



गोवा GOA

097136

097136

Serial No. 20844 Place. MARGAO. Date 17/3/20

Value of Stamp Paper : Twenty five thousand

Name of Purchaser Vijay V. Kulkarni

Residence _____ Father's Name _____

Purpose _____ Transacting }
Parties } _____

[Handwritten Signature]

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

[Handwritten Signature]
Signature of Purchaser



MR. VIJAY VISHWANATH KULKARNI. *[Handwritten Signature]*

DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this 20th day of March 2020 - **BETWEEN** -

[Handwritten Initials]

[Handwritten Initials]

[Handwritten Signature]

1233/20



097137

Serial No. 2064 Place. MARGAO. Date 17/3/20
Value of Stamp Paper : Twenty five thousand
Name of Purchaser Vijay P. Kulkarni
Residence _____ Father's Name. _____
Purpose _____ Transacting }
Parties _____

Camilo Francis Trevor Braz

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Vijay P. Kulkarni
Signature of Purchaser

- 2 -

(1)(a) **MR. FREDRICK JACINTO JOSE GODINHO**
alias **FREDERICO JACINTO JOSE GODINHO**, son
of late Antonio Marcelo Constancio Marcos de
Jesus Godinho, aged 69 years, married, retired,
PAN Card No. _____ Aadhaar Card
No. _____, Canadian National of Indian
origin, holding Certificate of Registration Overseas
Citizen of India No.A _____ issued by Vice Consul

RF *U. Kulkarni*



गोवा GOA



097138

Serial No. 2064 Place. MARGAO. Date 17/3/20

Value of Stamp Paper : Twenty five thousand

Name of Purchaser Vijay K. Kerkar

Residence _____ Father's Name. _____

Purpose _____ Transacting }
Parties _____

[Handwritten Signature]

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STPI/2193/SALCETE

[Handwritten Signature]
Signature of Purchaser

- 3 -

(OCI & PIO), Consulate General of India, Toronto on 14.02.2014 and his wife (b) **MRS. HAZEL GODINHO**, daughter of late John A. Saldanha, aged 66 years, retired, PAN Card No. _____, Aadhaar Card No. _____, Canadian National of Indian origin, holding Certificate of

[Handwritten initials/signatures]



गोवा GOA

Serial No. 2064 Place. MARGAO. Date 17/3/20

097139

Value of Stamp Paper : Seventy five thousand

Name of Purchaser Vyay K. Fultani

Residence _____ Father's Name. _____

Purpose _____ Transacting Parties } _____

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



[Handwritten signature]

- 4 -

Registration Overseas Citizen of India No. A issued by the Vice Consul (OCI & PIO), Consulate General of India, Toronto on 14.02.2014, both residents of Flat No.T-104, Residencia Esmeralda, Shankarwadi, Near Shankar Temple, Caranzalem, Tiswadi, Goa, hereinafter

[Handwritten signatures]



गोवा GOA

097140

Serial No. 2064 Place. MARGAO. Date 17/3/20

Value of Stamp Paper: Twenty five thousand

Name of Purchaser Vjay B. Fullani

Residence _____ Father's Name. _____

Purpose _____ Transacting }
Parties } _____

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/2/99/SALCETE

Signature of Purchaser

- 5 -

collectively referred to as the "VENDORS" of the
ONE PART - AND -

(2) **MR. VJAY VISHWANATH KULKARNI**, son of
Mr. Vishwanath Kulkarni, aged 40 years,
unmarried, businessman, PAN Card
No. _____, Aadhaar Card No.: _____
, Indian National, resident of Flat No.3, High



गोवा GOA

053016

053016

Serial No. 2064 Place No. Date 17/3/2020

Value of Stamp Paper: Seventy thousand

Name of Purchaser Agay P. Eulhem

Residence _____ Father's Name _____

Purpose _____ Transacting _____

Parties _____

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser

- 6 -

Rise Apartments,, behind St, Sebastian Church,
Aquem Alto, Margao, Goa 403 601, 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 the context or meaning thereof be

Handwritten initials and signatures: JF, B., Y. K.

deemed to include their respective heirs, executors, administrators, successors and assigns.

WHEREAS there exists a property, namely property known as "MOIDAZUVOM" alias "MOIDAZOVOM BELOI" (half of northern side), situated at Nuvem, within the area of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No.43,339 of new series and enrolled in the Land Revenue Office of Salcete under Matriz No.922 and more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";

AND WHEREAS the said entire property originally belonged to Mrs. Miriam Cristeta de Boa Vida Dias Braganca and her husband Mr. Antonio Taumaturgo Santana Braganca, who by Deed of Sale dt.25th September 1968 registered in the office of the Sub-Registrar of Salcete, Margao under No.1107 at pages 261 to 264 of Book No.I Vol.43 sold and conveyed one third (1/3rd) part of the eastern side of said entire property to Mr.



Antonio Marcelo Constancio Marcos de Jesus Godinho from Majorda, Salcete, Goa;


AND WHEREAS the said one third (1/3rd) part of the eastern side of said entire property, which forms an independent and separate property, is more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property";

AND WHEREAS on the death of said Antonio Marcelo Constancio Macos de Jesus Godinho, his wife and moiety holder, Mrs. Virginia Maria Deliciana da Silva and his heirs and successors qualified by virtue of Deed of Succession drawn on 02nd July 2007 by Ex-officio Notary of Salcete, Margao at page 189 V of Book No.1508 to folio No.1 and 2 of Book No.1509 read with Deed of Relinquishment dt. 22nd June 2009 recorded at folios 36V to 38 of Book No.1539 partitioned the said one third part of the eastern side of said entire property by virtue of Deed of Family Partition dt.23rd November 2009 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-05515-2009 dt. 26.11.2009 whereby the Plots A and A-1 of said property were



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allotted to said Mr. Fredrick Jacinto Jose Godinho and his wife Mrs. Hazel Godinho, the VENDORS herein with life time usufruct in favour of Mrs. Virginia Maria Deliciana da Silva, wife of said Mr. Antonio Marcelo Constancio Marcos de Jesus Godinho;



AND WHEREAS Plot A-1 of said property, surveyed under No.3/4-B of Nuvem village of Salcete Taluka, having an area of 2350 (two thousand three hundred fifty) sq. mts, forms an independent and separate property, shown in the plan annexed hereto, more particularly described in the SCHEDULE "C" hereunder and hereinafter referred to as the "said Plot A-1";

AND WHEREAS said Mrs. Virginia Maria Deliciana da Silva expired on 19th October 2010 thereby her life time usufructory rights stands extinguished.

AND WHEREAS the VENDORS thus became sole owners and possessors of the said Plot A-1;

AND WHEREAS the VENDORS for the purpose of present sale have dis-annexed a portion of the said Plot A-1 which falls in settlement zone, having an



area of 1396 (one thousand three hundred ninety six) sq. mts, forming an independent and separate property, shown in the plan annexed hereto and marked as "Plot A", which is subject matter of this sale, more particularly described in the SCHEDULE "D" hereunder and hereinafter referred to as the "said plot";

AND WHEREAS the VENDORS have represented to the PURCHASER that -

a) That the said plot 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 they, the VENDORS, have in themselves good right, full power and absolute authority to sell the said plot and that they have clear, marketable and subsisting title to the said Plot A-1;

c) That they, the VENDORS, have not agreed to sell the said plot to any person or persons whomsoever and that no litigation is pending in any Court of law in respect of the said plot;



d) the VENDORS are sole owners and possessors for the said Plot A-1 including said plot;

e) the said plot is residential property and falls in settlement zone;

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

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDORS for purchase of 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.48,16,200/- (Rupees forty eight lakhs sixteen thousand two hundred only) calculated at the rate of around Rs.3,450/- per sq. meter, 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.48,16,200/- (Rupees forty eight lakhs sixteen thousand two

Three handwritten signatures in blue ink are present at the bottom of the page. The first is a stylized signature, the second is a circular stamp or mark, and the third is a signature with a horizontal line underneath.

hundred only) paid by the PURCHASER to the VENDORS before execution of these presents, namely Rs.10,05,622/- (Rupees ten lakhs five thousand six hundred twenty two only) was deducted as 20.88% TDS i.e. Rs.5,02,811/- for each Vendor and paid to Income Tax Department on account of VENDORS as per Sec.195 of Income Tax Act and balance amount of Rs.38,10,578/- (Rupees thirty eight lakhs ten thousand five hundred seventy eight only) paid to the VENDORS by the PURCHASER i.e. Rs.19,05,289/- paid to each VENDOR by two separate cheques, drawn in favour of each of the Vendor namely Cheque No.792520 drawn in favour of the Vendor, Mr. Fredrick J. Godinho and Cheque No.792521 drawn in favour of the Vendor, Mrs. Hazel Godinho, both drawn on State Bank of India, Margao dt. 20.03.2020, towards the sale price or the consideration of the said plot, receipt whereof the VENDORS hereby admit and acknowledge and of and from the same forever acquit, release and discharge the PURCHASER, THEY, the VENDORS above named as beneficial owners do hereby sell, assign, transfer, convey, grant and assure unto the PURCHASER ALL THAT said Plot A of Plot A-1, admeasuring 1396





(one thousand three hundred ninety six) square metres, situated at Nuvem, Salcete, Goa, being the part of one third (1/3rd) part of the eastern side of said entire property known as "MOIDAZUVOM" alias "MOIDAZOVOM BELOI", situated at Nuvem, Salcete, Goa, described in detail in SCHEDULE "D" hereunder and depicted in the plan annexed hereto with its boundaries delineated in red colour, free from encumbrances, charges 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 VENDORS in, to or upon the said piece or parcel of land, being the said plot, TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever.

2. The VENDORS do hereby covenant with the PURCHASER as follows:



a) that the PURCHASER may hereafter peaceably and quietly enter upon, possess, hold, use and enjoy the said plot as his own property without any interruption or claim or demand on the part of the VENDORS or any person or persons claiming from, through or under them;

b) That they, the VENDORS, 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 plot and every part thereof unto the PURCHASER, as may be reasonably required;

d) That the title of the VENDORS to the said plot hereby sold and conveyed, subsists and is unimpeachable, and the VENDORS have full right, power and authority to sell the same without any let or hindrance from whomsoever.

e) 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.



Handwritten signatures in blue ink, including the initials 'JG', a circular mark, and a signature that appears to be 'Y. Khan'.

3. That both the parties hereto agree, that any mistake in the present Deed of Sale shall not invalidate the present Deed, but the same shall be duly rectified by both the parties, by executing a Deed of Rectification.

4. The VENDORS do hereby authorise and grant their No objection to the PURCHASER to effect the mutation of the survey records and partition of survey holding in respect of the said plot in his name.

5. The VENDORS herein are Foreign Nationals of Indian origin and holding OCI cards. That the land under transaction i.e. the said plot is non-agricultural land and falls in settlement zone. The VENDORS own the responsibility for the averment that the transaction is in compliance of FEMA/RBI guidelines.

6. The Town and Country Planning Department, Margao has issued their NOC for registration of this deed, which is enclosed herewith.

SCHEDULE "A"

(Description of the entire property)



ALL THAT property known as "MOIDAZUVOM" alias "MOIDAZOVOM BELOI" (half of northern side), situated at Nuvem, within the area of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No.43,339 of new series and enrolled in the Land Revenue Office of Salcete under Matríz No.922 and bounded on the east by top of the hill, on the west with the national road that goes from Margao to Cortalim, on the north by property of Fr. Sertorio Gomes and on the south by remaining half of land of same name of Maria Idalina da Costa.

SCHEDULE "B"

(Description of the said property)

ALL THAT one third (1/3rd) part of the eastern side of said entire property, which forms an independent and separate property known as "MOIDAZUVOM" alias "MOIDAZOVOM BELOI" (half of northern side), situated at Nuvem, Salcete, Goa, described in the SCHEDULE "A" above, which was



surveyed under No.3 sub division 4 of Nuvem village, which survey holding has now been partitioned, having an area of 6000 sq.mts or thereabouts and bounded on the east by hill top, on the west by Lote No.1 of Menino Sebastiao Mascarenhas, now by property surveyed under Survey No.34 sub division 3 of Taumaturgo Mascarenhas, on the north by a road and partly by the property surveyed under No.4 sub division 6, formerly belonging to Fr. Sertorio Gomes, now owned by Caetano Francisco Gomes, Santaninho Gomes, Raghoba R. Nagvekar and five others and on the south by property under Survey No.3 sub division 8 and property surveyed under No.3 sub division 9.

SCHEDULE "C"

(Description of the said Plot A-1 of said property)

All that Plot A-1 of said property described in the SCHEDULE "B" above, surveyed under No.3/4-B of Nuvem village of Salcete Taluka, having an area of 2350 (two thousand three hundred fifty) sq. mts, forms an independent and separate property, and bounded on the east by the hill top, on the west by Plot B of the same property, on the north by road

[Handwritten signatures]

and beyond which lies the property bearing Survey No.4/6 and on the south by property surveyed under No.3/8.

SCHEDULE "D"

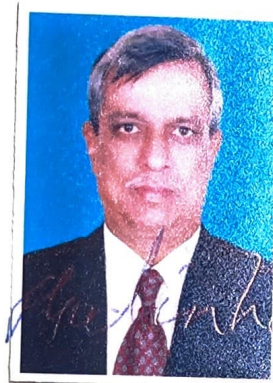
(Description of the said plot hereby sold)

All that portion of land dis-annexed from the said Plot A-1 described in the SCHEDULE "C" above, which portion falls in settlement zone, having an area of 1396 (one thousand three hundred ninety six) sq. mts, forming an independent and separate property, shown in the plan annexed hereto and marked as "Plot A", forming part of the property surveyed under No.3/4-B of Nuvem village, and bounded on the east by remaining part of the said Plot A-1, marked as Plot B, on the west by Plot B of entire property surveyed under No.3/4, on the north by existing road and property surveyed under No.4/6 and on the south by property surveyed under No.3/8.

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 WITHINNAMED
VENDORS:

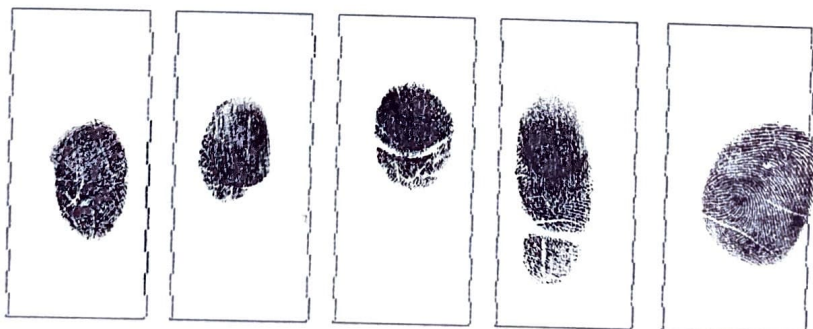


F. Godinho

FREDRICK JACINTO JOSE GODINHO
alias FREDERICO JACINTO JOSE GODINHO

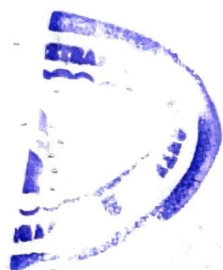


Right Hand Finger Prints



Left Hand Finger Prints

FF A. Y...



Godinho

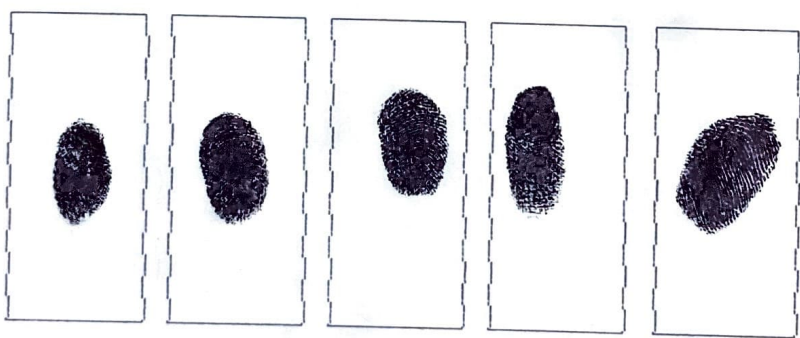
Godinho



HAZEL GODINHO



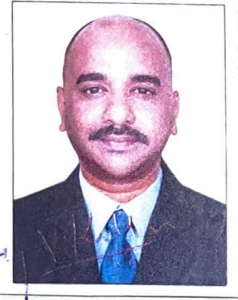
Right Hand Finger Prints



Left Hand Finger Prints

Handwritten signatures or initials at the bottom of the page.

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER:



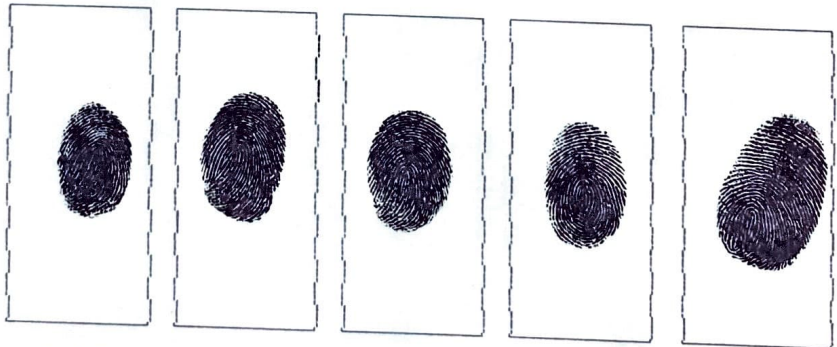
Vijay V. Kulkarni

Vijay

VIJAY VISHWANATH KULKARNI



Right Hand Finger Prints



Left Hand Finger Prints

etc. De. Y...

WITNESSES:

1. BRIAN PRATO DAS ANGIUSTIAS FERNANDES
PALO-495, AQUEM ALTO
MARGAO GOA



2. SNEHAZ SANJAY DEVKAR
AQUEM, MARGAO -GOA

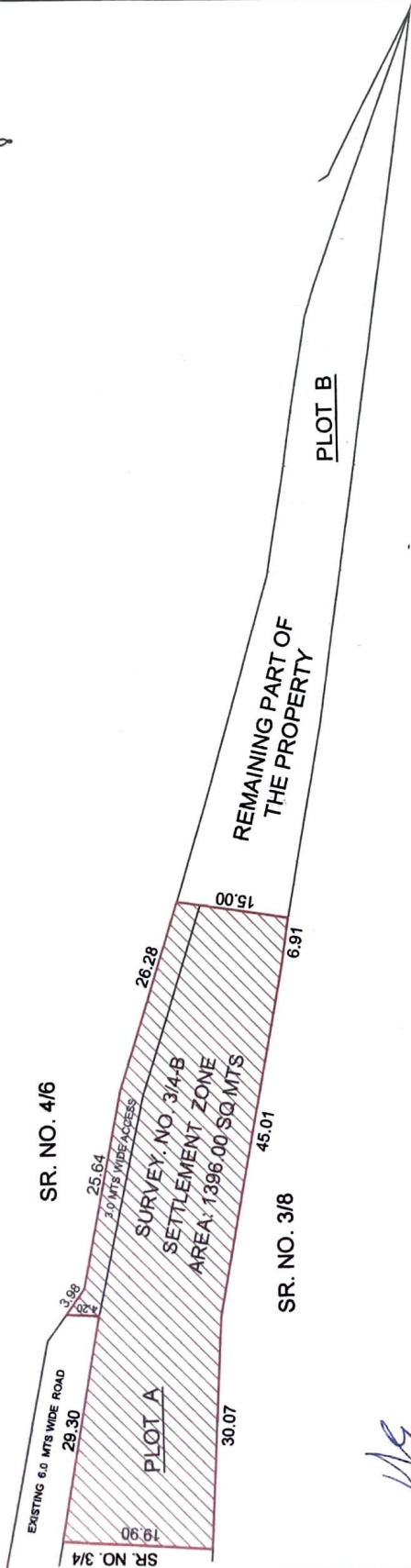
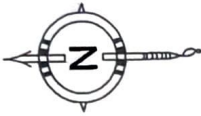




Government of Goa

Document Registration Summary

PLAN OF THE PROPERTY BEARING SURVEY NO. 3/4-B OF VILLAGE NUVEM TALUKA SALCETE GOA, SHOWING THEREIN AREA TO BE SOLD.



PLAN SCALE 1:500

AREA STATEMENT
 PLOT A 1396.00 SQ MTS
 PLOT B 954.00 SQ MTS

(Signature)
GAUTAM V. DESAI
 ARCHITECT
 Regd. No. CA/2001/27339
 41, SARANA SUNSHINE
 MADEL, MARGAO - GOA - 403601



AREA TO BE SOLD



NOTE : ALL DIMENSIONS ARE IN METER

(Handwritten initials)



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - 29-Apr-2020 12:04:12 pm

Document Serial Number :- 2020-MGO-1233

Presented at 12:04:14 pm on 29-Apr-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	144500
2	Registration Fee	96330
3	Mutation Fees	2500
4	Processing Fee	490
Total		243820

Stamp Duty Required :144500




Stamp Duty Paid : 144500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIJAY VISHWANATH KULKARNI ,S/o - D/o Vishwanath Kulkarni Age: 40, Marital Status: Unmarried , Gender: Male, Occupation: Business, Address1 - St. Sebastian Church Aquem Alto Margao Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FREDRICK JACINTO JOSE GODINHO Alias FREDERICO JACINTO JOSE GODINHO ,S/o - D/o Late Antonio Marcelo Constancio Marcos De Jesus Godinho Age: 69, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - Flat No. T-104 Residencia Esmeralda Shankarwadi Near Shankar Temple Caranzalem Tiswadi Goa, Address2 - , PAN No.:			
2	HAZEL GODINHO ,S/o - D/o Late John A Saldanha Age: 66, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - Flat No. T-104 Residencia Esmeralda Shankarwadi Nwear Shankar Temple Caranzalem Tiswadi Goa, Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	VIJAY VISHWANATH KULKARNI ,S/o - D/o Vishwanath Kulkarni Age: 40, Marital Status: Unmarried , Gender: Male, Occupation: Business, Address1 - St. Sebastian Church Aquem Alto Margao Goa, Address2 - , PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

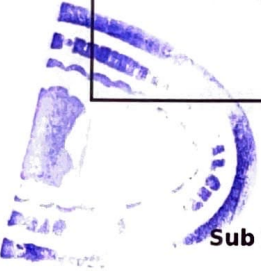
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Devkar Snehal Sanjay , 28 ,1991-08-03 ,9762332202 , ,Other , Marital status : Married 403601, H.No. 4/3977, H.No. 4/3977, D Villa, Akar Garden Margao Margao, Salcete, SouthGoa, Goa			
2	Brain Proto Das Angustias Fernandes , 41 ,1979-04-10 ,9960166606 , ,Service , Marital status : Married 403601, H.No. 494, H.No. 494, Aquem Alto Margao, Salcete, SouthGoa, Goa			

Jyote
29/6/2020
Sub Registrar

DEPT. REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE

Document Serial No:-2020-MGO-1233

Book :- 1 Document
Registration Number :- **MGO-1-1200-2020**
Date : 29-Apr-2020



Handwritten signature and date: 29/04/2020

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

