pontemol Curchorem Goa, Address2 - , PAN No.:			
3	Nelson Antao ,S/o - D/o Custodio Antao Age: 40, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - H No 363 A Madhegal Kakoda Curchorem-Goa, Address2 - Margao Salcete-Goa, PAN No.: ADRFS3792H			

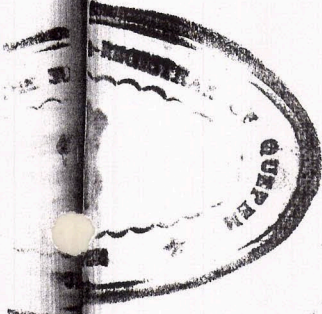
Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ajit Narayan Parulekar, 63 , ,9890889211 , ,Business , Marital status : Married 403706, 315/1, 315/1, Sassonamoddi Kakoda Curchorem-Goa Cacora, Quepem, SouthGoa, Goa			

NO	Party Name and Address	Photo	Thumb	Signature
2	Vishwanath Damu Naik, 53 , ,9890889211 , ,Business , Marital status : Married 403706, 392, 392, Bhatnibag Curchorem-Goa Curchorem, Quepem, SouthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
QUEPEM



Document Serial No:-2019-QPM-458

Book :- 1 Document

Registration Number :- **QPM-1-454-2019**

Date : 07-Oct-2019


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

CIVIL REGISTRAR

— CUM —

SUB - REGISTRAR

QUEPEM