

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.M.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STP(V)/C.R./35/23/2011-RD



भारत 05323
117282
NON JUDICIAL गोवा
JUL 30 2015
10:39
PB7122

FOR CITIZEN CREDIT
CO-OP BANK LTD

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AUTHORISED SIGNATORY

INDIA STAMP DUTY GOA

Name of Purchaser: VISHWAS WAREHOUSING AND
TRADING PVT. LTD.

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.M.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STP(V)/C.R./35/23/2011-RD



भारत 05322
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NON JUDICIAL गोवा
JUL 30 2015
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PB7122

FOR CITIZEN CREDIT
CO-OP BANK LTD

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INDIA STAMP DUTY GOA

Name of Purchaser: VISHWAS WAREHOUSING AND
TRADING PVT. LTD.



DEED OF SALE

THIS DEED OF SALE is entered into at Vasco-da- Gama, on this 30th day of the
month of July, of the year Two Thousand and Fifteen, (2015), by and

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CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL,
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STPMV/C.R./15/11/2011-40

CITIZEN CREDIT
CO-OP BANK LTD

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AUTHORISED SIGNATORY

भारत 05321
115289



NON JUDICIAL गोवा
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PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: VISHWAS WAREHOUSING A
TRADING PVT. LTD.

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL,
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STPMV/C.R./15/11/2011-40

CITIZEN CREDIT
CO-OP BANK LTD

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AUTHORISED SIGNATORY

भारत 05320
115284



NON JUDICIAL गोवा
JUL 30 2015

10:37

PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: VISHWAS WAREHOUSING A
TRADING PVT. LTD.

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL,
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STPMV/C.R./15/11/2011-40

CITIZEN CREDIT
CO-OP BANK LTD

Handwritten Signature
AUTHORISED SIGNATORY

भारत 05319
151289



NON JUDICIAL गोवा
JUL 30 2015

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PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: VISHWAS WAREHOUSING A
TRADING PVT. LTD.

DEED OF SALE

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Handwritten Signature

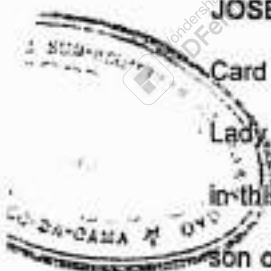
BETWEEN

(1) MRS. FLORA LORETTA SEQUEIRA alias SEQUEIRA LORETTA FLORA DOREEN LUCIA alias LORETTA FLORES, daughter of late Julius Sequeira and wife of late Dr. Gil Henrique Andre Flores, aged 62 years, housewife, Canadian National, having PIO Card No. [REDACTED], holder of PAN Card No. [REDACTED] presently residing at AFF2, 1st Floor, Imperial Garden, Mazilwado, Benaulim, Salcete, Goa; (2) MRS. MICHELLE DENISE FLORES, daughter of late Dr. Gil Henrique Andre Flores, aged 38 years, Speech Pathologist, having PIO Card No. [REDACTED], holder of PAN Card No. [REDACTED], and her husband; (3) MR. NEVILLE ZUZARTE, son of Nemorio Zuzarte, aged 43 years, Service, having PIO Card No. P0552430, (4) MS KAREN JUNE FLORES, daughter of late Dr. Gil Henrique Andre Flores, aged 34 years, Public Relations Officer, unmarried, having PIO Card No. [REDACTED], holder of PAN Card No. [REDACTED], (5) MR CARLOS JULIO FLORES, son of late Gil Henrique Andre Flores, aged 31 years, Financial Advisor, bachelor, having PIO Card No. [REDACTED] holder of PAN Card No. [REDACTED], all residents of 1290, Playter Place, Oakville, Ontario L6M 2V3, Canada, Vendors Nos. 2 to 5, represented by their Attorney MS. MARIA DELIA FLORES, daughter of late Carlos Ernesto Melo Flores, aged 82 years, spinster, Indian National, resident of AFF2, 1st Floor, Imperial Garden, Benaulim, Salcete, Goa, having PAN Card No. [REDACTED], by virtue of General Power of attorney [REDACTED], executed before the Consulate General of India Mr. Dilip Kumar Chawla, Vice-Consul (CPV) at Toronto under Ref. No. [REDACTED] hereinafter referred to as the FIRST SET OF VENDORS (which expression shall unless repugnant to the context and/or meaning thereof be deemed to include their respective heirs, legal representatives, successors, executors, administrators and/or assigns) of the FIRST PART;

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A N D



(2) **M & M SPACE DEALS**, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at 13, Our Lady of Guia Building, Second Floor, Vasco da Gama, Mormugao, Goa holder of PAN Card No. [REDACTED] and herein, represented through its Partners, (1) **MR. AGNELO FRANCISCO JOSE DE MENDONSA**, son of late Paulo Inocencio de Mendonsa, having PAN Card No. [REDACTED], aged 74 years, businessman, resident of 3 and 4, Our Lady of Guia Building, 1st Floor, Vasco da Gama, Mormugao, Goa, represented in this Act by his duly constituted Attorney **MR. BRYAN NICHOLAS SOARES**, son of Valent Soares, aged 48 years, married, Architect, Indian National, having Office at Vikas Building, Ground Floor, Next to Pharmacy College, St. Inez, Panaji, Goa, holder of PAN Card No. [REDACTED], by virtue of General Power of attorney [REDACTED] executed before Adv. Vimmy V. Redkar alias Devika D. Korgaonkar, Notary, with office at Laxmi Narayan Niwas, FF-2, 1ST Floor, Belabai, Vasco-da-Gama, Goa, 403 802 [REDACTED] and (2) **MR. MANUEL ANTONIO DIAS**, son of Minguel I. Dias, having PAN Card No. [REDACTED] aged 45 years, businessman, resident of House no. 103, Gina, Chicalim, Mormugao, Goa, hereinafter referred to as the **SECOND SET OF VENDORS** (which expression shall unless repugnant to the context and meaning thereof be deemed to include its Partners as and when admitted, its successors in title, executors, administrators and/or assigns) of the **SECOND PART**;

A N D

(3) **MRS. BERNADETE CONCEICAO DE MENDONSA**, wife of Agnelo F. J. Mendonsa, married under the Regime of Communion of Assets, having PAN

14 CHV7449 [Signature] S. B. Bernadete 3

Card No. [REDACTED], aged 70 years, housewife, resident of 3 and 4, Our Lady of Guia Building, 1st Floor, Vasco da Gama, Mormugao, Goa, and MRS. BERFILLA MATILDA PEREIRA e DIAS, wife of Manuel Antonio Dias, married under the Regime of Communion of Assets, having PAN Card No. [REDACTED], aged 39 years, housewife, resident of House no. 103, Gina, Chicalim, Mormugao, Goa, hereinafter referred to as the CONFIRMING PARTY (which expression shall unless repugnant to the context and/or meaning thereof be deemed to include their respective heirs, legal representatives, successors, executors, administrators and/or assigns) of the THIRD PART;

A N D

M/S. VISHWAS WAREHOUSING AND TRADING PRIVATE LIMITED, a Private Limited Company, incorporated under the Company's Act 1956, and having its office at Suvarn Bandekar Bldg, P.O. Box No. 11, Swatantra Path, Vasco-Da-Gama, Goa, holder of PAN Card No. [REDACTED], represented herein by its director MR. SUVARN RAJARAM BANDEKAR, son of late Mr. Rajaram Bandekar, aged 62 years, Industrialist, resident of 'Raj Tara', near Tilak Maidan, Vasco da Gama, Mormugao, Goa, duly authorised vide resolution of the Board of Director dated [REDACTED], hereinafter called the PURCHASER (which expression shall unless repugnant to the context and meaning thereof be deemed to include its successors in title and/or interest, executors, administrators and/or assigns) of the OTHER PART;

WHEREAS the FIRST SET OF VENDORS and the SECOND SET OF VENDORS have represented to the PURCHASER:

1st Party B. S. B. Bandekar

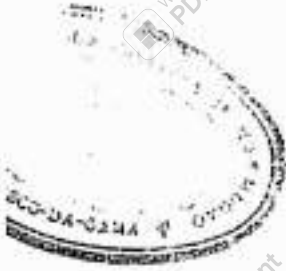
1. THAT they were the owners in possession of all that part and parcel of the property constituting half of the property "VADACHY GALLY" or "GALLI GRANDE" originally belonging to the Comunidade of Chicolna, as recorded in the Book of Land Registers of the said Comunidade, (livro de Tombo) bearing no. 2nd B of the said Comunidade of Chicolna.

2. THAT half of the said larger property "VADACHY GALLY" or "GALLI GRANDE" was granted in emphytheusis by the said Comunidade to Maria Matildes Verodiana de Flores de Ázaredo, while the other half of the said larger property "VADACHY GALLY" or "GALLI GRANDE", was granted in emphytheusis to Luis Leopoldo Flores, as certified vide certificate dated 31st January 2006, issued by the office of the Comunidade of Chicolna, based on the record of the Comunidade existing in archives of the Comunidade, certifying that the said grant is recorded at serial no. 61 and 65 of page 26, serial no. 67 of page 26 of book 2 B, and as per the index of the Taluka Revenue Office of Mormugao Taluka, the said emphytheusis (aforamento) of the said larger property "VADACHY GALLY" or "GALLI GRANDE" is recorded in the revenue records under no. 165, of the village of Chicolna, in the name of the said Maria Matildes Verodiana de Flores de Azaredo and said Luis Leopoldo Flores of Velsao respectively and the said larger property VADACHY GALLY is not found registered in the Land Registration Office of Mormugao Taluka.

3. THAT in the survey records of the Village of Chicolna, promulgated in the year 1974, the half of the said larger property "VADACHY GALLY"

4. *Matildes* *Luis* *Ázaredo* *S. Azaredo* 5

or "GALLI GRANDE" allotted to Maria Matildes Verodiana de Flores de Azaredo, was identified in the promulgated survey records of village of Chicolna, carried under the provision of Land Revenue Code under Survey No. 1/1 and the other half of the said larger property "VADACHY GALLY" or "GALLI GRANDE" granted to Luis Leopoldo Flores, was identified in the promulgated survey records of village of Chicolna, under no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3.



4. THAT the subject matter of this instrument of sale is a plot of land admeasuring 16,000 (Sixteen Thousand) square metres, forming a part and parcel of the said half of the larger property "VADACHY GALLY" or "GALLI GRANDE", admeasuring 37,900 (Thirty Seven Thousand Nine Hundred) square metres, originally allotted to the said Luis Leopoldo Flores, which was initially on promulgation surveyed under survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3, which property admeasuring 37,900 (Thirty Seven Thousand Nine Hundred) square metres is better described in SCHEDULE I hereto annexed and is hereinafter referred to as the 'said property' for the sake of brevity and convenience and is delineated in the Plan hereto annexed with Blue boundary line.

5. THAT in the occupants column in Form I & XIV maintained under the provisions of the Land Revenue Code, the name of Carolina Figueredo Flores, appeared as occupant of the said property at the time of promulgation of the said property promulgated under survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3 and the name of

It contains  *11/11/11*

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7. THAT by Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-

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I/TNC/BOG/7/2011(JM-II), the name of the said Vicente Fernandes has been ordered to be deleted consequent upon the failure by the said party to prove that he was a tenant of survey no. 2/1 and 2/7 of the said property and the FIRST SET OF VENDORS having established that the said name figuring in the tenants column was liable to be struck off and that the said Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-I/TNC/BOG/7/2011(JM-II), has become final for want of appeal.



8. THAT by Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-II/TNC/BOG/5/2011, the name of the said Caetano Gama has been ordered to be deleted consequent upon the failure by the said party to prove that he was a tenant of survey no. 3/2 and 2/4 of the said property and the FIRST SET OF VENDORS having established that the said name figuring in the tenants column was liable to be struck off and that the said Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-II/TNC/BOG/5/2011, has become final for want of appeal.

9. THAT similarly by Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-I/TNC/BOG/6/2011(JM-II), the name of the said Shanu Fernandes has been ordered to be deleted consequent upon the failure by the said party to prove that he was a tenant of survey no. 2/5 of the said property and the FIRST SET OF VENDORS having established that the said name figuring in the tenants column was liable to be struck off

15 March 2012
S. I. Fernandes 8

12. THAT by a Will dated 5th June 1953, recorded in the Judicial Division of Salcete, in the books of the then Notary Public, Anandrao Babu Kamat Redkar, the said Maria Carolina Angela de Piedade Figueiredo, the widow of Carlos Ernesto de Melo Flores e Azaredo, instituted her two sons Luis Leopoldo Flores and Gil Henrique Andre Flores as universal heirs of her disposable share, bequeathing to them the said respective

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shares in equal parts and reserving the Usufruct of the same to her two unmarried daughters Maria Francisca Conceicao Flores and Maria Della Flores.



13. THAT the said Maria Carolina Angela da Piedade Figueiredo e Flores expired on 14-08-1971, leaving behind (1) Maria Amelia Leopoldina da Piedade Azaredo e Flores and her husband Caetano Filipe Sebastiao da Silva, (2) Maria Clara Antonia Flores and her husband Francisco Luis Gomes, (3) Maria Francisca Conceicao Flores, spinster, (4) Maria Delia Flores, spinster, (5) Luis Leopoldo Flores and his wife Elsa Imelda Fatima Mendonca e Flores, (6) Gil Henrique Andre Flores and his wife Mrs. Flora Loretta Sequeira e Flores, and (7) Maria Olinda Quiteria Flores married to Henrique de Souza Figueiredo.

14. THAT by a Deed of Succession and Relinquishment dated 09-09-1971, executed in the Notarial office of the Judicial Division of Salcete before Domingos Antonio Conceicao Morias Ex-Officio Notary Public of the Notarial office of the Judicial Division of Salcete and recorded in his books at page 17 overleaf onwards of book no. 1259, the said Maria Amelia Leopoldina da Piedade Azaredo e Flores and her husband Caetano Filipe Sebastiao da Silva, Maria Clara Antonia Flores and her husband Francisco Luis Gomes, Maria Francisca Conceicao Flores, spinster and Maria Delia Flores, spinster relinquished and/or ceded in favour of the other co-heirs all the gross and indivisible right to the inheritance of the late mother/mother-in-law Maria Carolina Angela da Piedade Figueiredo e Flores in terms of Article 2029 of the Portuguese Civil Code.

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15. THAT in view of the Will dated 5th June, 1953, by the said Maria Carolina Angela da Piedade Figueiredo e Flores instituting her two sons Luis Leopoldo Flores and Gil Henrique Andre Flores as heirs of her free and disposable quota and the relinquishment by (1) Maria Amelia Leopoldina da Piedade Azaredo e Flores and her husband Caetano Filipe Sebastiao Da Silva, (2) Maria Clara Antonia Flores and her husband Francisco Luis Gomes, (3) Maria Francisca Conceicao Flores, spinster, and (4) Maria Delia Flores, spinster, under the Deed of Succession and Relinquishment dated 09-09-1971, the said Luis Leopoldo Flores, Gil Henrique Andre Flores and Maria Olinda Figueiredo e Flores became the only and universal heirs of the said Maria Carolina Angela da Piedade Figueiredo e Flores.

16. THAT by a Deed of Sale dated 15-07-1980, duly registered with the Office of the Sub-Registrar of Salcete at Margao, under No. 32 at Pages 191 to 194, of Book IV, Volume 9, dated 16-09-1981, the said Maria Olinda Quilteria Flores and her husband Henrique de Souza Figueiredo alias Henry Manoel Joseph Salvador Souza, transferred their absolute right, title and interest to the illiquid and undivided share to the inheritance of their mother/mother in law the said Maria Carolina Angela da Piedade Figueiredo e Flores who expired at Margao on 14-08-1971, in favor of the said Luis Leopoldo Flores and Gil Henrique Andre Flores for a consideration and on terms covenanted in the said instrument.

17. THAT subsequently by a Deed of Partition dated 17-7-1980, executed before the Sub-Registrar of Mormugao and presented for registration

16. 07/1980 *[Signature]* *[Signature]* *[Signature]*
S. L. B. ...



under serial no.247 dated 23rd July 1980, the said Luis Leopoldo Flores and his wife Elsa Imelda Fatima Mendonca Flores and Gil Henrique Andre Flores and his wife Mrs. Flora Loretta Sequeira, alias Sequeira Loretta Flora Doreen Lucia alias Loretta Flores namely the party at serial no. 1 of the **FIRST SET OF VENDORS**, divided and partitioned the properties inherited by them from their parents by allotting exclusive and separate properties by the Family Settlement recorded in the said instrument where by the portion of the said property namely the property identified under survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, which was listed at item no. 14 in Schedule I to the said instrument, came to be allotted to the said Gil Henrique Andre Flores and his wife Mrs. Flora Loretta Sequeira e Flores, namely the party at serial no. 1 of the **FIRST SET OF VENDORS**.

18. THAT the said Luis Leopoldo Flores expired on 30th April 2002, leaving behind his widow Elsa Imelda Fatima Florence Mendonca Flores as his moiety holder and his two daughters namely Maria Carolina Amelia de Majela Flores married to Willburn Sabas Miranda and Ana Carmela Fatima Flores married to Blaine Pelagio Miranda.

19. THAT the said Gil Henrique Andre Flores also expired on 31-08-2009 in Ontario Canada, leaving behind Mrs. Flora Loretta Sequeira e Flores, namely the party at serial no. 1 of the **FIRST SET OF VENDORS** as his widow being the moiety holder and the Vendors at Serial No. 2 to 5 of the **FIRST SET OF VENDORS**, as his sole and universal heirs, as recorded in the Deed of Succession dated 23-07-2010, executed in the Judicial Division of Salcete before the Notary Ex-Officio at Margao and

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recorded in his books at pages 29v to 30 of Deeds no. 1553 dated 02-07-2010.

20. THAT though the parts of the said property bearing survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 of the village of Chicolna, were the subject matter of the Deed of Partition dated 17-7-1980, apparently the parts of the said property bearing survey no. 3/1, 3/2, 3/3 were not made the subject matter of the said Deed of Partition dated 17-7-1980, and as such pursuant to the disputes which surfaced between the heirs of Luis Leopoldo Flores and his wife Elsa Imelda Fatima Mendonca e Flores, and heirs of Gil Henrique Andre Flores and his wife Mrs. Flora Loretta Sequeira e Flores, subsequently in Mutation Appeal no. LRC/MUT/APP/3/2012 instituted by the widow of the said Luis Leopoldo Flores against the FIRST SET OF VENDORS, the FIRST SET OF VENDORS and the heirs of the said Luis Leopoldo Flores came to be declared as joint owners having equal shares to the part of the said property bearing no. 3/1, 3/2, 3/3 of the Village of Chicolna.

21. THAT the part of the said property which was earlier surveyed under Survey Nos. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 3/1, 3/2 and 3/3 of the Village of Chicolna, has subsequently been ordered to be amalgamated into one survey holding under survey no. 2/1, of the Village of Chicolna, pursuant to the Judgment of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012, in Case No. ISLR/MOR/AMAL/01/2012, after the grant of the requisite sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/AMAL/2012/1318, dated 16-04-2012.

It is hereby certified that the above is a true and correct copy of the original as on file.

22. THAT by a Deed of Sale dated 15-12-2010, registered with the office of the Sub-Registrar of Mormugao under no. 2327, at pages 180 to 190, of Book I, Volume 1213 dated 29-12-2010, the **SECOND SET OF VENDORS** purchased from **FIRST SET OF VENDORS**, except for the vendor at serial no. 3 of the **FIRST SET OF VENDORS**, the portion said property surveyed under survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 of the village of Chicolna, admeasuring in the aggregate an area of 17,100 square meters, and the said vendor at serial no. 3 of the **FIRST SET OF VENDORS** has subsequently by a Deed of Relinquishment dated 29-12-2011, relinquished all his undivided and illiquid rights which he was entitled to in the estate and inheritance left by his late father-in-law Gil Henrique Andre Flores.

23. THAT notwithstanding the said Deed of relinquishment dated 29-12-2011, all the heirs of late Gil Henrique Andre Flores along with the Vendor at serial no. 3, of the **FIRST SET OF VENDORS** are parties to this instrument of Conveyance.

24. THAT subsequently by a Deed of Sale dated 21-11-2014, registered with the office of the Sub-Registrar of Mormugao, at Vasco da Gama under no. MOR-BK1-01759-2014 in Book I, CD no. MORD6 dated 24-11-2014 and two Deeds of Sale dated 28-11-2014, duly registered with the office of the Sub-Registrar of Mormugao under no. MOR-BK1-01798-2014 in Book I, CD no. MORD7 dated 28-11-2014 and under no. MOR-BK1-01805-2014 in Book I, CD no. MORD7 dated 28-11-2014, respectively, the **SECOND SET OF VENDORS** purchased the proportionate undivided share of the said property to the extent of 50%

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23-11-2014

out of the total area of 20,800 (Twenty Thousand Eight Hundred) square metres, whereby the proportionate undivided right/share to the extent of 10,400 (Ten Thousand Four Hundred) square metres in respect of the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, has been purchased by the **SECOND SET OF VENDORS**, from the heirs of Luis Leopoldo Flores, to the extent of 50% share, out of the total area of 20,800 (Twenty Thousand Eight Hundred) square metres, which they had in parts of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, as confirmed in the said mutation appeal no. LRC/MUT/APP/3/2012.



25. THAT the **SECOND SET OF VENDORS** as such in pursuance to the said Deed of Sale dated 21-11-2014, and the two Deeds of Sale dated 28-11-2014, afore referred are the co-owners along with the **FIRST SET OF VENDORS** in respect of the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, as the **FIRST SET OF VENDORS** continue to hold 50% of the proportionate undivided share in the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, which subsequent to the Judgment of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012, in Case No. ISLR/MOR/AMAL/01/2012, after the grant of the requisite sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/AMAL/2012/1318, dated 16-04-2012, subsequently stand amalgamated into one survey holding under survey no. 2/1, of the Village of Chicolna.

It is certified that the above is a true and correct copy of the original document as filed in the office of the Director of Settlement and Land Records, Panaji.



26. THAT the **SECOND SET OF VENDORS** have by a Memorandum of Understanding dated 07-02-2012, executed with the **FIRST SET OF VENDORS** entered into an agreement inter alia for Development/Sale of the balance 50% of the proportionate undivided share in the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, in respect of which the **FIRST SET OF VENDORS** are co-owners and which were identified prior to amalgamation under survey no. 3/1, 3/2, and 3/3, which proportionate undivided share in the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, to the extent of 50% share, namely an area of 10,400 (Ten Thousand Four Hundred) square metres out of the total area of 20,800 (Twenty Thousand Eight Hundred) square metres, is being conveyed by the **FIRST SET OF VENDORS** in favour of the **PURCHASER** by the present instrument of Conveyance with the consent and no claim whatsoever from the **SECOND SET OF VENDORS**, who also by the present instrument convey in favour of the **PURCHASER** their proportionate undivided right/share to the extent of 5,600 (Five Thousand Six Hundred) square metres out of the said proportionate undivided right/share to the extent of 50% share, namely an area of 10,400 (Ten Thousand Four Hundred) square metres out of the total area of 20,800 (Twenty Thousand Eight Hundred) square metres, of the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, acquired/purchased by the **SECOND SET OF VENDORS** in pursuance to the said Deed of Sale dated 21-11-2014, and the two Deeds of Sale dated 28-11-2014, apportionable to the area of the said plot of land admeasuring 16,000 (Sixteen Thousand)

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square meters retaining thereby for the **SECOND SET OF VENDORS** the balance area to the extent of 4,800 (Four Thousand Eight Hundred) square meters of the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna.

27. THAT in pursuance to the said agreement contained in Memorandum of Understanding dated 07-02-2012, the **SECOND SET OF VENDORS** as P.O.A. holder of the **FIRST SET OF VENDORS** obtained along with the **FIRST SET OF VENDORS** the requisite approvals, licenses and/or permissions for development of the portion of the said property presently surveyed as a single unit, under survey no. 2/1.

28. THAT by Order dated 19th October 2012 of the Collector, South Goa District, Margao bearing no. COL/SG/CONV/42/2012/10925, the application for conversion dated 07-05-2012, has been granted and Sanad for conversion of 37,900 (Thirty Seven Thousand Nine Hundred) square meters of land, has been obtained by the Vendors for conversion from Agriculture to Non-Agriculture use of the said area, namely for the use of Commercial/Industrial housing which includes the said plot of land admeasuring 16,000 (Sixteen Thousand) square meters.

29. THAT the permission for Sub Division of part of the said property into plots in respect of an area admeasuring 21,900 (Twenty One Thousand Nine Hundred) square metres, has been granted under the provision of Town and Country Planning Act by the Mormugao Planning and Development Authority by Order dated 22nd June 2012 bearing no.

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Subscribed

MPDA/10-F-31/2012-13/226, and the said property is earmarked in the out line development plan of Mormugao Taluka as a Settlement area namely S-4 Zone.

30. THAT the Village Panchayat of Chicolna Bogmalo had accorded its provisional NOC dated 01-09-2012 for Sub-Division of the land of the property bearing survey no. 2/1 in terms of resolution no. 3(1) taken in the Panchayat meeting dated 28-08-2012 and subsequently the Village Panchayat of Chicolna Bogmalo has accorded its Final NOC dated 24-05-2013 for Sub-Division of the land of the property bearing survey no. 2/1 in terms of resolution no. 3(1) taken in the Panchayat meeting dated 28-08-2012, namely plot nos.1 to 41 of the approved Sub-Division. The part of the said property to the extent of 21,900 (Twenty One Thousand Nine Hundred) square metres which has been Sub Divided pursuant to the afore said permissions and developed with internal roads and open spaces is shaded in the plan hereto annexed in green boundary line.

31. THAT the Forest Department through the Deputy Conservator of Forests, South Goa Division at Margao, by letter dated 18-06-2012 bearing no. 5/SGF/CONV/140/2012-13/612, has accorded its no objection for conversion of the land surveyed under survey no.2/1 admeasuring 37,900 (Thirty Seven Thousand Nine Hundred) square metres i.e the said property and consequent upon the confirmation that the said land is neither a Government Forest nor identified as a Private Forest since the area is barren and rocky and not forestry in nature.

H. Chaudhary *S. B. D. D. D.*

S. B. D. D. D.

32. THAT the details of the Approvals/Licenses and/or Permissions accorded for Development/Sub-Division of the said property into plots are set out at Annexure I here to and though the said approved Sub-Division Plan in terms of the permissions granted is restricted to an area of 21,900 (Twenty One Thousand Nine Hundred) square metres as indicated in the plan hereto annexed delineated in green boundary line, in the plan hereto annexed, and the balance area of 16,000 (Sixteen Thousand) square metres, which is located in the portion of the said property prior to its amalgamation and allotment of survey no. 2/1 within survey no. 3/1, 3/2, 3/3 is delineated in the plan hereto annexed in red boundary line.

33. THAT whilst submitting the plans for sub-division of the said property to the authorities, by inadvertence and mistake the Northern Direction was not correctly depicted/indicated by the sign of arrow in the plan, which was wrongly positioned, as against the indication of the North which is correctly indicated in the Survey Plan maintained under the provisions of Land Revenue Code, which mistake has been corrected by the **SECOND SET OF VENDORS** by procuring the requisite revision in the approved plans which has been accorded by the Mormugao Planning & Development Authority vide Development Permission dated 23/07/2015 bearing Order No. MPDA/10-F-31/2015-16/575.

34. THAT though the said plot of land admeasuring 16,000 (Sixteen Thousand) square metres, is shown in the approved Sub Division plan

It is hereby certified that the above is a true and correct copy of the original plan as submitted to the authorities.

referred to above, the said plot of land admeasuring 16,000 (Sixteen Thousand) square metres, does not form part and is not covered by the approvals granted by the Mormugao Planning and Development Authority and the Village Panchayat and the Sub Division indicated and delineated in the plan hereto annexed in green boundary line, though the said plot of land admeasuring 16,000 (Sixteen Thousand) square metres, is also located and identified to be in the Settlement Zone in the O.D.P. of Mormugao Taluka.



35. THAT the said plot of land admeasuring 16,000 (Sixteen Thousand) square metres, has an access towards the South by the 15 metres wide road constructed by the **SECOND SET OF VENDORS** in the property belonging to the Comunidade of Chicolna bearing survey no.4/1, constructed pursuant to the grant of the requisite permissions by the Comunidade of Chicolna pursuant to the resolutions passed by the said Comunidade and other concerned authority which are listed at Annexure I hereto and on the East by an existing 8 metre wide road which is projected as a 15 metre road in the Outline Development Plan of Mormugao PDA, and the **FIRST SET OF VENDORS** and the **SECOND SET OF VENDORS** further represented that the **FIRST SET OF VENDORS** and the **SECOND SET OF VENDORS** by way of easement reserve an access for the said plot of land admeasuring 16,000 (Sixteen Thousand) square metres being sold to the **PURCHASER**, towards the West through the 10 metres wide internal road of the Sub Division of the said property as shown depicted as road in the plan annexed hereto within the portion depicted in the said Plan I in Yellow shaded area and that the said plot of land admeasuring

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37. THAT the FIRST SET OF VENDORS and the SECOND SET OF VENDORS have a clear and marketable title to the said plot of land admeasuring 16,000 (Sixteen Thousand) square metres, forming part of the said property, which plot is hereinafter referred to as the "said plot" for the sake of brevity and convenience and delineated in red boundary line in the plan annexed hereto which is presently bounded as under:

On the **SOUTH:** By the 15 meters Outline Development Plan Road
in the property bearing Survey no. 4 sub-division 1

5.23.2020

of the Village of Chicolna and demarketed in brown hatched lines;

On the EAST: By the existing 8 meters road in the property bearing Survey no. 4 sub-division 1 of the Village of Chicolna, which is projected as a 15 metre wide road in the Outline Development Plan of the Mormugao P.D.A. demarketed in brown hatched lines;



On the WEST: By 10 meters sub-division Road within the property bearing Survey no. 2 sub-division 1 of the Village of Chicolna demarketed in yellow shaded area;

38. THAT the said plot is not the subject matter of Land acquisition proceedings and of any notice issued there under and is in direct and exclusive possession of the **FIRST SET OF VENDORS**, and the **SECOND SET OF VENDORS**.

39. THAT there exist no mundkars and/or tenants protected under the provisions of Agriculture Tenancy Act in the said property and/or in the said plot or any part thereof.

AND based on the representations herein before contained from the **FIRST SET OF VENDORS**, and the **SECOND SET OF VENDORS**, the **PURCHASER** has after verification of their title, ownership and possession agreed to purchase from the **FIRST SET OF VENDORS**, and the **SECOND SET OF VENDORS**, the said

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plot for a total gross consideration of Rs. [REDACTED]
only), out of which a gross consideration of Rs. [REDACTED]
[REDACTED] is being paid to the FIRST SET OF VENDORS, with the consent
and at the request of the SECOND SET OF VENDORS and the CONFIRMING
PARTY, for the conveyance by the FIRST SET OF VENDORS of an area of
10,400 (Ten Thousand Four Hundred) square meters of the said property
restricted and confined and located within the confines of the said plot better
described in Schedule II hereto annexed and better identified and delineated in
the plan here to annexed in red boundary line, admeasuring 16,000 (Sixteen
Thousand) square metres, unto the PURCHASER and to the SECOND SET OF
VENDORS a gross consideration of Rs. [REDACTED]



[REDACTED], for conveying an area of 5,600 (Five Thousand Six Hundred) square
metres of the said property restricted and confined and located within the
confines of the said plot better described in Schedule II hereto annexed and
better identified and delineated in the plan here to annexed in red boundary line,
admeasuring 16,000 (Sixteen Thousand) square metres, which make up for the
area of the said plot of 16,000 (Sixteen Thousand) square meters, which is the
market value of the said plot.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. THAT in consideration of gross payment of a sum of Rs. [REDACTED]
[REDACTED] paid to the FIRST SET OF VENDORS, by
the PURCHASER at the request of the SECOND SET OF VENDORS
in the manner set out at Annexure II here to receipt of which payment
the FIRST SET OF VENDORS hereby acknowledge and against
payment of which, the FIRST SET OF VENDORS do here by convey,

[Handwritten signatures]
S. L. Bhandekar



sell and/or transfer to the PURCHASER the absolute right, title, interest and Possession of an area of 10,400 (Ten Thousand Four Hundred) square meters of the said property restricted and confined and located within the confines of the said plot better described in Schedule II hereto annexed and better identified and delineated in the plan here to annexed in red boundary line, admeasuring 16,000 (Sixteen Thousand) square metres, without reservation of any charge otherwise conferred under Section 55(4) of the Transfer of Property Act TO HAVE AND TO HOLD THE SAME UNTO THE PURCHASER AS ABSOLUTE OWNER THEREOF, free from all encumbrances and/or defects in title, and/or lien or charges to hold the same unto the PURCHASER forever and absolutely free from all encumbrances and/or defects in title and/or lien or charges.

2. The SECOND SET OF VENDORS do hereby further covenant with the PURCHASER that against gross payment of a consideration of Rs. [REDACTED] the SECOND SET OF VENDORS do here by convey, sell and/or transfer to the PURCHASER the absolute right, title, interest and Possession of the area of 5,600 (Five Thousand Six Hundred) square meters of the said property confined and restricted to the confines of the said plot which payment the PURCHASER has effected to the SECOND SET OF VENDORS, the details of which are setout at Annexure II, on the dates and/or on compliance of the conditions stipulated therein, receipt of which the SECOND SET OF VENDORS hereby acknowledge and against receipt of the said payments listed at Annexure II, the SECOND SET OF VENDORS hereby convey unto the PURCHASER

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- It contains $\frac{1}{2}$ of the stones = 13 or eleven

village of Chicolna, namely an area of 10,400 (Ten Thousand Four Hundred) square metres apportionable to the area of the said plot.

5. The **FIRST SET OF VENDORS** hereby declare that they have received the said payments referred to at clause 1 above and against receipt of the full price of the consideration otherwise payable by the **SECOND SET OF VENDORS** to them and acknowledge receipt of the said payment of the full price for the said area of 10,400 (Ten Thousand Four Hundred) square meters of the said property restricted and confined to the said plot hereby conveyed in favour of the **PURCHASER** by this Instrument.



6. The **FIRST SET OF VENDORS** hereby declare that the said amount of Rs. [REDACTED] payable to the **FIRST SET OF VENDORS** has been worked out after the **SECOND SET OF VENDORS** have at their request deducted from the said consideration an amount of Rs. [REDACTED] effected by the **SECOND SET OF VENDORS** to the **FIRST SET OF VENDORS** under the Memorandum of Understanding dated [REDACTED], and the amount of Rs. [REDACTED]

[REDACTED] is the payment effected to the **FIRST SET OF VENDORS** by the **PURCHASER** after deduction of an amount of Rs. [REDACTED]

[REDACTED] equivalent to [REDACTED] under the provisions of the Income Tax Act, as Tax deducted at Source, deductible on the said consideration of [REDACTED]

[REDACTED]) paid by the **PURCHASER** to the **FIRST SET OF**

H. M. [Signature] *[Signature]* *[Signature]* *S. B. [Signature]* 26

8. The **FIRST SET OF VENDORS** have by this Instrument transferred all their balance right, title, interest and possession in the said property

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and are consequently hereby divested from all their right, title, interest and possession in the said property, since by the Deed of Sale dated 15-12-2010, registered with the office of the Sub-Registrar of Mormugao under no. 2327, at pages 180 to 190, of Book I, Volume 1213 dated 29-12-2010, the **FIRST SET OF VENDORS** have transferred an area of 17,100 (Seventeen Thousand One Hundred) square meters of the said property and by the present instrument have transferred the balance area of 10,400 (Ten Thousand Four Hundred) square meters, which is an aggregate of 27,500 (Twenty Seven Thousand Five Hundred) square meters, which is their entire share in the said property.



9. The **SECOND SET OF VENDORS** do hereby covenant that they have conveyed in favour of the **PURCHASER** their proportionate undivided right/share to the extent of 5,600 (Five Thousand Six Hundred) square metres out of the said proportionate undivided right/share to the extent of 50% share, namely of an area of 10,400 (Ten Thousand Four Hundred) square metres out of the total area of 20,800 (Twenty Thousand Eight Hundred) square metres, of the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna, acquired/purchased by the **SECOND SET OF VENDORS** in pursuance to the said Deed of Sale dated 21-11-2014, and the two Deeds of Sale dated 28-11-2014, apportionable to the area of the said plot, which conveyance in favour of the **PURCHASER** is being effected, discharged from the said statutory charge under Section 55(4) of the Transfer of Property Act, notwithstanding the fact that the consideration for the same has been agreed to be paid by the

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PURCHASER in a manner set out at Annexure II, the **SECOND SET OF VENDORS** are still holding with themselves the balance area to the extent of 4,800 (Four Thousand Eight Hundred) square meters of the portion of the said property initially surveyed under survey no. 3/1, 3/2, and 3/3 of the village of Chicolna.

10. THAT in the event, the concerned payments referred to Annexure-II, not being paid on the due dates to the **SECOND SET OF VENDORS** by the PURCHASER, in that event the **SECOND SET OF VENDORS** shall be entitled to seek recovery of the amount of the installment payable under the uncleared payments by resorting to the remedies prescribed under the law for recovery of a money claim.

11. The said plot has an area of 16,000 (Sixteen Thousand) square metres and the consideration has been paid on the basis that the area of the said plot is 16,000 (Sixteen Thousand) square metres. On or before payment of the last installment the **SECOND SET OF VENDORS** shall ascertain and determine the boundary on the Northern Eastern side of the said plot by seeking a demarcation of the said boundary under the provisions of the Land Revenue Code and obtain an Order of Demarcation under the provision of the Land Revenue Code from the Office of the Deputy Collector, and accordingly on obtaining permission from the Panchayat of Chicolna to construct a boundary wall along the said boundary so demarcated.

12. The **SECOND SET OF VENDORS** hereby covenant that the payment of the last installment of Rs. [REDACTED]

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only) consideration be made by the PURCHASER to the SECOND SET OF VENDORS within 15 days from the production of the order of the authorities constituted under the law for demarcation of the said property and construction of the said boundary wall respectively or on 01.01.2017 as per Annexure II whichever is later.

13. The FIRST SET OF VENDORS and the SECOND SET OF VENDORS hereby covenant that they shall indemnify the PURCHASER for any defect in title and/or short fall or deficit in the area of the said plot and also do all that is required at their own cost and expense to remedy the defect in title if any.

14. The FIRST SET OF VENDORS and the SECOND SET OF VENDORS hereby covenant that they shall at the cost and expense of the PURCHASER do all that is required for better assuring the title of the said plot in favour of the PURCHASER.

15. The FIRST SET OF VENDORS and the SECOND SET OF VENDORS hereby accord their no objection to the PURCHASER to effect the mutation in the record of rights to insert the name of the PURCHASER in the occupant's column of the property bearing Survey no. 2 sub-division 1 of the Village of Chicolna.

[Handwritten signatures] S. R. Bhandarkar



16. The PURCHASER hereby covenants that he shall ensure that the payments to the SECOND SET OF VENDORS shall be paid promptly and punctually as per payments set out at Annexure II hereto..

17. The PURCHASER hereby covenants that in case the PURCHASER fails to make payment of the installment stipulated at Annexure II. The PURCHASER shall pay to the SECOND SET OF VENDORS interest against the dishonoured payment from the date of dishonour, until its effective payment @ rate of [REDACTED] This clause shall mutatis mutandis apply also in case of nonpayment of the last installment, so also with respect to dishonour of any payment to the FIRST SET OF VENDORS.



18. The CONFIRMING PARTY do hereby covenant with the PURCHASER and do hereby confirm and consent to the transfer of the said plot effected by and their respective spouses namely the partners of the SECOND SET OF VENDORS effected in favour of the PURCHASER.

19. The market value of the said plot is an amount of Rs. [REDACTED] which is the total consideration paid by the PURCHASER to the FIRST SET OF VENDORS and the SECOND SET OF VENDORS for the said plot in the proportion set out herein.

20. The SECOND SET OF VENDORS have handed over to the PURCHASER, the Xerox notarized copies of documents of title

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[Signature] [Signature] [Signature]
[Signature] [Signature] [Signature]

pertaining to the said property which are listed at Annexure III here to and the originals and certified copy of the title documents of the said property are with the **SECOND SET OF VENDORS** and if the **PURCHASER** at any time requires the originals of the title documents of the said property to be produced in any court of law and/or office, the **SECOND SET OF VENDORS** shall make the same available to the **PURCHASER** upon receipt of a notice in that respect for being compared with the certified copies by any public office and/or in a court of law.



21. The **SECOND SET OF VENDORS** undertake to make available the originals of the documents of title pertaining to the said property which are listed at Annexure III here to, to the **PURCHASER** as and when required by the **PURCHASER** for being compared with the certified copies by any public office and/or in a court of law.

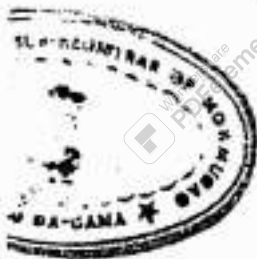
22. The **SECOND SET OF VENDORS** hereby covenant that the roads constructed by them for access to the said property through the property bearing survey no. 4/1 belonging to Comunidade of Chicolina, pursuant to the permission afore referred are meant as an access to the said plot towards the South and West demarcated in brown hatched lines and yellow shaded area respectively and shall always constitute an easement of a motorable right of way for the **PURCHASER** for the said plot.

23. The parties to this instrument declare that they do not belong and or are not members of Schedule Caste/Schedule Tribe and consequently

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S. B. B. B. B. 32

Panchayat of Chicolna, Bogmalo, which larger property was earlier surveyed under Survey Nos. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 3/1, 3/2 and 3/3 of the Village of Chicolna, and has subsequently been ordered to be amalgamated into one survey holding under Survey No. 2/1, of the Village of Chicolna, pursuant to the Judgment of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012, in Case No. ISLR/MOR/AMAL/01/2012, after the grant of the requisite sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/AMAL/2012/1318, dated 16-04-2012, bounded as under:



On the NORTH: By the property of the Comunidade of Chicolna bearing Survey no. 4 sub-division 1 of the Village of Chicolna;

On the SOUTH: By the 15 meters Outline Development Road in the property of the Comunidade of Chicolna bearing Survey no. 4 sub-division 1 of the Village of Chicolna demarcated in brown hatched lines;

On the EAST: By the 8 meters existing road, in the property of the Comunidade of Chicolna bearing Survey no. 4 sub-division 1 of the Village of Chicolna; which is projected as a 15 meter wide road in the Outline Development Plan of the Mormugao P.D.A. demarcated in brown hatched lines,

On the WEST: By the property bearing Survey no. 1 sub-division 1 of the Village of Chicolna.

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The said property admeasuring an area of 37,900 (Thirty Seven Thousand Nine Hundred) square meters is better identified and delineated in the plan annexed to the present instrument in Blue boundary line.

SCHEDULE-II

Description of the Plot admeasuring 16,000 (Sixteen Thousand) square meters



ALL that plot of land admeasuring 16,000 (Sixteen Thousand) square metres, forming part of the larger property 'VADACHY GALLY' or 'GALLI GRANDE' presently bearing Survey No. 2/1 of the Village of Chicolna, admeasuring an area of 37,900 (Thirty Seven Thousand Nine Hundred) square meters, which is not found registered in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office under Matriz No. 165, bounded on all sides by the hill of the Comunidade of Chicolna, and presently surveyed in the Record of Rights under Survey No. 2/1 of the Village of Chicolna, Mormugao Taluka, Sub-District of Mormugao, District of South Goa, State of Goa, within the jurisdiction of the Village Panchayat of Chicolna, Bogmalo, which larger property was earlier surveyed under Survey Nos. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 3/1, 3/2 and 3/3 of the Village of Chicolna, and has subsequently been ordered to be amalgamated into one survey holding under Survey No. 2/1, of the Village of Chicolna, pursuant to the Judgment of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012, in Case No. ISLR/MOR/AMAL/01/2012, after the grant of the requisite sanction by the

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ANNEXURE I

Details of Approvals/Licenses/Permissions accorded for
Development/Sub-Division of the Said Property into Plots

<u>Sr. No.</u>	<u>Date</u>	<u>Particulars of the License/Approval/Permission</u>
1.	30-04-2012	Judgment of the Inspector of Survey and Land Records of Mormugao Taluka dated 30-04-2012, in Case No. ISLR/MOR/AMAL/01/2012.
2.	16-04-2012	Sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/AMAL/2012/1318, dated 16-04-2012.
3.	19-10-2012	Order dated 19th October 2012, of the Collector, South Goa District, Margao bearing no. COL/SG/CONV/42/2012/10925, granting the Conversion Sanad for conversion of 37,900 (Thirty Seven Thousand Nine Hundred) square meters of land, from Agriculture to Non-Agriculture of Commercial/Industrial housing.
4.	22-06-2012	Permission for Sub Division of an area admeasuring 21,900 (Twenty One Thousand Nine Hundred) square metres, granted under the provision of Town and Country Planning Act by the Mormugao Planning and Development Authority by Order dated 22nd June 2012 bearing no. MPDA/10-F31/2012-13/226.
5.	01-09-2012	Village Panchayat of Chicolina Bogmalo, Provisional NOC dated 01-09-2012 for Sub-Division of the land of the property bearing survey no. 2/1 in terms of resolution no. 3(1) taken in the Panchayat meeting dated 28-08-2012.



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Handwritten signature: S. I. Bhandarkar



6.	24-05-2013	Village Panchayat of Chicolna Bogmalo, Final NOC dated 24-05-2013 for Sub-Division of the land of the property bearing survey no. 2/1 in terms of resolution no. 3(1) taken in the Panchayat meeting dated 28-08-2012, namely plot nos.1 to 41 of the approved Sub-Division.
7.	18-08-2012	No Objection Certificate of the Forest Department through the Deputy Conservator of Forests, South Goa Division at Margao, bearing no. 5/SGF/CONV/140/2012 -13/612, for conversion of the land surveyed under survey no.2/1 admeasuring 37,900 (Thirty Seven Thousand Nine Hundred) square metres in confirmation that the said land is neither a Government Forest nor identified as a Private Forest since the area is barren and rocky and not forestry in nature.
	23-07-2015	Revision in the approved plans accorded by the Mormugao Planning & Development Authority vide Development Permission bearing Order No. MPDA/10-F-31/2015-16/575.

At mormugao  S. B. Baralekar

ANNEXURE II

Details of Payment of Consideration

Sr. No.	Particulars	Amount
1.	Total Consideration Payable by the PURCHASER	[REDACTED]
2.	Total Consideration Payable to the FIRST SET OF VENDORS Total amount of TDS at the rate of [REDACTED] on the Consideration Payable to the FIRST SET OF VENDORS Net Consideration Payable to the FIRST SET OF VENDORS after deduction of TDS. Paid in the manner setout herein below 1. MRS. LORETTA SEQUEIRA FLORES Gross payment [REDACTED] [REDACTED]	[REDACTED]



[Handwritten signatures and initials]
 S. Z. Boradekar

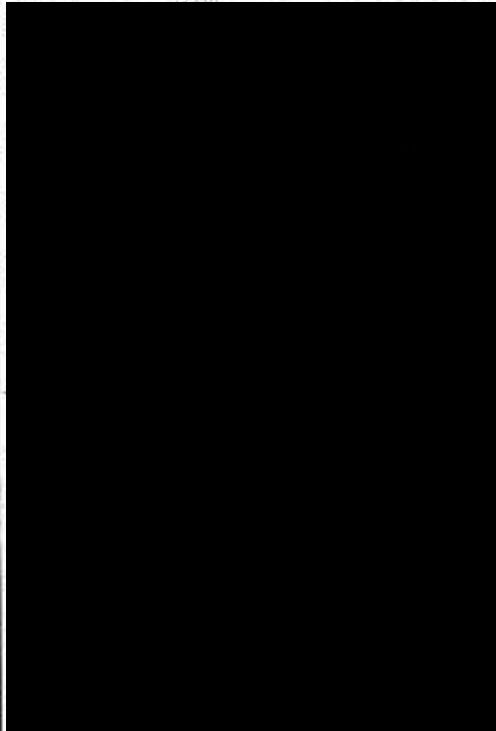
[Handwritten signatures and initials]
 S. Z. Boradekar



Seven Hundred Sixty only)



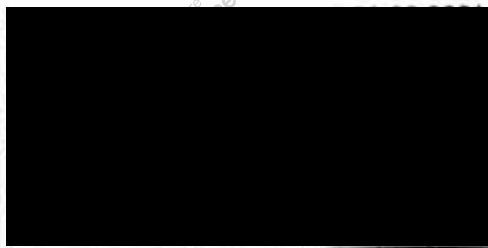
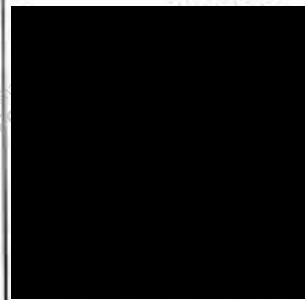
2. MRS. MICHELLE DENISE FLORES



3. MR. NEVILLE ZUZARTE

NIL

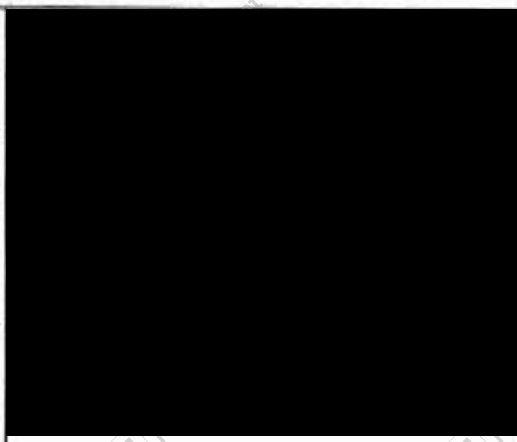
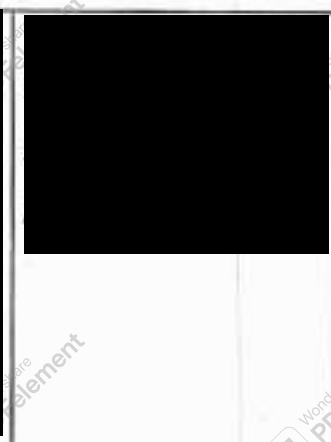
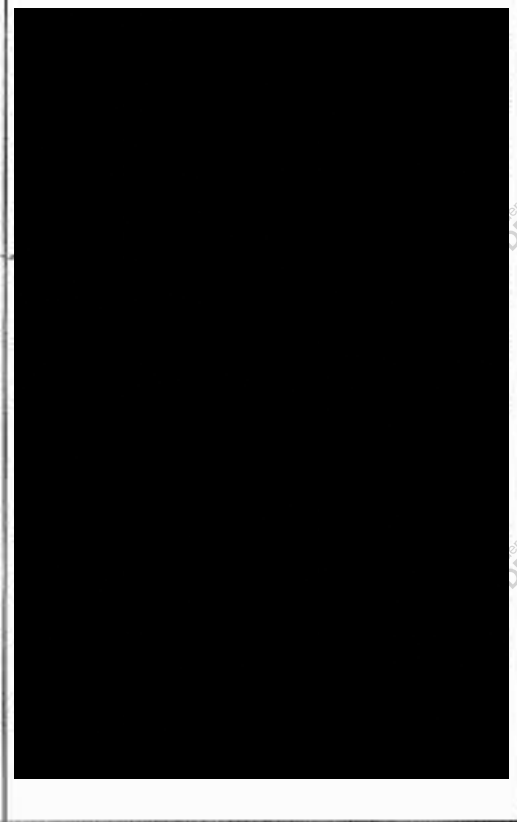
4. MS KAREN JUNE FLORES



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S. I. Bandoles



		
	<p data-bbox="491 645 896 683">5. MR CARLOS JULIO FLORES</p> 	
<p data-bbox="347 1518 375 1545">3.</p>	<p data-bbox="491 1518 981 1668">Total Consideration Payable to the SECOND SET OF VENDORS M & M SPACE DEALS</p>	

At money \$ of H. S. S. S.

S. A. D. S. S. S. S.

Total amount of TDS at the rate of 1%
on the Consideration Payable to the
SECOND SET OF VENDORS

Net Consideration Payable to the
SECOND SET OF VENDORS after
deduction of TDS 1% of the total
consideration.

Paid in the following manner:



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ANNEXURE III

Details of the Xerox notarized copies of documents of title
pertaining to the said property handed over to the PURCHASER

<u>Sr.</u> <u>No.</u>	<u>Date</u>	<u>Particulars of the documents of title</u>
1.	25-10-2010	General Power of attorney dated 25-10-2010, executed before the Consulate General of India Mr. Dilip Kumar Chawla, Vice-Consul (CPV) at Toronto under Ref. No. 4459, dated 04-11-2010.
2.		Extract from the Book of Land Registers (livro de Tombo), bearing no. 2 nd B of the Comunidade of Chicolna.
3.	31-01-2006	Certificate dated 31st January 2006, issued by the office of the Comunidade of Chicolna, based on the record of the Comunidade existing in archives of the Comunidade, certifying the grant recorded at serial no. 61 and 65 of page 26, serial no. 67 of page 26 of book 2 B.
4.		Extract of the index of the Taluka Revenue Office of Mormugao Taluka, wherein the emphytheusis (aforamento) of the property "VADACHY GALLY" or "GALLI GRANDE" is recorded in the revenue records under no. 164 and 165, of the village of Chicolna, in the name of Maria Matildes Verodiana de Flores de Azaredo and said Luis Leopoldo Flores of Velsao respectively.
5.		Extract of the index of the survey records of the Village of Chicolna, promulgated in the year 1974, wherein the half of larger property "VADACHY GALLY" or "GALLI GRANDE" allotted to Maria Matildes Verodiana de



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		Flores de Azaredo, was identified in the promulgated survey records of village of Chicolna, under Survey No. 1/1 and the other half of the property "VADACHY GALLY" or "GALLI GRANDE" granted to Luis Leopoldo Flores, was identified in the promulgated survey records of village of Chicolna, under no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3.
6.		Form I & XIV of the said property promulgated under survey no. 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9 and 3/1, 3/2, 3/3, wherein the name of Carolina Figueredo Flores, appeared as the sole occupant in the Occupants Column at the time of promulgation.
7.	13-03-2012	Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-I/TNC/BOG/5/2011(JM-II).
	13-03-2012	Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-I/TNC/BOG/7/2011(JM-II).
9.	13-03-2012	Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-II/TNC/BOG/5/2011
10.	13-03-2012	Judgment dated 13-03-2012, passed by the Joint Mamlatdar II of Mormugao Taluka, Vasco da Gama, passed in Case No. JM-I/TNC/BOG/6/2011(JM-II).
11.		Extract of the Inventory Proceedings held in the year 1945, on the death of Carlos Ernesto de Melo Flores e Azaredo, and the Judgment passed by the Civil Judge of the Judicial Division of Salcete, dated 11th June 1947, along with its English translation.

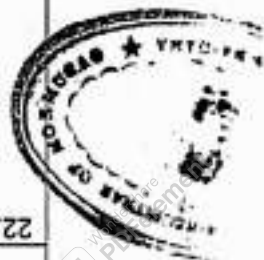
H. M. Soares *[Signature]* *[Signature]* S. P. Bonalake 44



		Azaredo, and the Judgment passed by the Civil Judge of the Judicial Division of Salcete, dated 11th June 1947, along with its English translation.
12.	05-06-1953	Will dated 5th June 1953, of Maria Carolina Angela de Peldade Figueiredo, recorded in the Judicial Division of Salcete, in the books of the Notary Public, Anandrao Babu Kamat Redkar, along with its English translation. .
13.	09-09-1971	Deed of Succession and Relinquishment dated 09-09-1971, executed in the Notarial office of the Judicial Division of Salcete, Ex-Officio Notary Public of the Notarial office of the Judicial Division of Salcete and recorded in his books at page 17 overleaf onwards of book no. 1259.
14.	15-07-1980	Deed of Sale dated 15-07-1980, duly registered with the Office of the Sub-Registrar of Salcete at Margao, under No. 32 at Pages 191 to 194, of Book IV, Volume 9, dated 16-09-1981.
15.	17-07-1980	Deed of Partition dated 17-07-1980, executed before the Sub-Registrar of Mormugao and presented for registration under serial no. 247 dated 23rd July 1980.
16.	23-07-2010	Deed of Succession dated 23-07-2010, executed in the Judicial Division of Salcete before the Notary Ex-Officio at Margao and recorded in his books at pages 29v to 30 of Deeds no. 1553 dated 02-07-2010.
17.	21-04-2014	Order dated 21-04-2014, passed in Mutation Appeal no. LRC/MUT/APP/3/2012.
18.	30-04-2012	Judgment of the Inspector of Survey and Land

[Handwritten signatures and initials] 52 Bandeda

		Records of Mormugao Taluka dated 30-04-2012, in Case No. ISLR/MOR/AMAL/01/2012.
19.	16-04-2012	Grant of sanction by the Director of Settlement and Land Records, Panaji, vide Memorandum No. ISLR/EST/538/AMAL/2012/1318, dated 16-04-2012.
20.	15-12-2010	Deed of Sale dated 15-12-2010, registered with the office of the Sub-Registrar of Mormugao under no. 2327, at pages 180 to 190, of Book I, Volume 1213 dated 29-12-2010.
21.	28-12-2011	Deed of Relinquishment dated 29-12-2011.
22.	21-11-2014	Deed of Sale dated 21-11-2014, registered with the office of the Sub-Registrar of Mormugao, at Vasco da Gama under no. MOR-BK1-01759-2014 in Book I, CD no. MORD6 dated 24-11-2014.
23.	28-11-2014	Deed of Sale dated 28-11-2014, duly registered with the office of the Sub-Registrar of Mormugao, under no. MOR-BK1-01798-2014 in Book I, CD no. MORD7 dated 28-11-2014.
24.	28-11-2014	Deed of Sale dated 28-11-2014, duly registered with the office of the Sub-Registrar of Mormugao, under no. MOR-BK1-01805-2014 in Book I, CD no. MORD7 dated 28-11-2014.



Handwritten signature and text: S. B. ...

SIGNED AND DELIVERED by

the within named FIRST SET OF VENDORS

of the FIRST PART:

MRS. FLORA LORETTA SEQUEIRA

alias SEQUEIRA LORETTA FLORA DOREEN LUCIA

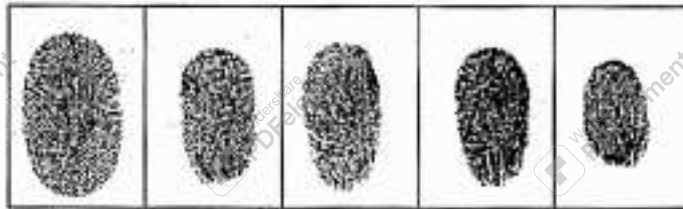
alias LORETTA FLORES



Flora



Thumb



Thumb



If making \$1.00 Bl. Stray. S. J. Bernalsten

MRS. MICHELLE DENISE FLORES

MR. NEVILLE ZUZARTE

MS KAREN JUNE FLORES

MR CARLOS JULIO FLORES

All represented by their lawfully constituted
Attorney

MS. MARIA DELIA FLORES



Maria Delia Flores



Maria Delia Flores

Thumb



Thumb



H. m. m. m. m. D. B. m. m. S. A. B. m. m. m.

SIGNED AND DELIVERED by

the within named SECOND SET OF VENDORS

of the SECOND PART:

M & M SPACE DEALS,

through its Partner,

MR. AGNELO FRANCISCO JOSE DE MENDONSA

represented in this act by his duly constituted Attorney:

MR. BRYAN NICHOLAS SOARES



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AND PARTNER
MR. MANUEL A. DIAS



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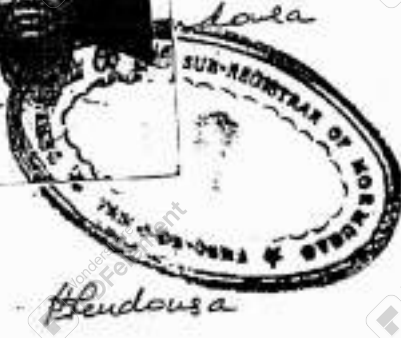
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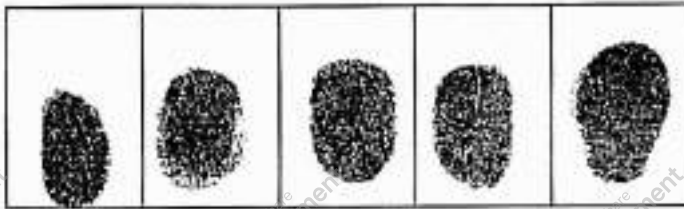
Handwritten signature and text: H. M. Dias, S. A. Dias

SIGNED AND DELIVERED by
the within named CONFIRMING PARTY
of the THIRD PART:

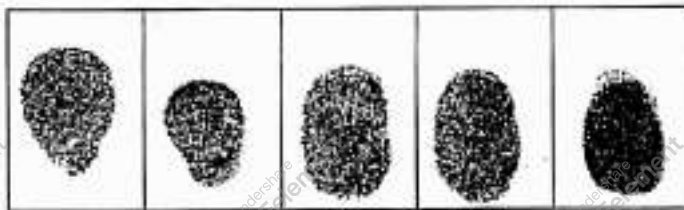
MRS. BERNADETE CONCEICAO DE MENDONSA



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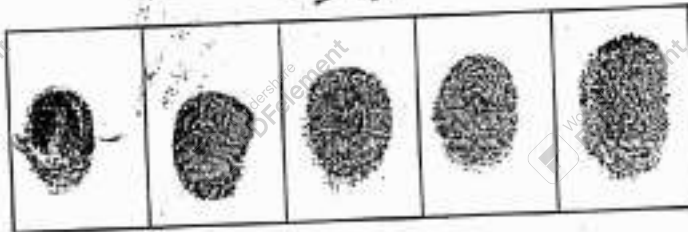
Handwritten signature: Mrs. Bernadete Conceicao de Mendonsa

MRS. BERFILLA MATILDA PEREIRA e DIAS

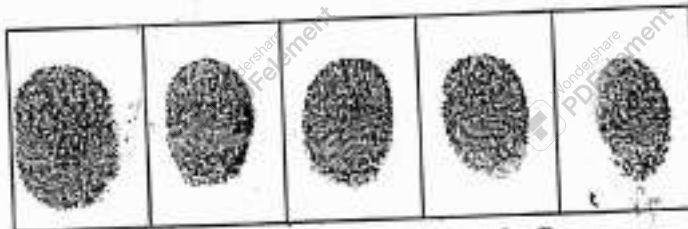


Dias

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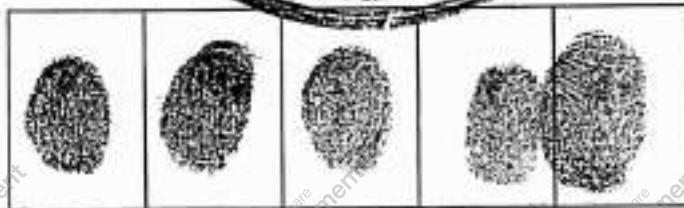
Attestation of the Sub-Registrar

SIGNED AND DELIVERED by
the within named PURCHASER
of the THIRD PART:

M/S. VISHWAS WAREHOUSING AND TRADING PRIVATE LIMITED,
represented herein by its director
MR. SUVARN RAJARAM BANDEKAR.


e/ker S. R. Bandekar

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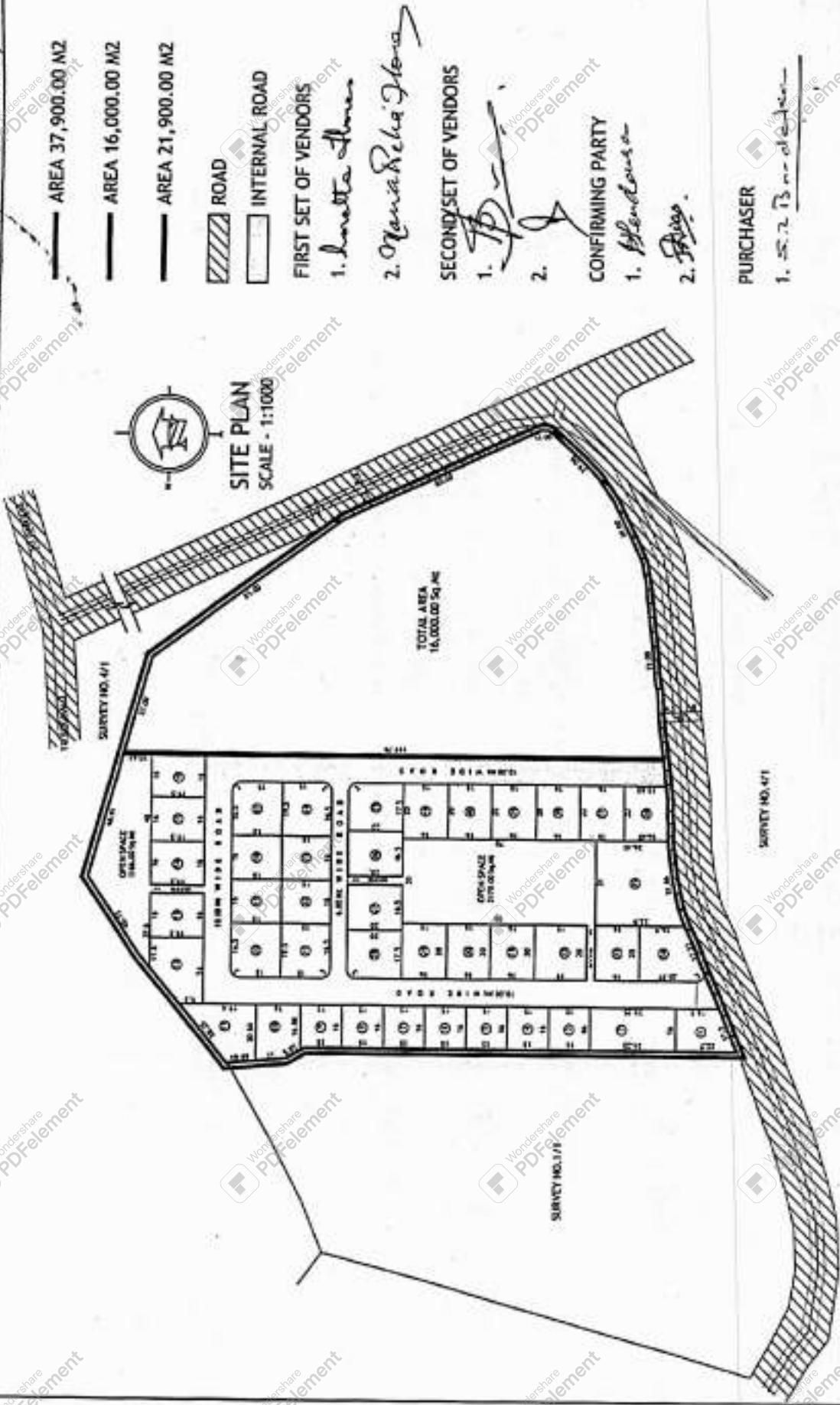


In the presence of:

1. Avinash Vensurkar 
 2. Pravin Polyskar 
- At witness  S. R. Bandekar

PLAN OF THE PROPERTY BEARING SURVEY NO. 2 SUB-DIV NO. 1 AT
CHICOLNA VILLAGE OF MORMUGAO TALUKA SHOWING SUBDIVISION
OF PLOT APPROVED BY MORMUGAO PLANNING & DEVELOP.

AUTHORITY UNDER ORDER NO.-MPDA/10-F-31/12-13/1928 DT.: 12-2-13 (REVISED:-MPDA/10-F-31/2015-16/575 DT.: 23-07-2015)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 30-07-2015 01:33:59 PM

Document Serial Number : 1126

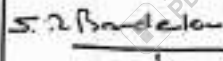
Presented at 11:27:00 AM on 30-07-2015 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	
2	Processing Fees	
	Total :	

Stamp Duty Required:

Stamp Duty Paid:

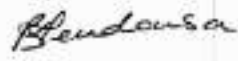
Mr. Suvam Rajaram Bandekar presenter

Name	Photo	Thumb Impression	Signature
Mr. Suvam Rajaram Bandekar, s/o late Mr Rajaram Bandekar , Married, Indian, age 62 Years, Business, r/o Raj Tara near Tilak Maidan Vasco da Gama Mormugao Goa As a Director M/s Vishwas Warehousing and Trading Private Limited, office at Vasco Pan			

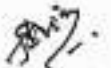
Endorsements

Executant

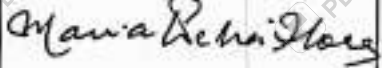
1. Mrs. Bernadete Conceicao De Mendonca, w/o Agnelo F.J. Mendonca, Married, Indian, age 70 Years, Housewife, r/o 3 and 4 Our Lady of Guia Building 1st floor Vasco da Gama Goa

Photo	Thumb Impression	Signature
		

2. Mrs. Berfilla Matilda Pereira e Dias, w/o Manuel Antonio Dias, Married, Indian, age 39 Years, House-Wife, r/o House No.103 Gina Chicalim Mormugao Goa

Photo	Thumb Impression	Signature
		

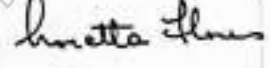
3. Mrs. Maria Della Flores, d/o late Carlos Ernesto Melo Flores, UnMarried, Indian, age 82 Years, landlady, r/o AFF2 1st floor Imperial Garden Mazilwado Benaulim Salcote Goa As a Power of Attorney for Vendors No.2 to 5, by virtue of General of India Mr Dilip Kumar Chawla Vice-Consul (CPV) at Toronto under Ref No. 4459 dated 04-11-2010, adjudication before Addl. Collector South Goa dated 19/12/2010, Notarized before Adv. Ulhas G Shetye under No. 1001 dated 30/7/2015

Photo	Thumb Impression	Signature
		

4. Mr Bryan Nicholas Soares, s/o Valent Soares, Married, Indian, age 48 Years, Architect, r/o St. Inez Panaji Goa as a power of attorney for Mr Agnelo Francisco Jose De Mendonsa, before Notary Smt. Vimmy V Redkar under reg. no. 624/2015 dt 6/7/2015

Photo	Thumb Impression	Signature
		

5. Mrs. Flora Loretta Sequeira alias Sequeira Loretta Flora Doreen Lucia alias Loretta Flores, d/o late Julius Sequeira and wife of late Dr. Gil Henrique Andre Flores, widow, Indian, age 62 Years, House-Wife, r/o AFF2 1st floor Imperial Garden Mazilwado Benaulim Salcote Goa

Photo	Thumb Impression	Signature
		

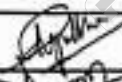
6. Mr. Manuel Antonio Dias, s/o Minguet I Dias, Married, Indian, age 45 Years, Business, r/o House No.103 Gina Chicalim Mormugao Goa

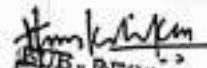
Photo	Thumb Impression	Signature
		

1. Mr. Suvarn Rajaram Bandekar, s/o late Mr Rajaram Bandekar, Married, Indian, age 62 Years, Business, r/o Raj Tara near Tilak Maidan Vasco da Gama Mormugao Goa As a Director M/s Vishwas Warehousing and Trading Private Limited, office at Vasco Pan No. [REDACTED]

Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Mr Avinash Vengurlekar , s/o Fattuji Vengurlekar, Married, Indian, age 50 Years, Service, r/o Margao Goa	
2	Mr Praveen Palyekar , s/o Prabhakar D Palyekar, Married, Indian, age 41 Years, Service, r/o Headland Sada Vasco Goa	


Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-01120-2015
CD Number MORD10 on
Date 31-07-2015

Hmkripin

Sub-Registrar (Mormugao)
SUB-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Squeal Rodriguez
Designed and Developed by C-DAC, ACTS, Pune



गोवा GOA

Serial No.: 08597 Place of Vending Vasco Date of Sale: 26 JUN 2018 413890
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: 1000/- (one thousand only)
Name of Purchaser: Vishwas Warehousing & Trading PVT LTD
R/O: Vasco
Purpose: Deed of Rectification of Father
As there is no Stamp Paper for the value of Rs. 1000/- completion of the value is attached
Additional Stamp: Along with.

Signature of Stamp Vendor

Signature of Purchaser



THIS DEED OF RECTIFICATION TO THE DEED OF SALE DATED 30-07-

2015, is entered into on this 22nd day of the month of August of the year Two

Thousand and Eighteen, by and

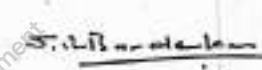
[Signatures]

[Signature]

BETWEEN

(1) MRS. FLORA LORETTA SEQUEIRA alias SEQUEIRA LORETTA FLORA DOREEN LUCIA alias LORETTA FLORES, daughter of late Julius Sequeira and wife of late Dr. Gil Henrique Andre Flores, aged 65 years, widow, housewife, Canadian National, having OCI Card No. [REDACTED] holder of PAN Card No. [REDACTED]
(2) MRS. MICHELLE DENISE FLORES, daughter of late Dr. Gil Henrique Andre Flores, aged 41 years, married, Speech Pathologist, having OCI Card No. [REDACTED] holder of PAN Card No. [REDACTED], and (3) MS KAREN JUNE FLORES, daughter of late Dr. Gil Henrique Andre Flores, aged 37 years, Public Relations Officer, unmarried, having OCI Card No. [REDACTED] holder of PAN Card No. [REDACTED]
(4) MR CARLOS JULIO FLORES, son of late Dr. Gil Henrique Andre Flores, aged 33 years, bachelor, Financial Advisor, having OCI Card No. [REDACTED], holder of PAN Card No. [REDACTED], all residents of 1290, Playter Place, Oakville, Ontario L6M 2V3, Canada, represented herein by their duly constituted Attorney Holder MR. BRYAN NICHOLAS SOARES, son of Valent Soares, aged 52 years, married, Architect, Indian National, having Office at Vikas Building, Ground Floor, Next to Pharmacy College, St. Inez, Panaji, Goa, holder of PAN Card No. [REDACTED] by virtue of Special General Power of attorney dated 16-03-2018, executed before the Notary Advocate Jose Pulvio Da P. Colaco, at Margao, Goa bearing Registration No. 24042, dated 16-03-2018; hereinafter referred to as the **FIRST SET OF VENDORS** (which expression shall unless repugnant to the context and/or meaning thereof be deemed to include their respective heirs, legal representatives, successors, executors, administrators and/or assigns) of the **FIRST PART**;

A N D

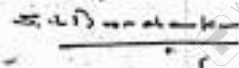
 

(2) **M & M SPACE DEALS**, a Partnership Firm duly registered under the Indian Partnership Act, 1932, under No. 33, having its office at 13, 2nd floor, Our Lady of Guia Building, F.L. Gomes road, Vasco da Gama, Mormugao, Goa, holder of PAN Card No. [REDACTED] and reconstituted by a Deed of Reconstitution of Partnership dated [REDACTED], and herein, represented through its Partners, (1) **MRS. ORTY FIONA SOARES**, alias **ORTY FIONA MENDONSA E SOARES**, daughter of late Agnelo Francisco Jose Mendonsa and wife of Mr. Nicholas Bryan J. Soares, aged about 51 years, married, Architect, Indian National, Holder of PAN Card No. [REDACTED] and Adhar Card No. [REDACTED] residing at House No. 22/128/3, Plot No. 14, Bay View Colony, NIO Circle, Taleigao, Ilhas, Goa, and (2) **MR. MANUEL ANTONIO DIAS**, son of Minguet I. Dias, aged 48 years, married, businessman, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] 9747, resident of House no. 103, Gina, Chicalim, Mormugao, Goa, hereinafter referred to as the **SECOND SET OF VENDORS** (which expression shall unless repugnant to the context and meaning thereof be deemed to include its Partners as and when admitted, its successors in title, executors, administrators and/or assigns) of the **SECOND PART**;

A N D

MR. BRYAN NICHOLAS SOARES, son of Valent Soares, aged 52 years, married, Architect, Indian National, holder of PAN Card No. [REDACTED] having Office at Vikas Building, Ground Floor, Next to Pharmacy College, St. Inez, Panaji, Goa, and **MRS. BERFILLA MATILDA PEREIRA e DIAS**, wife of Manuel Antonio Dias, married under the Regime of Communion of Assets, having PAN Card No. [REDACTED], aged 41 years, married, housewife, resident of House no. 103, Gina, Chicalim, Mormugao, Goa, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless repugnant to the context and/or meaning





thereof be deemed to include their respective heirs, legal representatives, successors, executors, administrators and/or assigns) of the THIRD PART;

A N D



M/S. VISHWAS WAREHOUSING AND TRADING PRIVATE LIMITED, a Private Limited Company, incorporated under the Company's Act 1956, and having its office at Suvarn Bandekar Bldg, P.O. Box No. 11, Swatantra Path, Vasco-da-Gama, Goa, holder of PAN Card No. [REDACTED], represented herein by its director MR. SUVARN RAJARAM BANDEKAR, son of late Mr. Rajaram Narayan Bandekar, aged 64 years, married, Industrialist, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] resident of 'Raj Tara', Near Tilak Maidan, Vasco da Gama, Mormugao, Goa, duly authorised vide resolution of the Board of Directors dated 15-07-2015, hereinafter called the PURCHASER (which expression shall unless repugnant to the context and meaning thereof be deemed to include its successors in title and/or interest, executors, administrators and/or assigns.

WITNESSETH AS UNDER:

1. That under the Deed of Sale dated 30-07-2015, registered with the office of the Sub-Registrar of Mormugao under Document Registration No. MOR-BK1-01120-2015 in Book1 CD No. MORD10 dated 31-07-2015, hereinafter referred to for the sake of brevity and convenience as the 'said deed', the FIRST SET OF VENDORS and the SECOND SET OF VENDORS sold to the PURCHASER all that part and parcel of the property described in Schedule-II to the said deed, which is part and parcel of the property described in Schedule-I to the said deed and in terms of Clause 11 of the said deed, the area of the property described in Schedule-II is stated to be 16,000.00 (Sixteen Thousand) square meters.



2. AND Mr. Neville Zuzarte was added as a party to the said Deed from amongst the **FIRST SET OF VENDORS**. That since as recited in the representations in the said deed of Sale dated 30-07-2015 at clause 22, the said Neville Zuzarte, has relinquished all his illiquid rights, which he was entitled to in the estate/inheritance left behind by his father in law Dr. Gil Henrique Andre Flores, by agreement of the parties hereto he is not joined as a party to the present instrument since the present instrument is an instrument of rectification of the Deed of Sale dated 30-07-2015.

3. AND the PURCHASER filed an application for partition of the said property described in Schedule-II namely Application No. LRC/PART/142/2015 before the Court of Deputy Collector and S.D.O., Mormugao, where the owners of the property adjoining the property described in Schedule-II were parties thereto.

4. AND the said proceedings proceeded and an inquiry was ordered where the Court of the Deputy Collector after hearing the interested parties made a preliminary order dated 07-12-2015, directing the Inspector of Land Records and Survey, Vasco-da-Gama, Goa to prepare a partition plan of Survey No. 2/1 of Chicolina Village of Mormugao, Taluka and accordingly a plan was prepared by the Inspector of Survey and Land Records, Vasco-da-Gama, Goa, and by Order dated 13-02-2018, the Deputy Collector and S.D.O., Mormugao, Vasco-da-Gama, Goa confirmed the said plan and allotted a new sub-division 1-M to the plot of the PURCHASER in Survey No. 2/1 namely sub-division 1-M, where in terms of the said plan, the said plot 1-M was found to have an area of 15,545.00 square metres and accordingly was demarcated within the said area as plot 1-M. As a result of the said demarcation done in the aforesaid proceedings and confirmed by the Order

of the Deputy Collector and S.D.O. of Mormugao, Vasco-da-Gama, the property described in Schedule-II instead of having an area of 16,000.00 square meters is found to have an area of 15,545.00 square metres and is found to conform in configuration, boundaries, and area to the plan drawn by the Inspector of Survey and Land Records, Vasco-da-Gama confirmed by the Order dated 13-02-2018.

5. In view of the said shortfall of the area of 455.00 square metres, which was stated to admeasure 37,900.00 square metres in the original deed would stand reduced in area to the extent of 455.00 square metres, and as such the area of the said property described in Schedule-I would stand corrected as 37,445.00 square meters instead of 37,900.00 square metres, so therefore wherever in the recitals and in the operative part of the said deed, the area of the property described in Schedule-I is stated to be 37,900.00 square metres should be read as 37,445.00 square metres and wherever in the said deed, the area of the property described in Schedule-I in the recitals and in the operative part of the said deed should be read as rectified by this instrument and read as 37,445.00 square meters instead of 37,900.00 square metres, and consequently the plan annexed to the said deed, identifying the said property described in Schedule-II vis-à-vis the entire property as well would not set out the correct layout and/or depiction of the property described in Schedule-I and the correct layout and/or depiction of the property described Schedule-II.

6. Consequent upon the said Order the area of the said property described in Schedule-II after demarcation is demarcated, ascertained and found to be 15,545.00 square metres as depicted in the Plan-I hereto annexed and consequently the area of the said plot wherever mentioned in the said



deed as 16,000.00 square metres shall be read as 15,545.00 square metres.

AND in view of the statutory partition ordered to be effected by the Deputy Collector and S.D.O., Mormugao and confirmed by Order dated 13-02-2018 of the Deputy Collector and S.D.O., Mormugao, the area depiction and demarcation of the property described in Schedule-II will stand identified by the plan prepared by the Inspector of Survey and Land Records pursuant to the preliminary orders dated 07-12-2015, and confirmed by Order dated 13-02-2018, and as such the said plan annexed to the Deed dated 30-07-2015 shall be considered as of no effect and substituted by the plan annexed to this Deed of Rectification as Plan-I. The said plot is better identified and delineated in the Plan-I hereto annexed in red boundary line.

8. AND considering that the area of the said property described in Schedule-II was stated to be 16,000.00 square metres, the consideration agreed to be paid by the PURCHASER to the VENDORS was a sum of Rs.

9. As a fact, the entire consideration was however not paid and a balance of Rs. [REDACTED] is yet to be paid and it was agreed by the parties that the same be paid after the partition proceedings were finalized and in view of the orders passed in the said proceedings, considering the difference in area of 455.00 square metres, which property described in Schedule-II actually was found to admeasure at site.

10. The parties to the said deed namely the VENDORS have agreed that instead of an amount of Rs. [REDACTED], the actual consideration of the said property described in Schedule II to the said

[Handwritten signatures and initials]

deed payable to them would be a sum of Rs. [REDACTED]

[REDACTED]
instead of [REDACTED] as originally
agreed and that the figure of Rs. [REDACTED]
appearing in the recitals of the Deed be rectified by this instrument to be
read as Rs. [REDACTED]

[REDACTED] and as such considering that an
amount of Rs. [REDACTED] has been paid to
the FIRST SET OF VENDORS and the SECOND SET OF VENDORS
under the said deed, receipt of which consideration the FIRST SET OF
VENDORS and the SECOND SET OF VENDORS hereby acknowledge to
have received and against receipt of the amount of Rs. [REDACTED]

[REDACTED]
[REDACTED] which has been paid by the PURCHASER to the SECOND
SET OF VENDORS by Cheque bearing No. [REDACTED]

[REDACTED] receipt of which
instrument the SECOND SET OF VENDORS hereby acknowledge, subject
to its realization. The FIRST SET OF VENDORS and the SECOND SET OF
VENDORS hereby acknowledges the payment of the entire consideration of
Rs. [REDACTED]

[REDACTED] from the PURCHASER and it is hereby
covenanted that there are no any further liabilities or claim between the
VENDORS and the PURCHASER.

11. AND considering that at the time of payment of the consideration, the
PURCHASER has effected payment of consideration, after deducting there
from TDS at the rate of 1% on Rs. [REDACTED]
(only) and due to the reduction in the consideration payable an amount of Rs. [REDACTED]

[Handwritten signatures and text]
S. R. [REDACTED]

Only) is refundable to the PURCHASER, towards the refund of excess TDS, which amount the SECOND SET OF VENDORS have paid/refunded to the PURCHASER by cheque bearing n [REDACTED] drawn on [REDACTED] receipt of which cheque, the PURCHASER hereby acknowledges to have received, subject to the realization of the same..



12. AND likewise the SECOND SET OF VENDORS have effected payment of a sum of Rs. [REDACTED] to the PURCHASER towards the excess payment of stamp duty and Registration fees effected by the PURCHASER at the consolidated rate of 9%, on a consideration of Rs. [REDACTED], and accordingly in view of the reduction in consideration the SECOND SET OF VENDORS are reimbursing to the PURCHASER the said amount of Rs. [REDACTED] towards the excess of stamp duty and registration charges factually incurred by the PURCHASER, by Cheque No [REDACTED] drawn on [REDACTED] in favour of the PURCHASER, receipt of which the PURCHASER acknowledges having received subject to realization of the same.

13. AND consequent upon the reduction in the area of the said sub-divided plot by 455.00 square metres, the PURCHASER approached the Mormugao Planning and Development Authority, for a revision of the sub-division of the property described in SCHEDULE-II for an area of 15,545.00 square metres and accordingly the Mormugao Planning and Development Authority, vide Development Permission dated 05-05-2018 and the Village Panchayat Chicolina, Bogmalo, vide Provisional NOC for Sub Division of plots (Revised)

[illegible]

Wondershare
PDFelement

Wondershare
PDFelement

5.2.3. Normalization

李士奇

IN WITNESS WHEREOF the parties hereto have signed this instrument on the day,
month and year first hereinabove written..

SIGNED, SEALED AND DELIVERED by the
within named VENDORS of the FIRST PART:

MRS. FLORA LORETTA SEQUEIRA

alias SEQUEIRA LORETTA FLORA DOREEN LUCIA

alias LORETTA FLORES

MRS. MICHELLE DENISE FLORES

MS. KAREN JUNE FLORES

MR CARLOS JULIO FLORES

All represented by their Attorney

MR. BRYAN NICHOLAS SOARES,

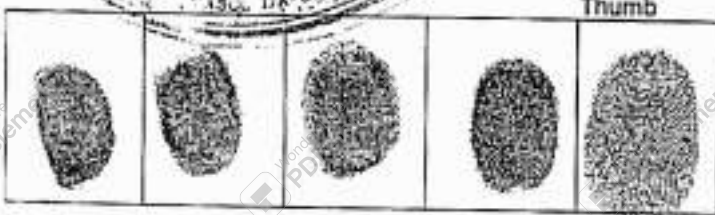
by virtue of Special General Power of attorney dated 16-03-2018.



Handwritten signature of the attorney, MR. BRYAN NICHOLAS SOARES.

LHFP

Thumb



RHFP
Thumb



Handwritten signatures of the parties, including the attorney and the vendors.

Handwritten date: 11/11/2018

SIGNED AND DELIVERED by

the within named **SECOND SET OF VENDORS**

of the **SECOND PART:**

M & M SPACE DEALS, through its Partners,

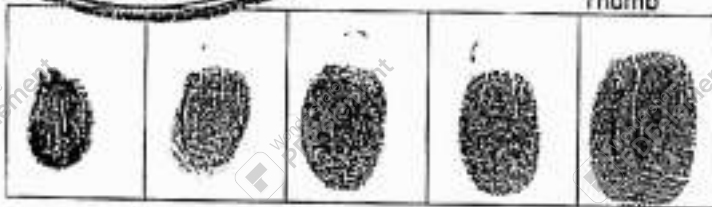
1. **MRS. ORTY FIONA SOARES,**

alias **ORTY FIONA MENDONSA E SOARES,**



[Handwritten signature]

Thumb



RHFP
Thumb



[Handwritten signatures]

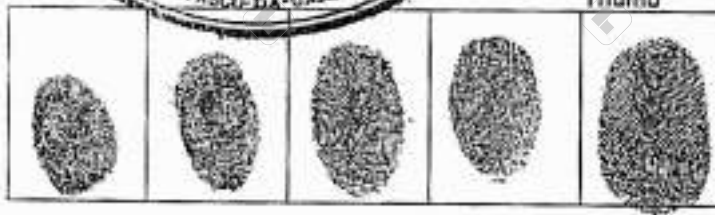
[Handwritten signature]

SIGNED AND DELIVERED by

the within named CONFIRMING PARTY

of the THIRD PART:

MR. BRYAN NICHOLAS SOARES

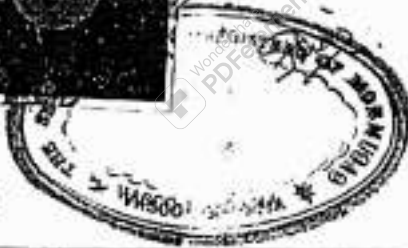


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RHFP
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MRS. BERFILLA MATILDA PEREIRA e DIAS

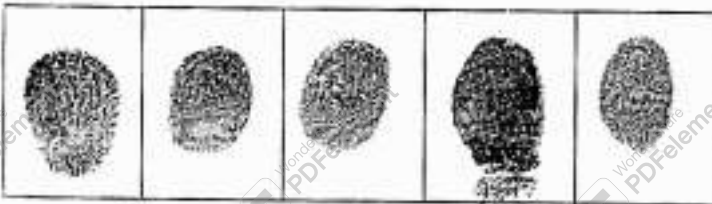


LHFP

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RHFP
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[Handwritten signatures and initials]

S. de B. de Almeida

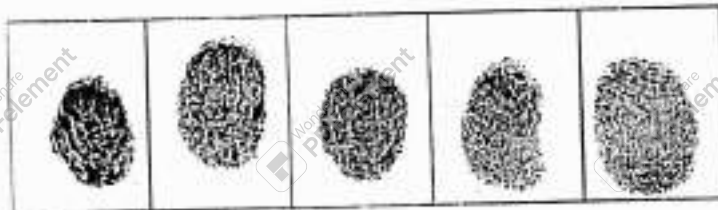
SIGNED AND DELIVERED by
the within named PURCHASER
of the FOURTH PART:

M/S. VISHWAS WAREHOUSING AND TRADING PRIVATE
LIMITED, represented herein by its director
MR. SUVARN RAJARAM BANDEKAR.

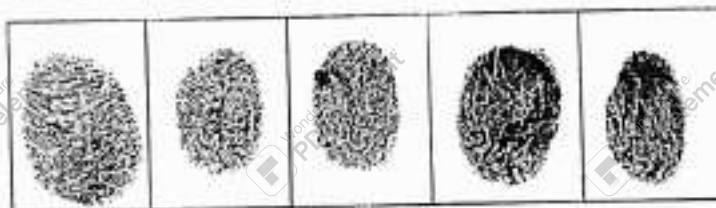


LHFP

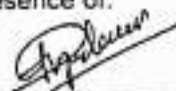
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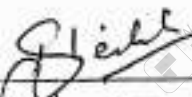
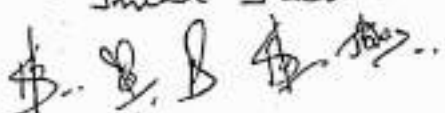


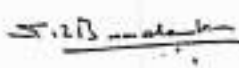
RHFP
Thumb



In the presence of:

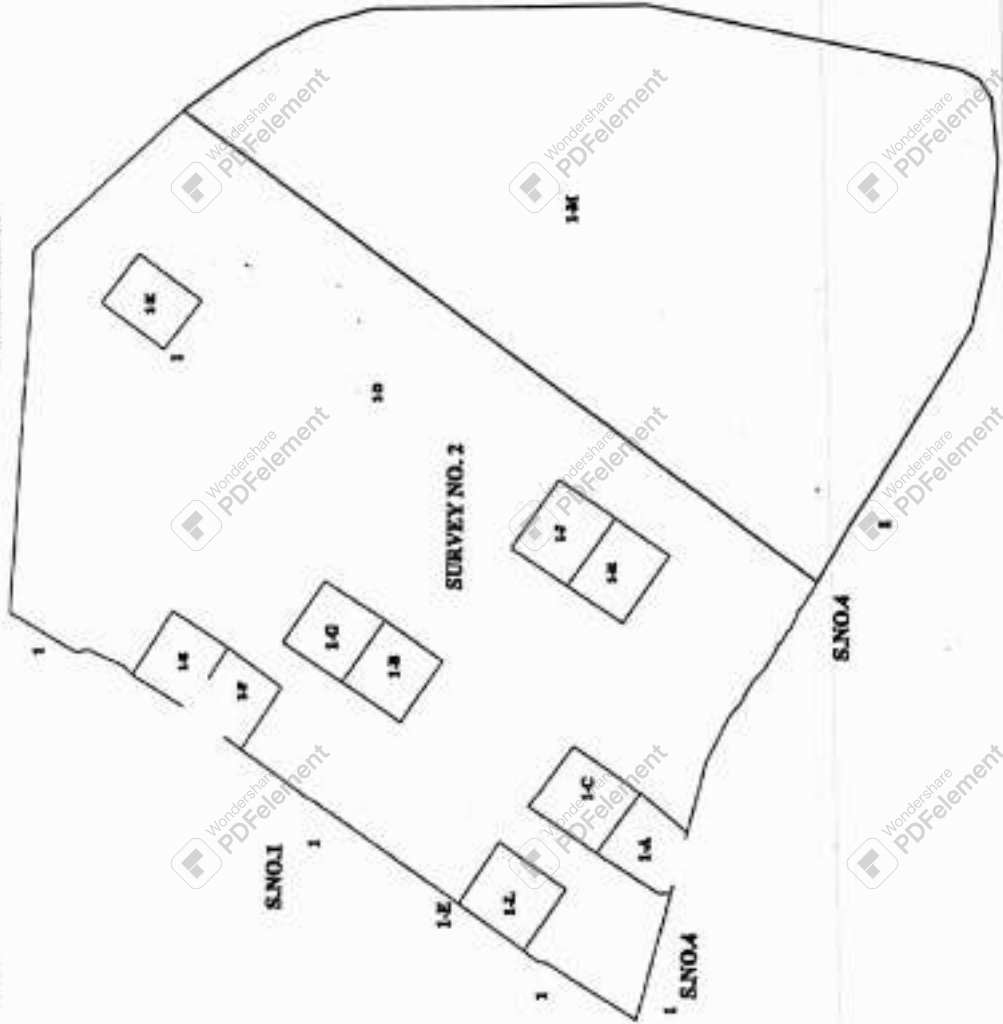
1. 
Avinash Vengurdekar

2. 
Imran Sheikh




**PLAN OF PROPERTY BEARING SURVEY NO. 2 SUB DIVISION 1-M
CHICOLNA VILLAGE OF MORMUGAO TALUKA**

**SITE PLAN
SCALE 1:10000**



FIRST SET OF VENDOR

1.

SECOND SET OF VENDOR

1.

2.

CONFIRMING PARTY

1.

2.

PURCHASER

1.



Office of Sub-Registrar Mormugao

Government of Goa

Print Date : Time : 23-08-2018 12:01:16 PM

Document Number : 1549

Presented at 11:24:00 AM on 23-08-2018 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	
2	Processing Fees	
	Total :	

Stamp Duty Required:

Suvam Rajaram Bandekar presenter

Name	Photo	Thumb Impression	Signature
Suvam Rajaram Bandekar, S/o late Rajaram Narayan Bandekar, Married, Indian, age 64 Years, industrialist, r/o Raj Tara near Tilak Maidan Vasco da Gama Mormugao Goa As a Director M/s Vishwas Warehousing and Trading Private Limited, office at Vasco Pen No. [REDACTED] vide resolution dated 16.08.25018			

Endorsements

Executant

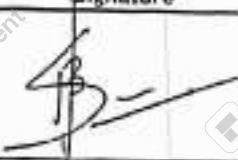
1. Mrs. Berfilla Matilda Pereira e Dias, w/o Manuel Antonio Dias, Married, Indian, age 39 Years, Housewife, r/o Hosue No.103 Gina Chicalim Mormugao Goa

Photo	Thumb Impression	Signature

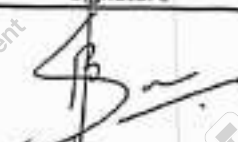
2. Bryan Nicholas Soares, S/o Valent Soares, Married, Indian, age 52 Years, Architect, r/o St. Inez Panaji Goa

[REDACTED]

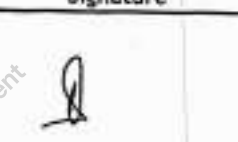
[REDACTED]

Photo	Thumb Impression	Signature
		

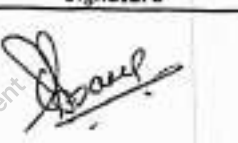
3. Mr Bryan Nicholas Soares, s/o Valent Soares, Married, Indian, age 48 Years, Architect, r/o St. Inez Panaji Goa As a power of attorney for vendor No. 1 to 4 vide POA dated Adv. Jose Pulvio Da P. Colaco reg under No.24042 dated 16.03.2018

Photo	Thumb Impression	Signature
		

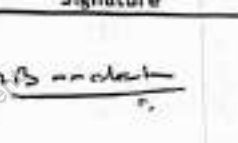
4. Mr. Manuel Antonio Dias, s/o Minguet I Dias, Married, Indian, age 45 Years, Business, r/o House No.103 Glna Chicalim Mormugao Goa

Photo	Thumb Impression	Signature
		

5. Orty Fiona Soares alias Orty Fiona Mendonsa E Soares, D/o late Agnelo Francisco Jose Mendonsa, Married, Indian, age 51 Years, Architect, r/o H.No.22/128/3, Plot No.14, bay View Colony, NIO Circle, Taleigao, Ilhas Goa.

Photo	Thumb Impression	Signature
		

6. Suvarn Rajaram Bandekar, S/o late Rajaram Narayan Bandekar, Married, Indian, age 64 Years, industrialist, r/o Raj Tara near Tilak Maldan Vasco da Gama Mormugao Goa As a Director M/s Vishwas Warehousing and Trading Private Limited, office at Vasco Pan No. [REDACTED] vide resolution dated 16.08.25018

Photo	Thumb Impression	Signature
		

Identification

[REDACTED]

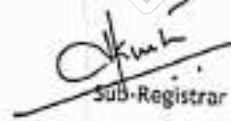
[REDACTED]

Sr No.	Witness Details	Signature
	Mr Avinash Vengurlekar , s/o Fattuji Vengurlekar, Married, Indian, age 50 Years, Service, r/o Margao Goa	

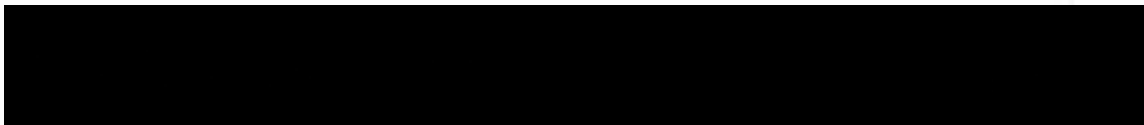
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Signature:-

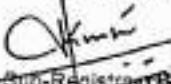
Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

**SUB - REGISTRAR
MORMUGAO**



Block-1 Document
Registration Number MOR-BK1-01506-2018
CD Number MORD33 on
Date 24-08-2018


Sub-Registrar (Mormugao)
SUB-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

