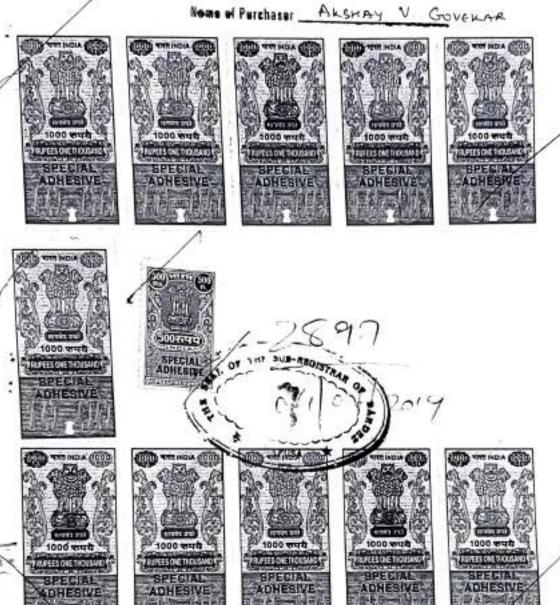




41





DEED OF SALE

This DEED OF SALE is made at Mapusa – Goa, on this 9th day of June Two Thousand and Fourteen;

BETWEEN

- 1) MR. ANTHONY XAVIER FERNANDES alias ANTONIO XAVIER FERNANDES, son of Cosma Lowrence Fernandes, 65 years, married, retired, Indian National, holder of and his wife;
- 2) MRS. REGINA L. FERNANDES, wife of Mr. Anthony Xavier Fernandes, 66 years, housewife, Indian National, holder of 1, both resident of House No. 296, Navetim, Pilerne. P.O.Reis Magos, Bardez, Goa, hereinafter called as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators and assigns) of the ONE PART.

AND

MR. AKSHAY VITHAL GOVEKAR, son of late Vithal Tradian National Govekar, 41 years of age, businessman, married, holding resident of House No.311, Maina – Pilerne, Bardez – Goa, hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, executors, administrators and assigns) of the OTHER PART.

WHEREAS there exists a property known as "FORMACHO CUNTO", situated at Navetim, Pilerne,

Mammed:

Actor.

within the area of Village Panchayat of Pilerne, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under no. 27/6 of Village Pilerne, admeasuring an area of 975 sq. metres, (hereinafter for the sake of brevity called as "The said property"), more fully described in the schedule I hereunder written.

AND WHEREAS originally the said property belonged to late Domnic alias Domingo Furtado, husband of Martha Furtado and father/father in law of Valery Furtado, Amar Vassudev Naik, Jude Furtado, Mildred Furtado and Esther Furtado.

AND WHEREAS Martha Furtado and father/father in law of Valery Furtado, Amar Vassudev Naik, Jude Furtado, Mildred Furtado and Esther Furtado are the only heirs of late Domnic alias Domingo Furtado and exclusive owners of said property.

AND WHEREAS Martha Furtado and father/father in law of Valery Furtado, Amar Vassudev Naik, Jude Furtado, Mildred Furtado and Esther Furtado by sale deed dated 5/03/1990 registered under no.1466/90, Book I, vol.112 dated 13/11/1990 sold said property to Anthony Xavier Fernandes alias Antonio Xavier Fernandes who became owner in possession of the said property.

AND WHEREAS the Vendors being absolute owners in possession of the said property described in

- Momind

, Remand

Schedule I have agreed to sell and the Purchaser has agreed to purchase the same at or for the total consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only), free from all encumbrances, charges and demands whatsoever.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

That in pursuance of the said Agreement and in 1. consideration of the sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only), out of which Rs.39,50,000/-(Rupees thirty nine lacs fifty thousand only) already paid and balance sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) paid by cheque no.011018 dated 04/07/2014, drawn on The Goa State Co-op. Bank Ltd, Verem Branch for sum of Rs.1,50,000/- (Rupees one lac fifty thousand only) and a sum of Rs.4,00,000/- (Rupees four lacs only) paid by cheque no.452222 dated 04/07/2014, drawn on Corporation Bank, Pilerne Branch, making total Rs. 45,00,000/- the receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof release and discharge the Purchaser forever the said Vendors as owner do hereby sell, transfer, convey, dispose of in favour of the purchaser the said property free from all encumbrances, defects, charges of whatsoever nature together with all paths, commons, trees, fences, hedges, ditches, ways, waters, water courses, lights, liberties, compound, privileges, easements and appurtenances whatsoever to the said property belonging or in any way appertaining to usually held or occupied therewith or

Remand:

Adam_

reputed to belong or be appurtenant thereto, or with the same thereof now or at any time thereto or usually held, used and enjoyed therewith or reputed or known as part and also together with all the deeds, documents, writings and other evidence of title as ordinarily pass on to such sale.

- 2. THE VENDORS do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property hereby conveyed, free from all encumbrances, charges, claims, demands and attachments or defects in title whatsoever.
 - THE VENDORS do hereby covenant and declare that they have now good right, and full power and absolute authority to sell and convey the said property hereby conveyed unto the Purchaser in the manner aforesaid.
 - 4. THE PURCHASER shall hereafter peacefully and quietly hold, use, possess and enjoy the said property as his own without any claims or demands whatsoever from the Vendors or any other persons whomsoever.
 - 5. THE VENDORS do hereby covenant and declare that the said property hereby transferred or intended to be transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and the Vendors have not done anything whereby the said property may be subject to any attachment or lien of any court or person whatsoever and that the Vendors covenant to save harmless, indemnify and keep indemnified the

Memma

Apton

purchaser from or against all encumbrances, charges, equities claims or demands whatsoever.

- 6. THE VENDORS and all persons claiming under them further covenant that the Vendors shall and will from time to time upon the request and at the cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof unto the purchaser and placing the purchaser in possession of the same according to the true intent and meaning of this deed as shall be or may be reasonably required.
- The Vendors and the Purchasers hereby declare that the parties in transaction do not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
- 8. The Vendors put the purchaser in possession of said property described in the schedule below under this deed of sale and they have no objection for mutation to include the name of purchaser in survey no.27/6 of village Pilerne by deleting the name of vendors from occupant's column.

9. The market value of the said property hereby sold is
Rs. 45,00,000/- and the stamp duty of Rs. 1,35,000/- is paid hereto. for the purpose of Stamp duty and registration
fees, 48,75000/s only

My rund;

Bernauck

SCHEDULE

All that property known as "FORMACHO CUNTO", situated at Navetim, Pilerne, within the area of Village Panchayat of Pilerne, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office but it is surveyed in records of right under no. 27/6 of Village Pilerne, admeasuring an area of 975 sq. metres and bounded as under:-

On the East : by property of Communidade of Pilerne
On the West : by property of Communidade of Pilerne
On the North : by property of Communidade of Pilerne
and

On the South: by property of Communidade of Pilerne

The said property is shown in the plan annexed to this deed.

IN WITNESS WHEREOF, the Vendors and the Purchaser have put their respective hands, on the date, month and the year, first hereinabove mentioned in presence of two respectable witnesses:-

esence of two respectable witnesses :-

MA enguned

Henande

VENDORS:



L.H.F. Prints

R.H.F. Prints

1, 318	1
	Mar.













Manual"

Kmand

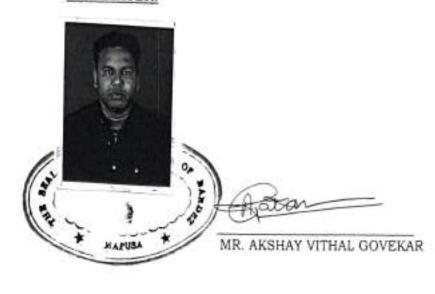
Jatan



Jatan

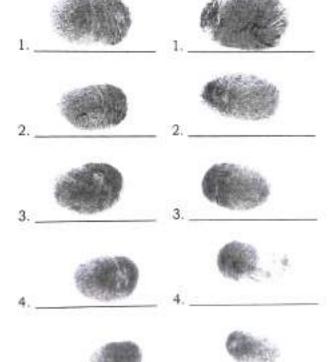
Rumand

PURCHASER:



L.H.F. Prints

R.H.F. Prints



Maryand .

Gatan

WITNESSES:

1. PAUL VICTOR ALMEIDA Almida

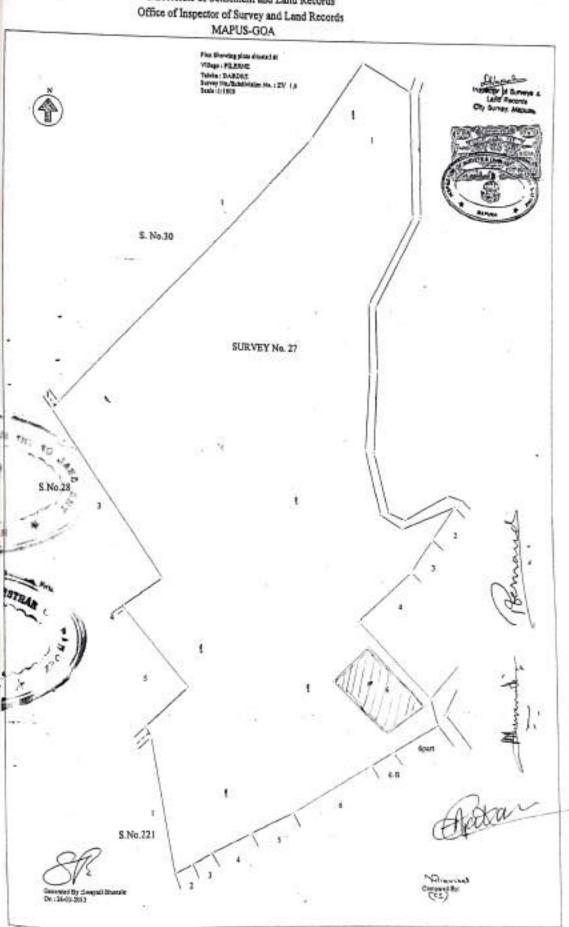
2. Direkcel Sen main MM

Apatear

Remand



GOVERNMENT OF GOA Directorate of Settlement and Land Records





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time: 04-07-2014 01:14:04 PM

Document Serial Number: 2897

Presented at 12:25:00 PM on 04-07-2014 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	97500.00
2	Processing Fees	180.00
	Total:	97680.00

Stamp Duty Required:

146250.00

Stamp Duty Paid: 146500.00

Akshay Vithal Govekar presenter

)	Name	Photo	Thumb Impression	Signature
	Akshay Vithal Govekar, S/o Late Vithal Govekar, Married, Indian, age 41 Years, Business, r/oH. No. 311, Maina, Pilerne, Bardez-Goa PAN No.			Acta

Endorsements

Executant

1. Anthony Xavier Fernandes alias Antonio Xavier Fernandes, S/o Cosma Lowrence Fernandes, Married, Indian, age 65 Years, Retired, r/oH. No. 296, Navetim, Pilerne, P. O. Reis Magos, Bardez-Goa PAN No.

Photo	Thumb Impression	Signature
		Mumma

2. Regina L. Fernandes, W/o Anthony Xavier Fernandes, Married, Indian, age 66 Years, House-Wife, r/oH. No. 296, Navetim, Pilerne, P. O. Reis Magos, Bardez-Goa

Photo	Thumb Impression	Signature
		Bernande

3. Akshay Vithal Govekar, S/o Late Vithal Govekar, Married, Indian, age 41 Years, Business, r/oH. No. 311, Maina, Pilerne, Bardez-Goa

Photo	Thumb Impression	Signature
		Aatar-

Identification

-		
March .		
CONTRACTOR OF THE PERSON NAMED IN	NAME OF TAXABLE	9
-		

Sr No.	Witness Details	Signature
1 .	Michael Santamaria , S/o Late Gregorio Santamaria, Married, Indian, age 68 Years, Self-employed, r/o H.No.123, Cunchelim, Mapusa, Bardez-Goa	I i ancel Soury.
	Paul Victor Almeida , S/o Domnic Almeida, Married, Indian, age 54 Years, Business, r/o Vailankanni Villa, H.No.333/2, Alto Porvorim, Bardez- Goa	Almida.
767		

Sub-Registrar

AATCIDER-RUS

