

# CERTIFIED TRUE COPY

CITIZEN CREDIT CO-OP. BANK LTD.



Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BESEDER CO-OP. HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 002  
D-5/STPM/C.B./35/3/2011-80



NON JUDICIAL गोवा  
SEP 26 2018  
16:16  
R. 1000000/- PB7223  
GOA

Name of Purchaser, NIRALA ENTERPRISES

(Rupees One Lakh Twenty Five Thousand Only)

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NON JUDICIAL गोवा  
SEP 26 2018  
16:17  
R. 0125000/- PB7223  
GOA

Name of Purchaser, NIRALA ENTERPRISES



Witness Person

*[Signature]*

## DEED OF SALE

Witness

*[Signature]*







- 2 -

THIS DEED OF SALE is made at Margao, Goa, on this 04th day of October, 2018 - BETWEEN -



(1) MRS. ANNIE PASCOELA PEREIRA E PIRES alias ANNIE PASCOELA PEREIRA, wife of late Jose Pires alias Jose Piedade da Socorro Pires, aged 67 years, landlady, Indian National, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Indian National, resident of Flat No.3, Jeanne Apartments, Gogol, Margao, Goa, hereinafter referred to as the "VENDOR"(which expression unless repugnant to the context or meaning thereof, shall include all her heirs, executors, administrators, legal representatives, successors and assigns) of the ONE PART - AND -

(2) NIRVLA ENTERPRISES, a partnership firm, duly registered under Indian Partnership Act, 1932, having office at Shop No.11, Ground floor, L&L Heritage, Navelim, Salcete, Goa, PAN Card No. [REDACTED], represented herein through its Partner, MR. NIHAR VIANNEY CAESAR PEREIRA, son

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*Nihar*



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of Mr. Leo Arcanjo Pereira, aged 21 years, unmarried, businessman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] Indian National, resident of H.No.241/4, Bethesda, Alemasai, Sinquetim, Navelim, Salcete, Goa, hereinafter referred to as the "PURCHASER" (which expression, unless repugnant to the context or meaning thereof, shall include all its executors, administrators, successors, partners and assigns) of



OTHER PART.

WHEREAS there exists a property, namely property known as "TERCEIRO CUNAGALE or TERCEIRO CHURNA-GALE (southern half)" alias "CHUNGAL", situated at Village Navelim, formerly in Taulim village, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No.45,755 at page, 78 reverse of Book No.119 of new series and represents 1/20th part of the property enrolled in

*[Signature]*

*[Signature]*



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the Land Revenue Office of Salcete under Matrix No.2 and surveyed under No.73/7 of Navelim village, having an area of 3550 (three thousand five hundred fifty) sq.mts, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";



AND WHEREAS the said property originally belonged to Mr. Jose Piedade Socorro Pires, husband of the VENDOR herein, in whose name the same has been inscribed in the Land Registration Office of Salcete under Inscription No.50,305 of Book G No.61 at page 4 versus;

AND WHEREAS on the death of said Mr. Jose Piedade Socorro Pires alias Jose Pires an Inventory Proceedings under No.47/1993/A was initiated by the Vendor herein in the Court of the Civil Judge, Senior Division, Margao, wherein the said property was listed under Item No.13 as one of the asset left by said deceased;

AND WHEREAS the said Inventory Proceedings was

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disposed by Judgement and Decree dt. 16th August 1993, wherein the said property among other properties were allotted to the VENDOR herein;

AND WHEREAS the VENDOR thus became sole owner and possessor of the said property;



AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.2,50,00,000/- (Rupees two crores fifty lakhs only) calculated at the rate of around Rs.7042/- per sq.metre which is its fair market value;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.2,50,00,000/- (Rupees two crores fifty lakhs only) paid by the PURCHASER to the VENDOR before execution of these presents, namely Rs.2,50,000/-

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(Rupees two lakhs fifty thousand only) was deducted as 1% TDS and paid to Income Tax Department on account of VENDOR as per Sec.194-IA of Income Tax Act and from balance amount of Rs.2,47,50,000/- (Rupees two crores forty seven lakhs fifty thousand only) Rs.40,00,000/- paid by arranging to purchase Flat No.AUG-4 located on the ground floor with super built up area of 131.5 sq.mts in the project "L&L CELEBRATIONS" at Benaulim, Salcete, Goa and remaining amount paid to the VENDOR in instalments by various cheques, the receipt whereof the VENDOR hereby admits and acknowledges and of and from the same forever acquit, release and discharge the PURCHASER, SHE, the VENDOR abovenamed as beneficial owner do hereby sell, assign, transfer, convey, grant and assure unto the PURCHASER ALL THAT said property known as "TERCEIRO CUNAGALE or TERCEIRO CHURNAGALE (southern half)" alias "CHUNGAL", situated at Navelim, Salcete, Goa, described in detail in SCHEDULE hereunder and depicted in the plan annexed hereto with its boundaries delineated in red colour, free from encumbrances, charges

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and demands whatsoever, TOGETHER WITH all and singular courts, yards, ways, privileges, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground belonging or appertaining to the same or any part thereof AND all the estate, right, interest, title, use, inheritance, possession, benefit, claim and demand whatsoever both at law and in equity of the VENDOR in, to or upon the said piece or parcel of land, being the said property, TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever.



The VENDOR do hereby covenants with the PURCHASER as follows:

a) That the said property is not subject to any mortgage, lien, tenancy, easements or other rights or charge of whatsoever nature and that the same is free from any encumbrances, charges or demands whatsoever;

b) That she, the VENDOR, has in herself good

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right, full power and absolute authority to sell the said property to the PURCHASER in the manner aforesaid and that she has clear, marketable and subsisting title to the said property;

c) That she, the VENDOR, has not agreed to sell the said property to any person or persons whomsoever and that no litigation is pending in any Court of law in respect of the said property hereby sold;



d) That the PURCHASER may hereafter peaceably and quietly enter upon, possess, hold, use and enjoy the said property as their own property without any interruption or claim or demand on the part of the VENDOR or any person or persons claiming from, through or under her;

e) That she, the VENDOR, shall at the request and costs of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the said

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*P. N. N.*



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property and every part thereof unto the PURCHASER, as may be reasonably required;

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

3. The VENDOR do hereby authorises and grant her No objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in their names.



The VENDOR has signed and executed this deed for consideration and with free consent and without any coercion and has already obtained required certificate to that effect from the Deputy Collector and SDO, Margao vide Certificate No. 3/50/Lnd-Propy/Dyc/Sal/2018/10621 dt. 25.09.2018, which is filed herewith.

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*Alvin*

SCHEDULE

(Description of the said property)

ALL THAT property known as "TERCEIRO CUNAGALE or TERCEIRO CHURNAGALE (southern half)" alias "CHUNGAL", situated at Village Navelim, formerly in Tellaolim village, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No.45.755 at page 78 reverse of Book No.119 of new series and represents 1/20th part of the property enrolled in the Land Revenue Office of Salcete under Matrix No.2 and surveyed under No.73/7 of Navelim village, having an area of 3550 (three thousand five hundred fifty) sq.mts and bounded on the east by National road which goes from Margao to Canacona, on the west by bund of the heirs of Jose Maria Pereira and of Boaventura Pereira, on the north by a property of same name (northern half) of Fortunato Fernandes and on the south by bund of Aurelio Rodrigues and presently as per survey records boundd on the east by National Highway/Road, on the west by bund under Survey No.73/2, on the north by property surveyed under No.73/3 and on the south by boundary of Dramapur village.



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*Apam*



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

SIGNED AND DELIVERED  
BY THE WITHINNAMED  
VENDOR:



*Annie Pascoela Pereira e Pires*

*Annie Pascoela Pereira e Pires*

ANNIE PASCOELA PEREIRA E  
PIRES alias ANNIE PASCOELA  
PEREIRA



right hand finger prints



left hand finger prints

*Pires*

*Pires*



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SIGNED AND DELIVERED  
BY THE WITHINNAMED  
PURCHASER:



NIHAR VIANNEY CAESAR PEREIRA  
Partner  
FOR NIRYLA ENTERPRISES



right hand finger prints



left hand finger prints



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WITNESSES:

1. Lucky David Rodrigues *David*  
A. NO. 194, Sirlins Barbel  
Dramapur, Salcete - Goa.

2. Teresa Fernandes *Teresa*  
H. NO 1137/A, Argem, *Argem*  
Curtorim, Salcete, Goa.  
*Maier*





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 - NAVELEM  
Taluka - SALCETE  
Survey No./Subdivision No. - 73  
Scale - 1:1000

Drawn No 4118

*[Signature]*  
13/10/12

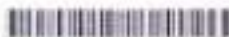
Inspector of Survey &  
Land Records



SURVEY No. 73

VILLAGE DRAMAPUR

*[Signature]*



## Office of Sub-Registrar Salcete/Margao

Government of Goa

Document Date &amp; Time : 04-10-2018 01:28:21 PM

Document Serial Number : 4379

Presented at 01:08:00 PM on 04-10-2018 in the office of the Sub-Registrar Salcete/Margao Along with fees paid as follows:

| Sr. No | Description      | Rs. Ps    |
|--------|------------------|-----------|
|        | Registration Fee | 875000.00 |
| 2      | Processing Fees  | 280.00    |
|        | Total :          | 875280.00 |

Stamp Duty Required: 1125000.00 Stamp Duty Paid: 1125000.00

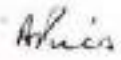
Nihar Vianney Caesar Pereira presenter

| Name                                                                                                                                                                                            | Photo                                                                              | Thumb Impression                                                                    | Signature                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Nihar Vianney Caesar Pereira, s/o Leo Arcanjo Pereira, UnMarried, Indian, age 21 Years, Business, r/o H No. 241/4 Bethesda Alemasar Sinquetim Navelim Salcete Goa As Partner Niryla Enterprises |  |  |  |

## Endorsements

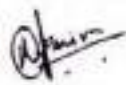
## Executant

1. Annie Pascoela Pereira E Pires alias Annie Pascoela Pereira, w/o late Jose Pires alias Jose Piedade da Socorro Pires, Widow, Indian, age 67 Years, House-Wife, r/o Flat no.3 Jeanne Apartment Gogol Margao Goa

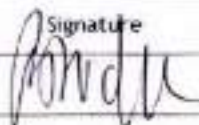
| Photo                                                                               | Thumb Impression                                                                    | Signature                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

2. Nihar Vianney Caesar Pereira, s/o Leo Arcanjo Pereira, UnMarried, Indian, age 21 Years, Business, r/o H No. 241/4 Bethesda Alemasar Sinquetim Navelim Salcete Goa As Partner Niryla Enterprises



| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |



| Identification | Witness Details                                                                          | Signature                                                                           |
|----------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Sr. No. 1      | S/o Fiel Rodrigues, Married, Indian, age 57<br>Years, Service, r/o Cavellasm Salcete Goa |  |

Scanned By:-

Signature:-

Designed and Developed by C. DAL, ACTS, Pune

Sub-Registrar  
REGISTRAR OF LAND REVENUE  
- CUM -  
REGISTRAR  
GOA

Certified that Mutation Fee of  
Rs. 2500/- has been paid  
Vide Challan No. 2 01800850902  
Dated 04, 10, 2018



Sub-Registrar  
- CUM -  
REGISTRAR  
GOA


 Book-1 Document  
 Registration Number MGO-BK1-04326-2018  
 CD Number MGO0128 on  
 Date 04-10-2018  
  
 Sub-Registrar (Salcete/Margao)

Scanned By- *Shenoi*

CIVIL REGISTRAR  
 - CUM -  
 REGISTRAR  
 SALCETE

Signature -

Designed and Developed by C-DAC, AICTE, Pune



Certified to be True Xerox Copy  
of the Original

SAVITA G. KURTARKER  
 NOTARY  
 MARGAO  
 STATE OF GOA (INDIA)  
 Reg. No. 11494/2018  
 Date: 5/10/2018

