

(Rupees Nine Lakh Ninety Thousand One Hundred

FOR CITIZEN CREDIT
CO-OP BANK LTD

Handwritten signature
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 3 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STP(V)/C.R./35/33/2011-RD



NON JUDICIAL *गोवा Only*
DEC 30 2016
2010 1010 1010 2010 0110 2010 2010 17:36
R.0990100/- PB7122
STAMP DUTY
GOA

Name of Purchaser: ROYAL DEVELOPERS

Albino Fernandes



DEED OF SALE

P. de S. Josephine for P. de S. Fernandes

P. Fernandes

Signatures

Post

THIS DEED OF SALE is made and executed at Margao Goa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, on this 2nd day of the month of January of the year Two Thousand and Seventeen (02/01/2017):

BETWEEN

MR. WILLIAM RAFAEL ANTONIO FERNANDES alias **WILLIAM RAFAEL FERNANDES**, son of late Mr. Silvester Fernandes alias Silvestre Fernandes, aged about 77 years, Occupation Auditor, American National of Indian Origin holding OCI Card bearing No. A 1351497, holding PAN Card no. ACDPF6015F, married and his wife;

2. Mrs. MARIA JASMINA FERNANDES, wife of Mr. William Rafael Antonio Fernandes, aged about 59 years, Occupation Gemologist, American National of Indian Origin holding OCI Card bearing No. A 1351496, holding PAN Card no. ACDPF6014E, married, both nos. 1 and 2 are resident of 74-02, 43rd Avenue (Apt # 7C) Elmhurst, New York 11373 USA;

3. Mr. JOSE CUPERTINO FERNANDES alias **JOSEPH CUPERTINO FERNANDES**, son of late Mr. Silvester Fernandes alias Silvestre Fernandes, aged about 76 years, Occupation Retired Banker, American National of Indian Origin holding OCI Card bearing No. A 1273867, holding PAN Card no. ACDPF6017H, married and his wife;

4. Mrs. MARIA INNOCENTIA FERNANDES alias **MARIA INNOCENTIA D'MELO**, wife of Mr. Joseph Cupertino Fernandes, aged about 66 years, Occupation Retired Nurse, American National of Indian Origin holding OCI Card bearing No. A 1273867, holding

Handwritten signatures:
 P. Fernandes, [Signature], [Signature], [Signature], [Signature], [Signature]

PAN Card no. ACDPF6018J, both nos. 3 and 4 are residents of 48-34, 91 Place, Elmhurst, New York, 11373 USA;



Mr. JOSE LOURENCO MONICA FILOMENO FERNANDES
 alias **JOSE L. FERNANDES** alias **JOSE LOURENCO FERNANDES**
 alias **JOSE LOURENCO MONICO FILOMENO FERNANDES**, aged
 about 74 years, Occupation Retired, American National of Indian
 Origin holding Overseas Citizen of India holding OCI card bearing
 No. A 762979, holding PAN Card no. ABJPF0401C, married and his
 wife;

6. Mrs. PURIFICACAO ELIZA FERNANDES alias
PURIFICACAO ELIZA LOBO alias **PURITY ELIZA FERNANDES**
 alias **PURITY E FERNANDES**, aged about 62 years, Occupation
 Housewife, American National of Indian Origin holding Overseas
 Citizen of India Card bearing No. A762980, holding PAN Card no.
 ABJPF0402B, married, both Nos. 5 and 6 are resident of 140 Lake
 Meryl Drive, Unit 240, West Palm Beach, Florida 33411, USA

All hereinafter referred to as "**VENDORS**" (which expression shall
 unless repugnant to the context or meaning thereof shall mean and
 include their heirs, legal representatives, successors, executors,
 administrators and assigns) of the **FIRST PART**.

AND

M/S ROYAL DEVELOPERS (holder of Pan Card No. AAQFR5858K)
 a partnership firm registered under the Indian Partnership Act 1932
 having its registered office at Shop No. 5, Royal Classic Building,
 Dongorim, Navelim, Salcete, Goa, represented by its partners:

(i) **MR. ALBINO ANAND FERNANDES**, son of late Mr. Antonio
 Fernandes, age 41 years, occupation business, Permanent

[Handwritten signatures and initials]
 P. Fernandes *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]*



Account Number AARPF0230C, married, residing at H. No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; and

MR. EDWARD PHILIP FERNANDES, son of late Mr. Beatriz Piedade Fernandes, age 47 years, occupation business, Permanent Account Number AAKPF9999B, unmarried, residing at H. No. 167, Cumborda, Sarzora, Chichinim, Salcete-Goa;

- (iii) **MR. KEDAR NAGENDRA JAGDALE**, son of late Nagendra Jagdale, aged 40 years, married, businessman, holding PAN Card bearing No. AKDFJ5228J, residing at House No. 933/4, Moddi, Navelim, Salcete, Goa

all Indian Nationals, hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its current and future partners, representatives, successors-in-interest, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the member nos. 1 and 2 of the VENDORS herein are duly represented by their duly constituted attorney said Mr. Pedro A. T. Fernandes, vide Power of Attorney dated 01/12/2012, duly executed before Consulate General of India, New York dated 03/12/2012, and duly certified by the Addl. Collector South Goa on 18/12/2012, the certified copy of the same is filled in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS there exists the property known as "MURDA O GRANDE", situated at Ward Murda O Grande, Nuvem, Salcete, Goa, described in the Land Registration Office of Salcete under Description No. 32612 of Book B-84 (NS).

P. Fernandes *Jagdale* *P. Fernandes*
P. Fernandes *Jagdale* *P. Fernandes* *Jagdale*

This property is better described in the SCHEDULE A hereunder written and is hereinafter referred to as "Said Bigger Property".



AND WHEREAS the SAID PROPERTY originally belonged to Mr. Joaquim Pascoal Does Roque Da Silva.

AND WHEREAS the Eastern Half of the Said Bigger Property, initially was mortgaged by said Joaquim to Mr. Albino do Nascimento Colaco which mortgage was then transferred to Mr. Francisco de Paula Conceicao Ribeiro vide Instrument dated 13/10/1934 recorded at page 15 to 16v of Book No. 473.

AND WHEREAS vide to by vide Public Deed of Sale, Acquittance and Renouncement dated 07/11/1934, drawn by Asst. Notary Judicial Division of Salcete Mr. Francisco Xavier Teodoro de Miranda at pages 75 to 77 of Book No. 473, said Mr. Joaquim Pascoal Does Roque Da Silva in his status of Bachelor sold the Eastern Half of the Said Bigger Property to Mr. Silvestre Fernandes (the father/father-in-law of the VENDORS herein), with the confirmation of Mr. Francisco de Paula Conceicao Ribeiro who renounced the mortgage in respect of the Said Eastern Half of the Said Bigger Property created in his favour earlier.

AND WHEREAS said Mr. Silvestre Fernandes alias Silvester Fernandes was married to Mrs. Augusta das Does Moraes e Fernandes alias Maria Augusta Das Does Moraes alias Augusta Das Does Fernandes e Moraes alias Maria Augusta das Does Moraes e Fernandes, who constructed a residential house, an outhouse and a well in the Said Eastern Half of the SAID BIGGER PROPERTY, which structures though are in dilapidated and unusable conditions as on date, yet had shape and dimensions as shown in the Survey Plan of Survey No. 125/4 of Noverm Village, in

Ades *Jorge* *João*
P. Fernandes *Stale* *João* *Amorim*

which Survey Number the Said Eastern Half of the Said Bigger Property came to be surveyed as admeasuring 4050.00 Sq. meters and with name "MURDA GRANDE".



This Eastern Half of the Said Bigger Property, surveyed under Survey No. 125/4 of Nuvem Village is hereinafter referred to as the "SAID PROPERTY" and is better described in the SCHEDULE B hereunder written.

AND WHEREAS said couple expired on 27/12/1978 and 01/10/1992 respectively, leaving behind four children as their sole and universal heirs viz:

- (a) Member no. 1 of the Vendors and his wife Mrs. Maria Jasmina Fernandes;
- (b) Member no. 3 of the Vendors and his wife Mrs. Maria Innocentia Fernandes Alias Maria Innocentia D'melo;
- (c) Member no. 5 of the Vendors and his wife Mrs. Purificacao Eliza Fernandes Alias Purificacao Eliza Lobo Alias Purity Eliza Fernandes Alias Purity E Fernandes; and
- (d) Mrs. Bernadette Lourdes Paes and her husband Mr. Joseph Wilson Paes, the latter expired leaving behind his widow said Mrs. Bernadette Lourdes Paes and following children:
 - (i) Mr. Winston Milagres Francisco Paes,
 - (ii) Mr. Wilbur Nolasco Avelino Paes and
 - (iii) Mr. Wilkie Sylvestre Paes (all bachelors).

AND WHEREAS said Mrs. Bernedette Lourdes Paes and her three sons relinquished all their rights to the estate left behind by their father/mother/grandfather/grandmother respectively said Mr.

P. Fernandes *Joseph Wilson Paes* *Winston Milagres Francisco Paes*
P. Fernandes *Wilbur Nolasco Avelino Paes* *Wilkie Sylvestre Paes*



Silvestre Fernandes alias Silvester Fernandes and Mrs. Augusta dos Moraes e Fernandes, in favour of other co-heirs, which acts of succession and relinquishment are witnessed vide Notarial Deed of Relinquishment of Illiquid and Undivided Rights to Inheritance and Deed of Succession dated 05/06/2012, drawn before Notary Ex-Officio of Salcete, at pages 87 onwards of Deeds Book No. 1435.

AND WHEREAS in pursuance to the above relinquishment and succession, the VENDORS are the absolute owners in possession of the Said Property and the names of the male vendors are duly recorded in the survey records of Survey No. 125/4 against Mutation Entry No. 1340.

AND WHEREAS the Said Property which was originally a landlocked property, became accessible through Public Road, which passed touching all along the Northern Boundary of the Said Property from Survey No. 125/2 of Nuvem Village.

AND WHEREAS the residents of the house existing in Survey No. 125/6 of Nuvem Village lying on the south of the Said Property, in pursuance to the permissive use granted by the VENDORS, have been using a footpath from the main road to their property, passing through the Said Property particularly from the eastern side of the eastern structure of the Said Property (now in collapsed stage).

AND WHEREAS the VENDORS have now decided to sell the Said Property and in order that the purchaser of the said property is not subjected to and is not made to litigate any false claim of access from the residents/owners of the properties on the South of the Said Property, the VENDORS suo moto on their own have made provision of 6.00 meters road passing through the Said Property to access the properties on the South of the Said Property, which access road

[Handwritten signatures of the vendors: Silvestre Fernandes, Augusta dos Moraes e Fernandes, and others.]

admeasures 250.00 Sq. meters and has shape and dimensions as shown in the Plan B annexed to this deed.

AND WHEREAS providing of the said access road has resulted in bifurcation of the Said Property into two parts, Viz. the Eastern Part admeasuring 977.00 Sq. meters and Western Part admeasuring 2823.00 Sq. meters and have been identified as Part A (Plot A) and Part B (Plot B) respectively and has shape and dimensions as shown in the Plan B attached to this deed.

The Plot B admeasuring 2823.00 Sq. meters of the Said Property is better described in the SCHEDULE C hereunder written and is hereinafter referred to as "SAID PLOT".

AND WHEREAS the VENDORS wish to sell the SAID PLOT along with all that is standing therein inclusive of structures, well etc and accordingly identified the PURCHASER and made following declaration and representation unto the PURCHASER:-

- (a) That they are the exclusive and absolute owners of the SAID PLOT and are in lawful occupation, possession and enjoyment of the same and that no other person has any right, title, interest, claim in the SAID PLOT;
- (b) That they have absolute right to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- (c) That they have clean, clear, subsisting and marketable title to the SAID PLOT and that their predecessor in title also held clean, clear, subsisting and marketable title;
- (d) That there is no legal bar or impediment for sale of the SAID PLOT and that the SAID PLOT is free from encroachments, encumbrances, liens and or charges;

[Signatures]

P. Fernandes *[Signature]* *P. P. Fernandes*
[Signature] *[Signature]* *[Signature]*

(e) That no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices / Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;

(f) That the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law.

(g) That the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum.

(h) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOT and or on any part thereof.

(i) That they have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement/MOU whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;

(j) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT or any part thereof, in any manner whatsoever.

(k) That in case, at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming to be the co-owner/s of the SAID PLOT and / or of violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, the VENDORS, shall be fully liable and responsible to settle any

[Signatures]
P. Fernandes
[Signature]
[Signature]
[Signature]
[Signature]

such share, right, interest, claim of the third party in the SAID PLOT from the consideration paid herein;

(l) notwithstanding any act, omission, deed or thing done whatsoever executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASERS;

(m) That, as on this date the SAID PLOT or any part thereof does not fall in any zone prohibited for development;

(n) That they wish to sell the SAID PLOT inclusive of all things situated therein for the total consideration of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only).

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the SAID PLOT from the VENDORS for the aforesaid total consideration of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only).

AND WHEREAS the parties hereto now execute the present deed, thereby VENDORS transferring the right, title, interest and possession of the SAID PLOT and all things existing therein unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) paid

H. Des *Joseph Thomas* *San P. L.*
P. Fernandez *Stefano* *San Fernando* *off*

by PURCHASER unto the VENDORS in the manner detailed out in the SCHEDULE D hereunder written, the payment and receipt of the said consideration of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) in the manner detailed out in SCHEDULE D, the VENDORS and each of them, jointly and severally, hereby admit and acknowledge to have received in full their respective share in consideration and discharge the PURCHASER of the same and every part thereof; they the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER the SAID PLOT being Plot B admeasuring 2823.00 Sq. mts (Two Eight Two Three decimal Zero Zero) as described in SCHEDULE C hereunder written, together with all structures, well, trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOT along with all structures, well, trees, plants and everything existing therein unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PLOT inclusive of structures, well and all things

[Signatures]
[Signatures]
[Signatures]

standing in the SAID Plot and hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, harassment, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER in the recital clauses of this deed, relying upon which the PURCHASER has agreed to purchase the SAID PLOT, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the recital part of this deed, whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.

6. The VENDORS hereby authorize the PURCHASER to get transferred in its name the SAID PLOT, purchased by it by the present deed and

[Handwritten signatures and initials]
P. Fernandes *[Signature]* *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]*

the VENDORS specifically give No Objection for carrying out mutation by including the name of the PURCHASER in the survey records of the Said Property and thereupon to partition the Said Plot from the Said Property and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT of the SAID PROPERTY hereby sold.

Handwritten signatures:
 P. Fernandes
 [Signature]
 [Signature]
 [Signature]
 [Signature]

VENDORS hereby declare that they are aware of notification bearing RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

SCHEDULE A

(Of the SAID BIGGER PROPERTY)

ALL THAT landed property known as "MURDA O GRANDE", situated at Ward Murda O Grande, Nuvem, Salcete, Goa, described in the Land Registration Office of Salcete under Description No. 32612 of Book B-84 (NS) and bounded as whole as under:

- East : by the land of Confraria of Our Lady of Conceicao from Margao;
- West : by the land of Sebastiao Mascarenhas;
- North : by the land of said Sebastiao Mascarenhas, Gabriel Dias, Joao Manoel Fernandes, Sebastiao Mascarenhas, Antonio Rosario Gomes and with the land of heirs of Salvador Gomes;
- South : by the land of heirs of Alexandrino Alvares and with the land of Constancio Fernandes, Lourenco Rosario Fernandes and Barrier Pinto.

P. Dias *Joao Manoel* *Joao P. Dias*
P. Fernandes *Constancio* *Alexandrino* *Barrier Pinto*



SCHEDULE B

(of the SAID PROEPRTY)

All that property known as "MURDA GRANDE" admeasuring 4050.00 Sq. meters, consisting of residential house, outhouses in dilapidated and unusable conditions and a drinking water well, located at Nuvem, within the limits of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, forming Eastern Half of the Said Bigger Property described in SCHEDULE A hereinabove written, Surveyed under Survey no. 125/4 of Nuvem Village and is bounded as under:

As per Survey Records

East : by drain beyond which lies the property under Survey No. 124/1;

West : by the property under Survey no. 125/3 of Nuvem Village;

North : by Public road; and

South : partly by property under Survey No. 125/10 and partly by drain beyond which lies the properties under Survey nos. 125/5, 6, 7, 8 and 9 of Nuvem Village.

The SAID PROPERTY is better identified in the Survey Plan annexed hereto at PLAN A and the same forms part of this deed.

[Signatures]

P. Fernandes

[Signature]

[Signature]

[Signature]

[Signature]

Note: The drain as shown on the Survey Plan to have been existing South of the Said Property actually at loco only partly exists particularly on the south of the Plot A of the Said Property while the remaining part of the said drain does not physically exists at loco as the same has been filled with mud with the passage of time.

SCHEDULE C

(Of the SAID PLOT)

All that PART/PLOT B admeasuring an area of 2823.00 Sq. mts, consisting of residential house, structures and a well, forming western part of the property described in Schedule B herein above written and is bounded as under:

- East : by 6.00 meters wide reserved road;
- West : By property under Survey No. 125/3 of Nuvem Village;
- North : By public road proceeding from Nuvem Church to Majorda; and
- South : partly by property under Survey No. 125/10 and partly by drain beyond which lies the properties under Survey nos. 125/7, 8 and 9 of Nuvem Village.

The Said Plot is better identified in the PLAN B annexed hereto and delineated in red color lines and the same forms part of this deed.

[Handwritten signatures and initials]

P. Fernandes *[Signature]* *[Signature]* *[Signature]* *[Signature]*

[Signature] *[Signature]*



SCHEDULE D
(Of the Payments made)

Vendor No.	RTGS Transfer (UTR No.)	Amount (in INR)	TDS (in INR) (20.66%)	Total Amount
1	CNRBR 52017010200543589	26,18,220/-	6,81,780/-	33,00,000/-
2	CNRBR 52017010200543600	26,18,220/-	6,81,780/-	33,00,000/-
3	CNRBR 52017010200543606	26,18,220/-	6,81,780/-	33,00,000/-
4	CNRBR 52017010200543632	26,18,220/-	6,81,780/-	33,00,000/-
5	CNRBR 52017010200543691	26,18,220/-	6,81,780/-	33,00,000/-
6	CNRBR 52017010200543710	26,18,220/-	6,81,780/-	33,00,000/-
	Total	1,57,09,320/-	40,90,680/-	<u>1,98,00,000/-</u>

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.

[Signature] of *[Signature]* *[Signature]*

P. Fernandez *[Signature]* *[Signature]* *[Signature]*



SIGNED, SEALED AND DELIVERED BY THE WITHNAMED THE
VENDORS:

Mr. PEDRO A. T. FERNANDES

Attorney of member no

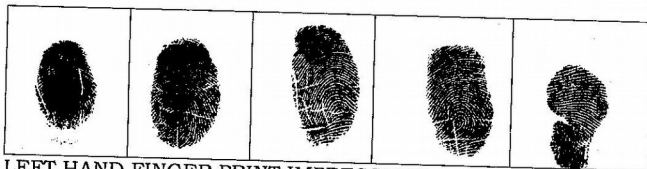
1 and 2 of the VENDORS

In the presence of....

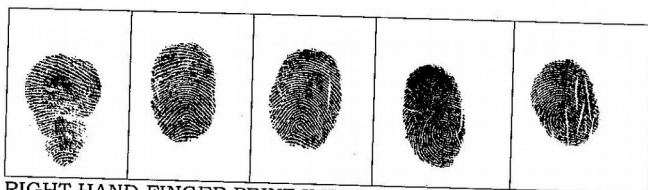


Pedro A. T. Fernandes

Mr. PEDRO A. T. FERNANDES



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

A. T. Fernandes *P. T. Fernandes*

P. Fernandes

[Signature]

[Signature]

P. Fernandes

[Signature]



SIGNED, SEALED AND DELIVERED BY THE WITHNAMED THE
VENDORS:

Mr. JOSE CUPERTINO FERNANDES alias JOSEPH CUPERTINO
FERNANDES

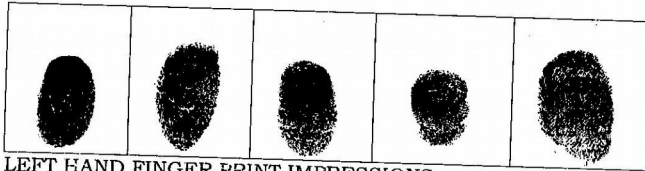
In the presence of.....

Joseph Fernandes

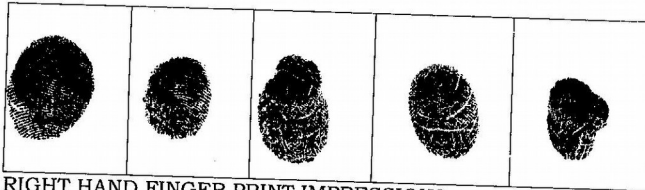
Joseph



Mr. JOSE CUPERTINO FERNANDES alias JOSEPH CUPERTINO
FERNANDES



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

Ades Joseph Fernandes for P. Fernandes

P. Fernandes

Ades

P. Fernandes

P. Fernandes

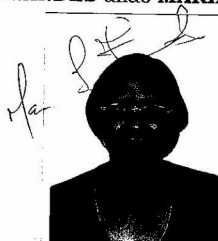
Ades



SIGNED, SEALED AND DELIVERED BY THE WITHNAMED THE
VENDORS:

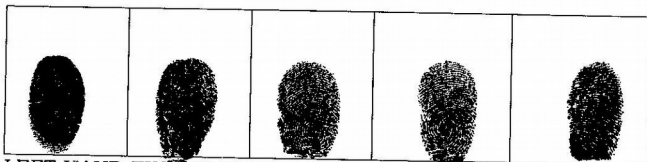
Mrs. MARIA INNOCENTIA FERNANDES alias MARIA
INNOCENTIA D'MELO

In the presence of....

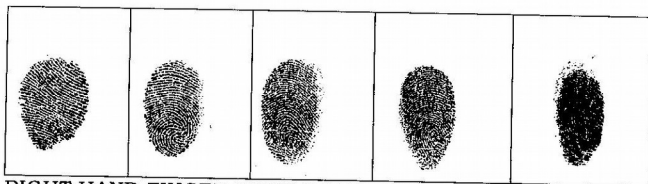


P. F. L.

Mrs. MARIA INNOCENTIA FERNANDES alias MARIA
INNOCENTIA D'MELO



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

Fides *Josephina* *P. F. L.*
P. Fernandes *Am. Fernandes*
Am. Fernandes *Am. Fernandes*



SIGNED, SEALED AND DELIVERED BY THE WITHNAMED THE
VENUORS:

Mr. JOSE LOURENCO MONICA FILOMENO FERNANDES alias
JOSE L. FERNANDES alias JOSE LOURENCO FERNANDES alias
JOSE LOURENCO MONICO FILOMENO FERNANDES

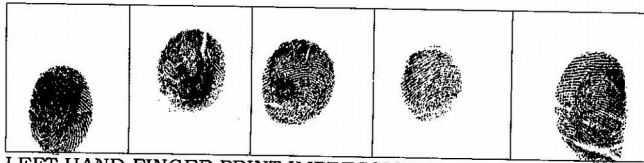
In the presence of.....



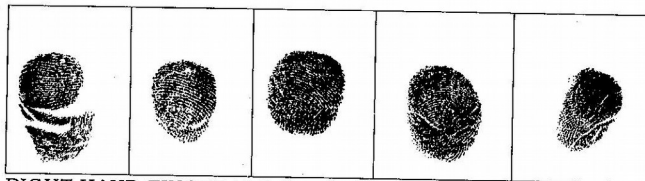
Jose Lourenco

Jose Lourenco

Mr. JOSE LOURENCO MONICA FILOMENO FERNANDES alias
JOSE L. FERNANDES alias JOSE LOURENCO FERNANDES alias
JOSE LOURENCO MONICO FILOMENO FERNANDES



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

Ades

Jose Lourenco

Jose Lourenco

J. Fernandes

Ades

Ades

Jose Lourenco

Ades

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED THE
VENDORS:

Mrs. PURIFICACAO ELIZA FERNANDES alias PURIFICACAO
ELIZA LOBO alias PURITY ELIZA FERNANDES alias PURITY E
FERNANDES

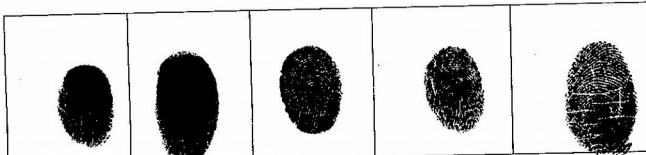
In the presence of....

P. F.

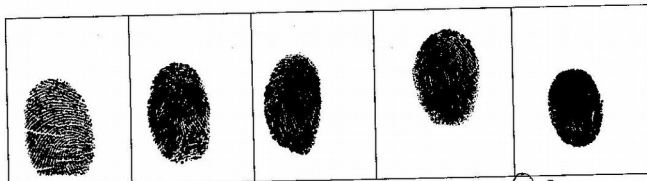


P. Fernandes

Mrs. PURIFICACAO ELIZA FERNANDES alias PURIFICACAO
ELIZA LOBO alias PURITY ELIZA FERNANDES alias PURITY E
FERNANDES



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

A. J. S. J. P. E.

P. Fernandes

[Signature]

J. P. S.

Em. F. S.

[Signature]



SIGNED, SEALED AND DELIVERED BY THE WITHNAMED PURCHASERS:

M/S ROYAL DEVELOPERS

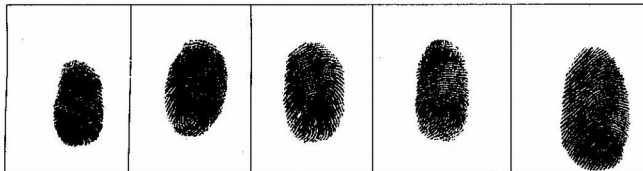
A partnership Firm Represented by its Partners

MR. ALBINO ANAND FERNANDES

In the presence of....



MR. ALBINO ANAND FERNANDES



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

Handwritten signature: P. Fernandes

Handwritten signature: P. Fernandes

Handwritten signature: P. Fernandes

Handwritten signature: P. Fernandes

Handwritten signature: P. Fernandes

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED
PARTIES:

M/S ROYAL DEVELOPERS

A partnership Firm Represented by its Partners

MR. EDWARD PHILOPE FERNANDES

In the presence of.....

[Signature]

[Signature]



MR. EDWARD PHILOPE FERNANDES



LEFT HAND FINGER PRINT IMPRESSIONS OF



RIGHT HAND FINGER PRINT IMPRESSIONS

[Signature] *[Signature]* *[Signature]*

[Signature]

[Signature]

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED PURCHASERS:

M/S ROYAL DEVELOPERS

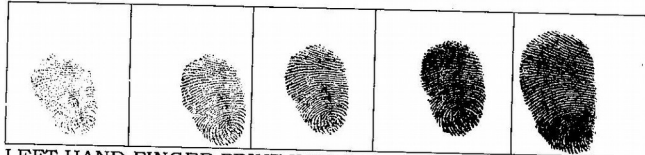
A partnership Firm Represented by its Partners

Mr. KEDAR NAGENDRA JAGDALE

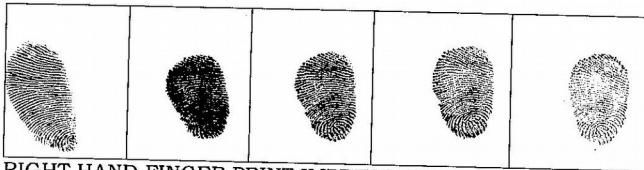
In the presence of....



Mr. KEDAR NAGENDRA JAGDALE



LEFT HAND FINGER PRINT IMPRESSIONS



RIGHT HAND FINGER PRINT IMPRESSIONS

In the presence of:

1. Name : Christ M. Fernandes
Address : 140, Sarzora, Salcete, Goa *Christ M. Fernandes*
2. Name : Pooja Karkar *Pooja*
Address : Boriguin, Navelim, Salcete, Goa *Pooja Karkar*

Christ M. Fernandes
Pooja Karkar
Christ M. Fernandes
Pooja Karkar

PLAN

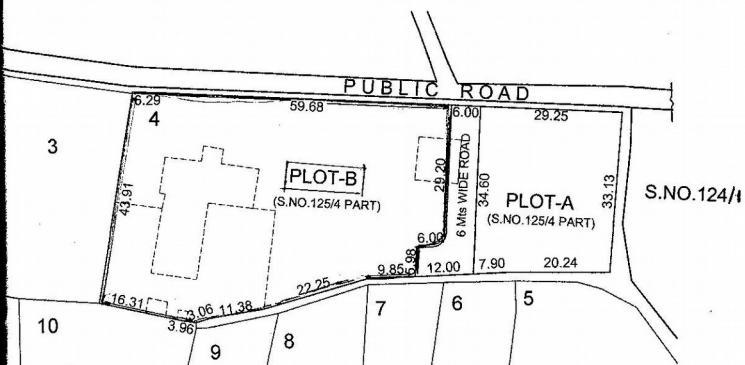


SCALE : 1:1000
VILLAGE : NUVEM

HOWING SUB DIVISION OF PROPERTY
G SURVEY NO. 125/4, NUVEM VILLAGE ,
TE TALUKA, GOA

STATEMENT

NO.	AREA IN Sq MTS
	977.00
	2823.00
AD	250.00
AL	4050.00



5 *P. Fernandes*
P. E. Fernandes
PURCHASER
P. Fernandes *P. E. Fernandes* *P. Fernandes* *P. E. Fernandes*

ed
Only)

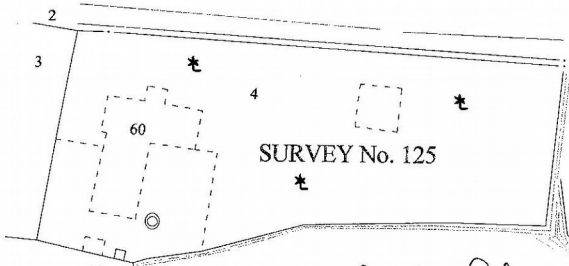
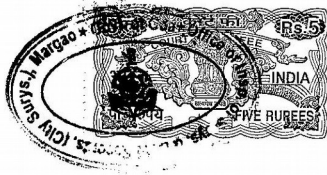


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

Plan Showing plots situated at
Village : NUVEM
Taluka : SALCETE
Survey No./Subdivision No. : 125/4
Scale : 1:1000

Inward No:8198

(Sayo C. Silveira)
Inspector of Survey & Land Records
Margao Goa.



Joseph
P. Fernandes

P. P. El

Em. Fernandes

Ground

Generated By : P.V.F.DESSAI
On : 01.11.2016

Compared By: R. B. GAUDE

ued



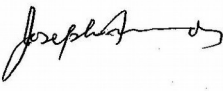
16 Only)

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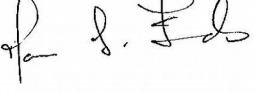
22

1A

o Fernandes @ Joseph Cupertino Fernandes , s/o. late Silvester Fernandes @ Silvestre Fernandes
 an National of Overseas Citizen of India, age 76 Years, Retired , r/o 48-34, 91 Place Elmhurst New

Photo	Thumb Impression	Signature
		


Elia Fernandes , w/o. Joseph Cupertino Fernandes , Married, American National of Overseas
 age 66 Years, Retired Nurse, r/o 48-34, 91 Place Elmhurst New York 11373 USA

Photo	Thumb Impression	Signature
		

co Monica Filomeno Fernandes @ Jose L. Fernandes @ Jose Lourenco Fernandes @ Jose Lourenco
 o Fernandes , s/o. late Silvester Fernandes @ Silvestre Fernandes , Married, American National of
 n of India, age 74 Years, Retired , r/o Nos. 5 & 6, Are residence 140 lake Meryl Dirve Unit 240 west
 411 USA




Photo	Thumb Impression	Signature
		

Eliza Fernandes @ Purificacao Eliza Lobo @ Purity Eliza Fernandes @ Purity E Fernandes , w/o. Jose
 Married, Indian, age 62 Years, Housewife , r/o Nos. 5 & 6, Are residence 140 lake Meryl Dirve Nos. 5 &
 ce 140 lake Meryl Dirve Unit 240 west Palm Florida 33411 USA



Photo	Thumb Impression	Signature
		

nd Fernandes , s/o. late Antonio Fernandes , Married, Indian, age 41 Years, Business, r/o H. No. 156/A,
 addo Dramapur Salcete Goa. As partner of M/s. Royal Developers. having its office at Shop No. 5
 bldg. Dongorim Navelim Salcete Goa.




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Only)

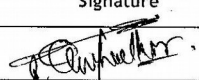
Photo	Thumb Impression	Signature
		

pe Fernandes , S/o. Beatriz Piedade Fernandes , UnMarried, Indian, age 47 Years, Business, r/o H. No. 20, Chinchinim, Salcete - Goa As partner of M/s. Royal Developers. having its office at Shop No. 5, Dongorim Navelim Salcete Goa.

Photo	Thumb Impression	Signature
		

endra Jagdale , S/o. Late Nagendra Jagdale , Married, Indian, age 40 Years, Business, r/o H. no. 933/4, Salcete, Goa. As partner of M/s. Royal Developers. having its office at Shop No. 5 Royal Classic Navelim Salcete Goa.

Photo	Thumb Impression	Signature
		

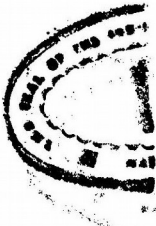
Witness Details	Signature
Gaurish Kudchadkar , s/o. Mahesh Kudchadkar , Married, Indian, age 35, r/o Margao Goa	

Sub-Registrar
CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE

REG_1_462

Office of Sub-Registrar, Salcete/Margao

Government of Goa



Date: Time:

Volume: Serial No.:

Sent to 12:20

Follow

Office of the Sub-Registrar(Salcete/Margao) Along with fees paid

No		Rs. Ps
1	Registrar	792000.00
2	Process	570.00
	Total	792570.00

Stamp Duty Required: 990000.00

Stamp Duty Paid: 990100.00

Albino Anand Fernandes Presenter

Name	Photo	Thumb Impression	Signature
Albino Anand Fernandes, s/o. late Antonio Fernandes, Married, Indian, age 41 Years, Business, r/o H. No.156/A, St. Minguel Waddo Dramapur Salcete Goa. As partner of M/s. Royal Developers having its office at Shop No.5 Royal Classic Bldg. Dongorim Navelim Salcete Goa.			

Endorsements

Executant

Pedro A.T. Fernandes, s/o. Teodosio Fernandes, Married, Indian, age 69 Years, Retired, r/o 160A, Ward Gally, Taleigao Tiswadi Goa as the POA of Vendor No.1 & 2 by Virtue of POA dated 01/12/2012 executed before Consulate General Of India New York, & certified by the Addl. Collector of South Goa on 18/12/2012

Photo	Thumb Impression	Signature