

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

SERIAL No 4922 Place MARGAO Date 19/11/14 043695

Value of Stamp Paper Twenty five thousand

Name of Purchaser Cruz Silva

Residence Anbala Father's Name Silva

Purpose Deed Transaction

S282

Handwritten signature

STAMP - ANDO
CAMILO FRANCIS TREVOR BRA
Goa No. JUD/STP/2/99/SAI

Handwritten signature

Signature Of purchaser.

Cruz Silva *Handwritten signature*



DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this 21st day of November, Two thousand and Fourteen (21-11-2014) - B E T W E E N -

AN

Handwritten signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 422 Place MARGAO Date 17/11/14
Value of Stamp Paper Twenty five thousand
Name of Purchaser Carla S. Wa
Residence Arhu Father's Name Die
Signature Die Profession Ret

043696

Handwritten signature

High Stamp Office
GAMILO FRANCIS TREVOR BRA.
Form No. JUD/STP/2/99/SAI

Signature Of purchaser



- 2 -

(1)(a) MRS. AVITA CARY MONTEIRO NAIR alias AVITA CARY NAIR, daughter of late Floriano Monteiro, aged 60 years, married, retired, PAN Card No. AFHPN1052M and her husband (b) MR. SHARAD MADHAVAN NAIR, aged 61 years, son of late Madhavan Narayan Nair, retired, PAN Card No. AACPN6053C, both Indian Nationals and residents of 403, Cozy Apartment, Yari Road, Versova, Andheri West, Mumbai 400 061 and said MR. SHARAD MADHAVAN

AN

Handwritten signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 15000

FIFTEEN THOUSAND RUPEES

पन्द्रह हजार रुपये

Rs. 15000

INDIA

गोवा GOA

4922 12/11/14
 Date of Stamp Paper: Fifteen thousand
 Name of Purchaser: Camilo
 Name of Vendor: Devi
 Name of Father: Devi
 Name of Mother: Devi

025690

Camilo Francis Trevor Bra

Stamp of Notary
 CAMILO FRANCIS TREVOR BRA
 No. 1111/STP/2/99/SAI

Camilo
 Signature Of purchase



- 3 -

NAIR is represented herein through his attorney, his wife said MRS. AVITA CARY MONTEIRO NAIR by virtue of Power of Attorney dt. 19th November 2014 executed before the Notary Hasnain Y. Naqvi of Varsova, Mumbai noted and registered at Serial No. 364/2014, true copy of which is filed herewith, heeinafter referred to as the "VENDORS" of the ONE PART - AND -

A.N

Camilo



एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

गोवा GOA

Serial No. 4922 Date 15/11/14. 306101
 Title or Stamp Paper One thousand
 Name of Purchaser Cruz Silva
 Residence [Signature] Father's Name [Signature]
 Purpose [Signature] Transaction [Signature]

[Signature]

High Stamp valid
 CARLO FRANCIS TREVOR BRA.
 Phone No. 011/2702/99/5A1

[Signature]
 Signature Of purchaser

- 4 -



(3) MR. CRUZ SILVA, aged 43 years, married, civil engineer, son of late Martinho D'Silva, PAN Card No.AGVPS5680D, Indian National, resident of H.No.334/F, Vaz waddo, Opp. Al-Max Garage, Ambelim, Assolna, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless repugnant to

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[Signature]



- 5 -

the context or meaning thereof be deemed to their respective heirs, executors, administrators and assigns.

WHEREAS -

a) there exists a property, namely property known as "NOVEM CAMARACHEM CUTBONA", Segunda Adicao, situated at Veroda, within the area of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.26358 of new series, enrolled in the Land Revenue office of Salcete under Matriz No.1124 and surveyed under No.49/1 of Veroda village, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

b) the said property belonged to Mr. Antonio Adriaio Furtado and his wife Smt. Lira Anatalia Aurora Fernandes from Carmona, Salcete, Goa, who desannexed various pieces and parcels of the said property and sold to different persons;

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- 6 -

c) by Deed of Sale dt. 24th March 1983 registered in the office of the Sub-Registrar of Salcete, Margao under No.67 at pages 184 to 188 of Book No.I Vol.291 dt. 20.1.1984, 2/48th part of the said property, admeasuring 2000 sq.mts was sold by said Mr. Antonio Adriao Furtado and his wife to the Vendor herein, Mrs. Avita Cary Monteiro Nair;

d) the said 2/48th part of the said property, now forms an independent and separate property, having an area of 2000 (two thousand) sq.mts, now independently surveyed under No.49/1-AV of Veroda village, after partition of survey holding by Order dt. 19.,08.2014 in Partition Case No.LRC/PART/521/2013/I by Deputy Collector and SDO, Margao, which plot is more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot";

AND WHEREAS the VENDORS are now sole owners and possessors of the said plot;

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- 7 -

AND WHEREAS the VENDORS have represented to the PURCHASER that -

a) they are sole owners and possessors of the said plot and no other person/s have any right, title or interest of whatsoever nature therein;

b) the said plot is free from all encumbrances, charges, liens or defects in title whatsoever;

c) the said plot is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any other person/s whomsoever;

d) the said plot is not subject to any attachment or any proceedings in any court of law or any department or offices whatsoever;

e) the VENDORS have not entered into any agreement or any transaction in respect of the said plot with any other person/s;

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- 8 -

f) the VENDORS have clear and marketable title to the said plot;

AND WHEREAS considering and believing the said representations as true, the PURCHASER has agreed to purchase the said plot;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said plot for total consideration of Rs.22,00,000/- (Rupees twenty two lakhs only) being plot calculated at the rate of Rs.1100/- per sq. metre, which is more than the minimum rate fixed under Goa Stamp Rules for Veroda Village;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuant to the said agreement and in consideration of Rs.22,00,000/- (Rupees twenty two lakhs only) out of which an amount of Rs.15,00,000/- has been paid by the PURCHASER at the time of execution of these presents by (a) Cheque No.000196 drawn on Bank of Baroda, Ambelim dt 21.11.2014 for Rs. 2,00,000/-, (b) Cheque

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- 9 -

No.193183 drawn on Bank of India, Assolna dt. 21.11.2014 for Rs.3,00,000/- and (c) Cheque No.193185 drawn on Bank of India, Assolna dt. 21.11.2014 for Rs.10,00,000/- and for balance amount of Rs.7,00,000/- issued post dated cheque under Cheque No.193186 drawn on Bank of India, Assolna dt. 01.05.2015, the receipt whereof the VENDORS hereby admit and acknowledge, subject to realisation of said cheques, THEY the VENDORS as owners and possessors doth hereby convey and transfer by way of sale unto the PURCHASER ALL THAT the said plot surveyed under No.49/1-AV of Veroda village forming part of the property known as NOVEM CAMARACHEM CUTBONA, Segunda Adicao, situated at Veroda, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto TOGETHER WITH ALL the things permanently attached thereto or standing thereon AND ALL the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other premises or any part thereof belonging or anywise appurtenant thereto AND ALL the estate, rights, title, interest, use possession, benefit, claim and demand whatsoever at

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- 10 -

law or otherwise of the VENDORS to the said plot of land and other premises hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. THE VENDORS hereby covenant with the PURCHASER that -

a) The PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or their heirs or any of them or by any person/s claiming or to claim, from under or in trust for them or any of them;

b) the VENDORS and all persons having or claiming any estate, right, title or interest in the said land, and premises hereby conveyed or any part thereof by from, under or in trust for the VENDORS or their heirs, executors, administrators

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- 11 -

and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his heirs, successors, executors, or administrators and assigns shall be reasonably required;

c) However, in case due to any defects in the title of the VENDORS, the PURCHASER is deprived of the said plot or any part thereof, the VENDORS undertake to indemnify and compensate the PURCHASER fully and adequately in all respects.

3. The VENDORS declare that the said plot hereby sold is not the property of Schedule Caste or Schedule Tribe community and there are no restrictions for the present sale.

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- 12 -

SCHEDULE "A"

(Description of the said property)

ALL THAT property known as "NOVEM CAMARACHEM CUTBONA", Segunda Adicao, situated at Veroda, within the area of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.26358 of new series, enrolled in the Land Revenue office of Salcete under Matriz No.1124 and surveyed under No.49/1 of Veroda village and bounded on the east by National road and property of Domingos Salvador Souza and others, on the west by property Humtolem of Jose Antonio Furtado and others, on the north by road and on the south by property of Candolina Tavares and others.

SCHEDULE "B"

(Description of the said plot)

ALL THAT piece or parcel of the property forming

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- 13 -

2/48th part of the property described in the SCHEDULE "A" above, which piece or parcel forming an independent and separate property has an area of 2000 (two thousand) sq.mts, formerly part of property surveyed under No.49/1 of Veroda village, now after partition of said survey holding, independently surveyed under No.49/1-AV of Veroda village of Salcete Taluka under name "Camora Cudko", shown in the copy of survey plan annexed hereto and forming an independent and separate property is bounded on the east by plot of said property surveyed under No.49/1-L, on the west by plots of same property under Survey Nos.49/1-B and 49/1-O, on the north by road and on the south by plot of same property under Survey No.49/1-X.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED BY THE

WITHIN NAMED VENDORS:

AN



- 14 -

1. MRS. AVITA CARY MONTEIRO NAIR
alias AVITA CARY NAIR for
self and as attorney of her
husband

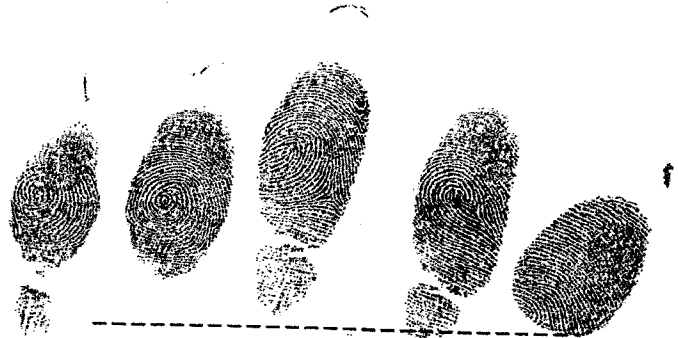


Avair

Avair



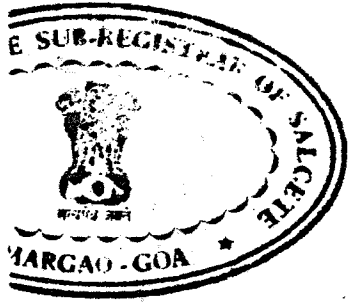
right hand finger prints



left hand finger prints

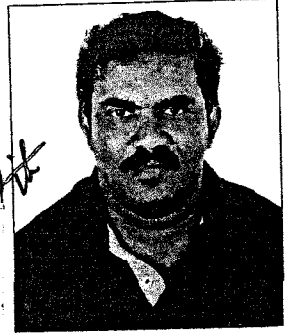
AV

AV



- 15 -

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER:



CRUZ SILVA



right hand finger prints



left hand finger prints

AN



IN THE PRESENCE OF:

WITNESSES:

1. -----
Name: *Madaff Mlantis*
Address: *Dongum Peal*

*AF 2, Dongum
Maurhin Salbete GOA 403707*

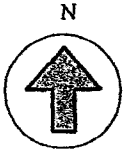
2. -----
Name: *Janus Borg*
Address: *HNO 175 Kelcin*

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

Inward No:4656

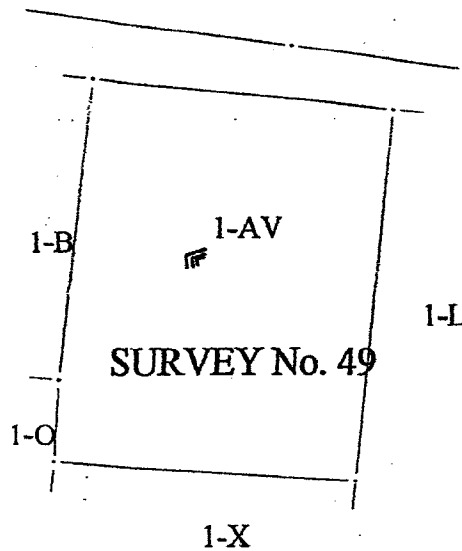
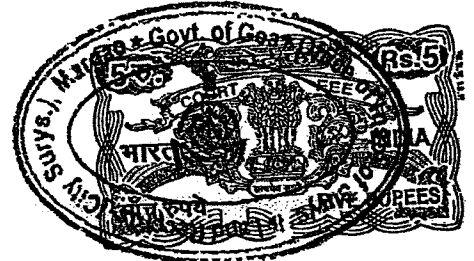


Plan Showing plots situated at
 Village : VERODA
 Taluka : SALCETE
 Survey No./Subdivision No. : 49/ 1-AV
 Scale : 1 :1000

[Signature]

7/10/14

Inspector of Survey &
 Land Records.



[Signature] *[Signature]*

Generated By : RUCHITA MADKAIKAR
 On : 30-09-2014.

[Signature]

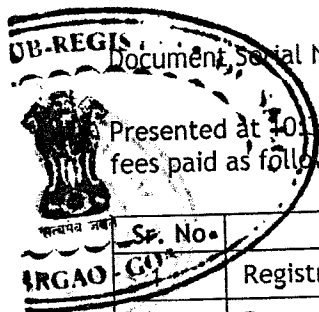
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 Compared By: 30/09/14



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 21-11-2014 10:56:31 AM



Document Serial Number : 5282

Presented at 10:59:00 AM on 21-11-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sl. No.	Description	Rs. Ps
1	Registration Fee	44000.00
2	Processing Fees	240.00
	Total :	44240.00

Stamp Duty Required: 66000.00

Stamp Duty Paid: 66000.00

Cruz Silva presenter

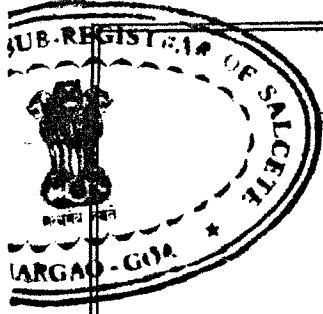
Name	Photo	Thumb Impression	Signature
Cruz Silva, S/o. late Martinho D'Silva, Married, Indian, age 43 Years, Civil engineer, r/oh. no. 334/F, Vaz Waddo, Opp. Al Max garage, Ambelim, Assolna, Salcete, Goa.			

Endorsements

Executant

1. Avita Cary Monteiro Nair alias Avita Cary Nair, D/o. Late Floriano Monteiro, Married, Indian, age 60 Years, Retired, r/o 403, Cozy Appts, Yari Road, Versova, Andheri west, Mumbai 400 061 For self as Vendor No. 1 and as POA for Vendor No. 2 vide POA dated 19/11/2014 executed before Notary Hasnain y. Naqvi of Varsova, Mumbai under reg No. 364/2014

Photo	Thumb Impression	Signature



Book-1 Document
Registration Number MGO-BK1-05162-2014
CD Number MGOD80 on
Date 21-11-2014

Surya

Sub-Registrar (Salcete/Margao)

~~Surya B. Vernekar~~
Sub Registrar

Scanned By:- *Shard*

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune