

(Rupees four lakhs forty one thousand Only)

For **CITIZEN CREDIT**
CO-OP. BANK LTD.
Luoulinis
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD

भारत 15373 NON JUDICIAL गोवा
178930 APR 16 2016
11:36
R.0441000/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser Providence Construction

Serial 1931/2016
19/4/2016



DEED OF SALE

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Providence Construction

J. D' Souza
PARTNER

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Providence Construction

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PARTNER

This DEED OF SALE is made at Mapusa, Taluka Bardez and Registration Sub-District of Bardez, State of Goa, on this 18th day of April, 2016.

BETWEEN

- 1) MRS. BERNADETTE FERNANDES alias BERNADETTE MARIA HYACINTH PETORNILA RIBEIRO, wife of Felix Anthony Fernandes, aged 59 years, service, married, Indian National, PAN Card No. AAAPF2553R, and her husband;
- 2) MR. FELIX ANTHONY FERNANDES, son of Dominic John Fernandes, aged 64 years, married, service, Indian National, PAN Card No. AAAPF2593H, both residents of Flat No. 7, Hope Crest, St. Pauls Road, Bandra West, Mumbai - 400050;
- 3) MRS. AGNES MARY alias AGNES MARY RIBEIRO alias AGNES FALCAO, wife of Mr. Thomas Allan Eusebius Falcao, aged 53 years, service, Indian National, PAN Card No. AAZPF3465H, and her husband;
- 4) MR. THOMAS ALLAN FALCAO, son of late John Zachary Falcao, aged 59 years, service, married, Indian National, PAN Card No. AAFPF1627F, both residents of Building No. 1, Ground Floor, Ursulla Apartments, Plot No. 3 and 4, Patkar Lane, Bandra, Mumbai-400050;
- 5) MR. OLIVER MARTIN alias OLIVER EUGENE JOHN MARTIN, son of late Angelo Martin, aged 37 years, married, service, Indian National, PAN Card No. BXAPM0281R, OCI Card No. A2021149, resident of 303 Armadale Avenue, Toronto, Ontario, Canada;

Hereinafter referred to as "THE VENDORS", (which expression unless repugnant to the context thereof shall mean and include their heirs, successors, executors, administrators, legal representatives and assignees) of THE ONE PART.

Fernandes
Armando

Falcao

Falcao
*Oliver*²

Providence Construction

J. D' Souza
PARTNER

Providence Construction

Bhiji Furtado
PARTNER

AND

M/S PROVIDENCE CONSTRUCTION, a partnership firm registered under the Indian partnership Act, Pan card number AAPFP1125N, having its registered address at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa, herein represented by it's Partners (1) MRS. JOAN D'SOUZA, wife of Rudolf D'Souza, aged 51 years, business, Indian National, PAN Card No. AHNPD8796Q, residing at H. No. 351 (A), Marra, Pilerne, Bardez, Goa, and (2) MR. BLAIZE FERNANDES, son of Michael Fernandes, aged 46 years, married, business, Indian National, PAN Card No. AAEPF5228R, resident of Confraria wado, Candolim, Bardez- Goa, hereinafter referred to as "THE PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, successors, executors, administrators, legal representative and assignees) Of THE OTHER PART.

WHEREAS there exists a property known as "ZOITO GORBATTA" or "PORTEA ROVOLNATACHEM" or "SIQUERI WADO", admeasuring 550 Sq. Mts., situated at Candolim, Taluka and Sub District of Bardez, North Goa District, State of Goa, described in the Land Registration Office of Bardez under no. 18084 at pages 18v of book B-47, not enrolled for Matriz Predial in the Taluka Revenue Office, bearing Old Cadastral Survey No. 1378 presently surveyed under Survey No. 251 Sub-division No. 11, hereinafter referred to as "the said property";

WHEREAS the said property belonged to Domingos Reginaldo Martins for having purchased it from Carlos Hipolito Pantaleao de Souza and his name stands inscribed in the Land Registration Office of Bardez;

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D.M.

Providence Construction

J. D' Souza
PARTNER

Providence Construction

Blaze Fernandes
PARTNER

AND WHEREAS an Inventory Proceeding was initiated on the death of Domingos Eustaquio Aleixo Martins alias Domingos Reginaldo Martins and his wife Maria Amelia de Souza alias Amelia Maria Martin before the Civil Judge of Mapusa bearing no. 172/2012/E and the Vendors were allotted the said property for having bid the same during licitation in the following ratio, the Vendor No. 1 was allotted 45.88%, the Vendor No. 3 was allotted 6.35% and the Vendor No. 5 was allotted 47.77% of the said property;

AND WHEREAS the Vendors are desirous of selling the said property and the Purchaser has agreed to buy the said property valued at ₹ 98,00,000/- (Rupees Ninety Eight Lakhs only) being its market value on the terms and conditions herein set forth:

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance to the said agreement of the Vendors regarding the sale of the said property and further in consideration of the Vendors having received the consideration from the Purchaser to which they are entitled to in the manner and under the said agreement with the Purchaser and the said amount being the sum of ₹ 87,84,433.84/- (Rupees Eighty Seven Lakhs Eighty Four Thousand Four Hundred and Thirty Three and Eighty Four Paise only), after deducting an amount of ₹ 51,185.40/- (Rupees Fifty one Thousand One Hundred and Eighty Five and Forty Paise only) as 1% TDS for Vendors No. 1 to 4 and amount of ₹ 9,64,380.76/- (Rupees Nine Lakhs Sixty Four Thousand Three Hundred and Eighty and Seventy Six Paise only) as 20.06% TDS for Vendor No. 5, the remaining consideration amount paid in the following manner:

a) ₹ 2,29,400/- vide Cheque bearing no. 000028, drawn on Bank of India, Saligao Branch, dated 18.12.2015 in favour of Vendor No. 1;

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Providence Construction
J. D' Souza.
PARTNER
Blizil Frank
PARTNER

- b) ₹ 31,750/- vide Cheque bearing no. 000030, drawn on Bank of India, Saligao Branch, dated 18.12.2015 in favour of Vendor No. 3;
- c) ₹ 2,38,850/- vide Cheque bearing no. 000029, drawn on Bank of India, Saligao Branch, dated 18.12.2015 in favour of Vendor No. 5;
- d) ₹ 42,21,877.60/- vide Cheque bearing no. 000053, drawn on Bank of India, Saligao Branch, dated 18.04.2016 in favour of Vendor No. 1;
- e) ₹ 5,84,327/- vide Cheque bearing no. 000054, drawn on Bank of India, Saligao Branch, dated 18.04.2016 in favour of Vendor No. 3;
- f) ₹ 34,78,229.24/- vide Cheque bearing no. 000055, drawn on Bank of India, Saligao Branch, dated 18.04.2016 in favour of Vendor No. 5;

(The receipt of which sum the Vendors hereby admit and acknowledge having received as per their share in the said property and acquit and discharge the Purchaser from the same and every part thereof) THEY the Vendors as the absolute owners of the said property, more particularly described in the Schedule I hereunder written, do hereby convey and transfer UNTO the Purchaser by way of SALE all that property admeasuring 550 Sq. mts. thereon, situated at Candolim, within the limits of Village Panchayat of Candolim, Taluka Bardez, Sub-District of Bardez, District of North Goa, State of Goa, and further with all rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, watercourses, light, liberties, privileges, easements, profits, advantages, rights, members and appurtenances, whatsoever, to the said land or ground hereditament and premises or any part thereof belonging or in the said land or ground hereditament and premises or any part thereof belonging or in any wise appertaining with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and also all the rights in ALL THE ESTATE right, title, interest, claim, and demand whatsoever at law and in equity of the vendors along with the into or out of or upon the said land hereditament

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O/R

Providence Construction
J. D'Souza
PARTNER
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PARTNER

and premises or any part thereof TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances thereto, UNTO AND TO THE USE and benefit of the purchaser forever SUBJECT to the payment of the rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to Government or the Village Panchayat or any other local or public body or Authority in respect thereof.

2. AND the Vendors as to their rights, title or interest into and upon the said property do hereby for themselves or their heirs, executors, administrators, covenant with the purchaser as under:-

a) THAT the Vendors now have in themselves good right, full power and absolute authority to convey, transfer and assure the said property hereby conveyed, transferred and assured or intended so to be unto and the use of the Purchaser in the manner aforesaid.

b) 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 property hereby conveyed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for him.

c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and

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Providence Construction
J. D'Souza
Providence Construction PARTNER
Blasi Furtado
PARTNER

encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them.

d) AND FURTHER THAT they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the Vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the cost of the Vendors do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser, his successors or assigns or their counsel-in-law and assuring the said premises and every part thereof hereby conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

3. The Vendors have obtained NOC/permission from the Office of the State Registrar cum Head of Notary Services dated 06/4/2016, bearing No. 4/81/16-Regitstration/04 for registration of the present deed.

4. That neither of the parties belong to Schedule Caste/Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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Providence Construction

J. D' Souza
PARTNER

Providence Construction

Blaise F. F. F.
PARTNER

5. That the total consideration amount of ₹ 98,00,000/- (Rupees Ninety Eight Lakhs only) is the fair market price of the said property and accordingly stamp duty of ₹ 4,41,000/- (Rupees Four Lakhs Forty One Thousand only) is paid herewith by way of Stamp paper.



SCHEDULE I

(Hereinabove referred to as the said property)

All that property known as "ZOITO GORBATTA" or "PORTEA ROVOLNATACHEM" or "SIQUERI WADO", admeasuring 550 sq. mts., situated at Candolim, Taluka and Sub District of Bardez, North Goa District, State of Goa, described in the Land Registration Office of Bardez under no. 18084 at pages 18v of book B-47, not enrolled for Matriz Predial in the Taluka Revenue Office, bearing Old Cadastral Survey No. 1378, presently surveyed under Survey No. 251 Sub-division No. 11, better delineated and marked in red in plan attached hereto, and bounded as under:

North: By Survey No. 251/4

South: By Survey No. 251/2

East: By Survey No. 251/4

West: By Survey No. 251/10

IN WITNESS WHEREOF the parties to this Agreement for Sale have set their hands on the day, month and year first hereinabove mentioned,

Bernandes
[Signature]
Atakas

[Signature]
[Signature]

Providence Construction

J. D'Souza.
PARTNER

Providence Construction

[Signature]
PARTNER

SIGNED SEALED AND DELIVERED

by the withinnamed

Bfernandes

The Vendor No. 1

MRS. BERNADETTE FERNANDES

L.H.F.P.

R.H.F.P.

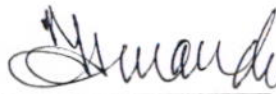


Bfc



SIGNED SEALED AND DELIVERED

by the withinnamed



The Vendor No. 2

MR. FELIX ANTHONY FERNANDES



L.H.F.P.

R.H.F.P



SIGNED SEALED AND DELIVERED

by the withinnamed

Afalcao

The Vendor No. 3

MRS. AGNES MARY alias AGNES MARY RIBEIRO

L.H.F.P.

R.H.F.P.



Afalcao



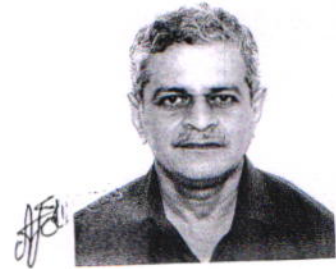
SIGNED SEALED AND DELIVERED

by the withinnamed

TFalcao

The Vendor No. 4

MR. THOMAS ALLAN FALCAO



L.H.F.P.

R.H.F.P.



SIGNED SEALED AND DELIVERED

by the withinnamed



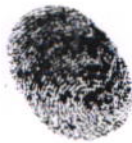
The Vendor No. 5

MR. OLIVER MARTIN alias OLIVER EUGENE JOHN MARTIN



L.H.F.P.

R.H.F.P.



SIGNED SEALED AND DELIVERED

by the withinnamed

J. D' Souza

The Purchaser No. 1

FOR M/S PROVIDENCE CONSTRUCTION

MRS. JOAN D'SOUZA

L.H.F.P.



J. D

R.H.F.P



SIGNED SEALED AND DELIVERED

by the withinnamed

Blaise Fernandes

The Purchaser No. 2

FOR M/S PROVIDENCE CONSTRUCTION

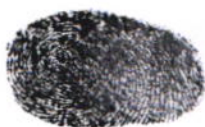
MR. BLAIZE FERNANDES

L.H.F.P.



Blaise

R.H.F.P.



In the presence of :-

1. Hajeetali Matanki
2. Edward Carvalho

Hajeetali

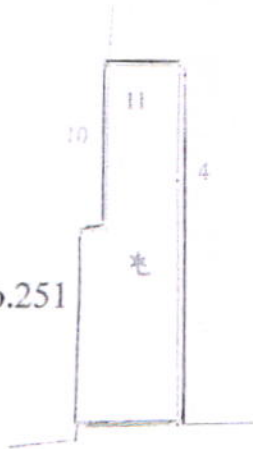
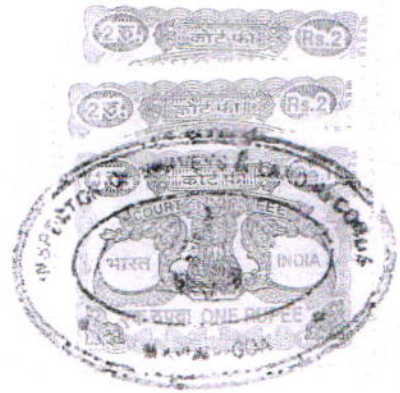


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA-GOA

Plan Showing plots situated at
 Village : CANDOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 251/11
 Scale : 1:1000



[Signature]
 01/11/16
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.



SURVEY No.251

Bernardes
[Signature]

Alcalas
Alcalas

[Signature]

Providence Construction

J. D' Souza
 PARTNER

Providence Construction

[Signature]
 PARTNER



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 19-04-2016 10:26:31 AM

Document Serial Number : 1931



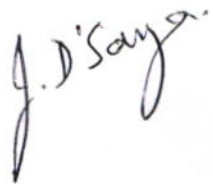
Presented at 09:25:00 AM on 19-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	343000.00
2	Processing Fees	370.00
	Total :	343370.00

Stamp Duty Required: 441000.00

Stamp Duty Paid: 441000.00




Joan D'Souza presenter

Name	Photo	Thumb Impression	Signature
Joan D'Souza, w/o Mr. Rudolf D'Souza , Married, Indian, age 51 Years, Business, r/o H.No. 351 (A), Marra Pilerne, Bardez, Goa. PAN No. AHNPD8796Q. The Partner of M/s. Providence Construction, having office at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa. Firm's PAN No. AAPFP1125N.			


Endorsements

Executant




1 . Bernadette Fernandes alias Bernadette Maria Hyacinth Petornila Ribeiro, w/o Felix Anthony Fernandes, Married, Indian, age 59 Years, Service, r/o Flat No. 7, Hope Crest, St. Pauls Road, Bandra West Mumbai 400 050. PAN No. AAAPF2553R.

Photo	Thumb Impression	Signature
		




2 . Felix Anthony Fernandes, s/o Dominic John Fernandes, Married, Indian, age 64 Years, Service, r/o Flat No. 7, Hope Crest, St. Pauls Road, Bandra West Mumbai 400 050. PAN No. AAAPF2593H.

Photo	Thumb Impression	Signature
		




3 . Agnes Mary alias Agnes Mary Ribeiro alias Agnes Falcao, w/o Mr. Thomas Allan Eusebius Falcao, Married, Indian, age 53 Years, Service, r/o Bldg No. 1, Ground Floor, Ursulla Apts., Plot No. 3 and 4, Patkar Lane, Bandra, Mumbai 400 050. PAN No. AAZPF3465H.

Photo	Thumb Impression	Signature
		



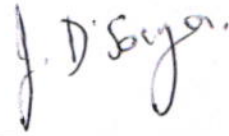
4 . Thomas Allan Falcao, s/o late John Zachary Falcao, Married, Indian, age 59 Years, Service, r/o Bldg No. 1, Ground Floor, Ursulla Apts., Plot No. 3 and 4, Patkar Lane, Bandra, Mumbai 400 050. PAN No. AAFFP1627F.

Photo	Thumb Impression	Signature
		

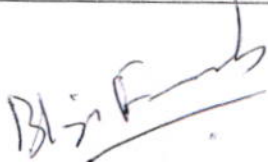
5 . Oliver Martin alias Oliver Eugene John Martin, s/o late Angelo Martin, Married, Canadian National of Overseas Citizen of India, age 37 Years, Service, r/o 303, Armadale Avenue, Toronto, Ontario, Canada. PAN No. BXAPM0281R. OCI Card No. A2021149.

Photo	Thumb Impression	Signature
		

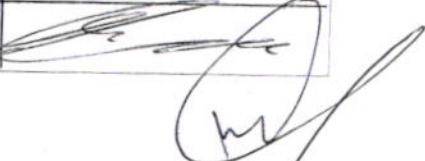
6 . Joan D'Souza, w/o Mr. Rudolf D'Souza, Married, Indian, age 51 Years, Business, r/o H.No. 351 (A), Marra Pilerne, Bardez, Goa. PAN No. AHNPD8796Q. The Partner of M/s. Providence Construction, having office at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa. Firm's PAN No. AAPFP1125N.

Photo	Thumb Impression	Signature
		

7. Blaize Fernandes, s/o Michael Fernandes, Married, Indian, age 46 Years, Business, r/o Confraria Wado, Candolim, Bardez, Goa. PAN No. AAEPF5228R. The Partner of M/s. Providence Construction, having office at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa. Firm's PAN No. AAPFP1125N.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Edward Carvalho, s/o Celestino Carvalho, UnMarried, Indian, age 34 Years, advocate, r/o H.No. 4/137/B, Agarwada, Calangute, Bardez, Goa.	

Sub-Registrar

REGISTRAR
BARDEZ

Permission to seel a property known as Zoito Gorbatta or Portea Rovolnathachem or Siqueri Wado sq. mts under sy No. 251/11 situated at Candolim, NOC Ref. No. 4/81/16-Registration/04 dated 06/04/2016, of the State Registrar cum Head of Notary Services Panaji Goa. TDS paid on 15/04/2016 through HDFC Bank.

Book-1 Document
Registration Number BRZ-BK1-01904-2016
CD Number BRZD779 on
Date 19-04-2016


Sub-Registrar (Bardez)

Scanned By: - *Sachin*

Sub-Registrar
BARDEZ

Signature: - *mpawekar*

Designed and Developed by C-DAC, ACTS, Pune

(Rupees Three Lacs Sixty Thousand Only)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,
Shop No G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D-5/STP(V)/C.R./35/1/2016

भारत



INDIA

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GOA
NON JUDICIAL

Rs. ≈ 0360000 ≈ 26.4.2016

365430

GOA

Zero=ThreeSixZero=Zero=Zero=Zero**

For CITIZENCREDIT™
CO-OP BANK LTD

[Signature]
Authorised Signatory

1535 5423387

Name of Purchaser Providence Construction



Sr No. 2131/2016
29/4/2016

DEED OF SALE

[Signature]
ADIAS

[Signature]
N. DIAS

Providence Construction

J. D' Souza.
PARTNER

Providence Construction

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PARTNER

This **DEED OF SALE** is made at Mapusa, Taluka Bardez and Registration Sub-District of Bardez, State of Goa, on this 29th day of April, 2016.

BETWEEN

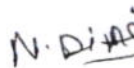

1. **MR. JOSE DIAS**, son of late Raimundo Dias, aged 53 years, married, service, Indian National, PAN card no. CKHPD7515E, and his wife,
2. **MRS. AMALINA DIAS** alias **AMALINA CARDOZO**, wife of Jose Dias, aged 52 years, housewife, married, Indian National, PAN card no. BFKPD6043Q, both residents of H. No. 605-A, Marquis Sequeira wado, Candolim, Bardez- Goa;
3. **MR. PETER FRANCISCO DIAS**, son of late Raimundo Dias, aged 51 years, married, service, Indian National, PAN card no. AVQPD5957J, and his wife,
4. **MRS. NOBERTINA DIAS**, wife of Peter Francisco Dias, aged 49 years, housewife, married, Indian National, both residents of H. No. 605, Marquis Sequeira wado, Candolim, Bardez- Goa;


Hereinafter referred to as "**THE VENDORS**", (which expression unless repugnant to the context thereof shall mean and include their heirs, successors, executors, administrators, legal representatives and assignees) of **THE ONE PART**.

AND

M/S PROVIDENCE CONSTRUCTION, a partnership firm registered under the Indian partnership Act, Pan card number AAPFP1125N, having its registered address at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa, herein represented by it's Partners (1) **MRS. JOAN**


Amalina
Dias


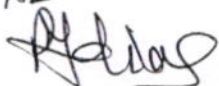
 N. DIAS
Providence Construction

PARTNER

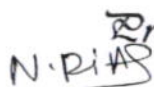
Providence Construction

PARTNER

D'SOUZA, wife of Rudolf D'Souza, aged 51 years, business, Indian National, PAN Card No. AHNPD8796Q, residing at H. No. 351 (A), Marra, Pilerne, Bardez, Goa, and (2) MR. SALVADOR BLAIZE PETER FERNANDES alias BLAIZE FERNANDES, son of Michael Fernandes, aged 46 years, married, business, Indian National, PAN Card No. AAEPF5228R, resident of Confraria wado, Candolim, Bardez- Goa, hereinafter referred to as **"THE PURCHASER"** (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, successors, executors, administrators, legal representative and assignees) Of THE OTHER PART.

WHEREAS there exists a property known as "GORBATA" or "PORTEA ROVOLNAICACHEM" or "PALTE ROVOLNAICACHEM", admeasuring an area of about 1500 Sq. Mts., situated at Candolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, described in the Office of the Land Registration of Bardez under no. 19020 at page 94 of book B-49, enrolled in the Taluka Revenue Office under Matriz No. 541 of 1st Circumscription, bearing Old Cadastral Survey No. 522, but is presently surveyed under Survey No. 251 Sub-Division No. 4, hereinafter called **"the said property"**, which is more particularly described under Schedule I hereunder written;

AND WHEREAS the said property is found registered in the Office of the Land Registration of Bardez in the name of Bernardo Damaso da Conceicao de Souza married to Alina Catarina Esperanca da Silva and Antonio Menino da Conceicao e Souza married to Melania Francisca do


Alina



N. Rias
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Providence Construction
J. D'Souza
PARTNER

Providence Construction

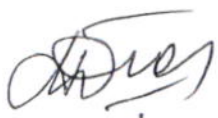
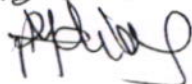
Blaise Fernandes
PARTNER

Rosario e Souza, for having been gifted to them by their father Jeronimo Silvestre Antonio Piedade de Souza and mother Antonia Umbelina Pulqueria Augusta da Conceicao e Souza vide Deed of Gift dated 23 December 1954 registered at pages 18v onwards of book No. 553 of Notary Guilherme Lobo of Judicial Division of Bardez;

AND WHEREAS Bernardo Damaso da Conceicao de Souza married to Alina Catarina Esperanca da Silva and Antonio Menino da Conceicao e Souza married to Melania Francisca do Rosario e Souza sold the said property vide Deed of Sale dated 21 February 1981 registered in the office of the Sub-Registrar of Bardez under no. 219 at pages 174 to 179 of Book No. I, Volume No. 158 dated 3/3/1981 in favour of Purificacao Gomes alias Ana Maria Gomes alias Purificacao Dias;

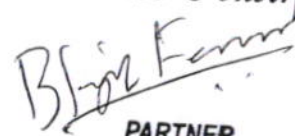
AND WHEREAS on the death of Purificacao Gomes alias Ana Maria Gomes alias Purificacao Dias, vide Deed of Succession dated 1st April 2016, executed before the Notary Ex-Officio of Bardez, the Vendors herein have acquired right and title in the said property as the other heirs relinquished their rights in the said property vide Deed of Relinquishment dated 2nd April 2015, executed before the Notary Ex-Officio of Bardez, at pages 30v to 31v of book no. 849;

AND WHEREAS the Vendors are desirous of selling the said property and the Purchaser has agreed to buy the said property valued at ₹80,00,000/- (Rupees Eighty Lakhs only) being its market value on the terms and conditions herein set forth:


A. Dias


N. Dias
Providence Construction

J. D'Souza
PARTNER

Providence Construction

PARTNER

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. That in pursuance to the said agreement of the Vendors regarding the sale of the said property and further in consideration of the Vendors having received the consideration in cash from the Purchaser to which they are entitled to in the manner and under the said agreement with the Purchaser and the said amount being the sum of ₹ 79,20,000/- (Rupees Seventy Nine Lakhs Twenty Thousand only), after deducting an amount of ₹ 80,000/- (Rupees Eighty Thousand only) as 1% TDS; (The receipt of which sum the Vendors hereby admit and acknowledge having received as per their share in the said property and acquit and discharge the Purchaser from the same and every part thereof) THEY the Vendors as the absolute owners of the said property, more particularly described in the Schedule I hereunder written, do hereby convey and transfer UNTO the Purchaser by way of SALE all that property admeasuring 1500 Sq. mts. thereon, situated at Candolim, within the limits of Village Panchayat of Candolim, Taluka Bardez, Sub-District of Bardez, District of North Goa, State of Goa, and further with all rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, watercourses, light, liberties, privileges, easements, profits, advantages, rights, members and appurtenances, whatsoever, to the said land or ground hereditament and premises or any part thereof belonging or in the said land or ground hereditament and premises or any part thereof belonging or in any wise appertaining with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto


N. Dias


N. DIAS

Providence Construction

J. D'Souza
PARTNER

Providence Constructio


PARTNER



and also all the rights in ALL THE ESTATE right, title, interest, claim, and demand whatsoever at law and in equity of the vendors along with the into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances thereto, UNTO AND TO THE USE and benefit of the purchaser forever SUBJECT to the payment of the rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to Government or the Village Panchayat or any other local or public body or Authority in respect thereof.

2. AND the Vendors as to their rights, title or interest into and upon the said property do hereby for themselves or their heirs, executors, administrators, covenant with the purchaser as under:-

a) THAT the Vendors now have in themselves good right, full power and absolute authority to convey, transfer and assure the said property hereby conveyed, transferred and assured or intended so to be unto and the use of the Purchaser in the manner aforesaid.

b) 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 property hereby conveyed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part

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 ADIAL
[Handwritten signature]

N. D. A. R. Providence Construction

[Handwritten signature]
 J. D. Souza.
 PARTNER

Providence Construction
[Handwritten signature]
 B. J. F. PARTNER

thereof to and for her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for him.

c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them.

d) AND FURTHER THAT they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the Vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the cost of the Vendors do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser, his successors or assigns or their counsel-in-law and assuring the said premises and every part thereof hereby conveyed,



[Signature]
Arias
[Signature]

N. P. A.

Providence Construction
J. D. Souza
PARTNER

Providence Construction
Brian Furb
PARTNER

transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

3. That the total consideration amount of ₹ 80,00,000/- (Rupees Eighty Lakhs only) is the fair market price of the said property and accordingly stamp duty of ₹ 3,60,000/- (Rupees Three Lakhs Sixty Thousand only) is paid herewith by way of Stamp paper.

SCHEDULE I

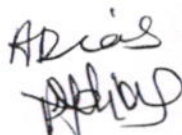
(Hereinabove referred to as "the said property")

All that property known as "GORBATA" or "PORTEA ROVOLNAICACHEM" or "PALTE ROVOLNAICACHEM", admeasuring an area of about 1500 Sq. Mts., situated at Candolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, described in the Office of the Land Registration of Bardez under no. 19020 at page 94 of book B-49, enrolled in the Taluka Revenue Office under Matriz No. 541 of 1st Circumscription, bearing Old Cadastral Survey No. 522, but is presently surveyed under Survey No. 251 Sub-Division No. 4, better delineated and marked in red in plan attached hereto, and bounded as under:

East: By property bearing Survey No. 251/5, 7 & 13;
West: By property bearing Survey No. 251/3, 10 & 11;
North: By Nallah &
South: By property bearing Survey No. 252/2.

IN WITNESS WHEREOF the parties to this Deed of Sale have set their hands on the day, month and year first hereinabove mentioned,



Arias


N. Dias

 Providence Construction

J. D. Souza
PARTNER

Providence Construction


PARTNER

SIGNED SEALED AND DELIVERED

by the withinnamed



The Vendor No. 1

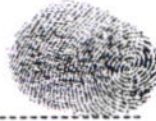
MR. JOSE DIAS

L.H.F.P.



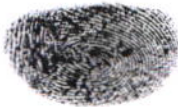
R.H.F.P.





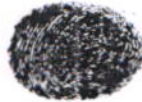


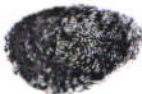
















SIGNED SEALED AND DELIVERED

by the withinnamed

ADias

The Vendor No. 2

MRS. AMALINA DIAS



L.H.F.P.

R.H.F.P.



SIGNED SEALED AND DELIVERED

by the withinnamed

P. Dias

The Vendor No. 3

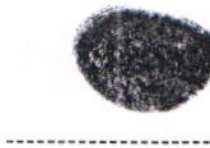
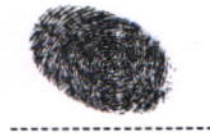
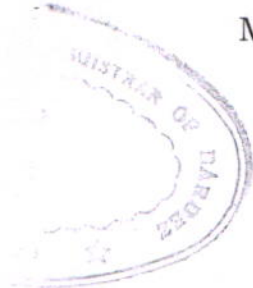
MR. PETER FRANCISCO DIAS

L.H.F.P.

R.H.F.P.



[Handwritten signature]



SIGNED SEALED AND DELIVERED

by the withinnamed

N. DIAS

The Vendor No. 4

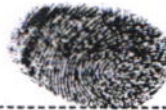
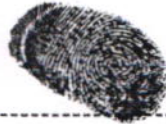
MRS. NOBERTINA DIAS

L.H.F.P.



N. DIAS

R.H.F.P N. DIAS



SIGNED SEALED AND DELIVERED

by the withinnamed
Providence Construction

J. D'Souza

PARTNER
The Purchaser No. 1

FOR M/S PROVIDENCE CONSTRUCTION

MRS. JOAN D'SOUZA

L.H.F.P.



R.H.F.P.



SIGNED SEALED AND DELIVERED

by the within named
Providence Construction

Blaize Fernandes

PARTNER
The Purchaser No. 2

FOR M/S PROVIDENCE CONSTRUCTION
MR. SALVADOR BLAIZE PETER FERNANDES



L.H.F.P.

R.H.F.P.



In the presence of :-

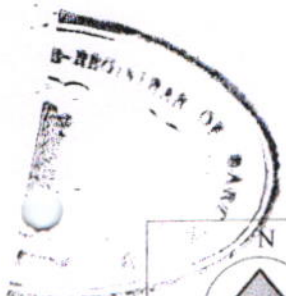
1. Edward Bevalho
2. Adv. Halimie Medhukan

Edward Bevalho

Adv. Halimie Medhukan



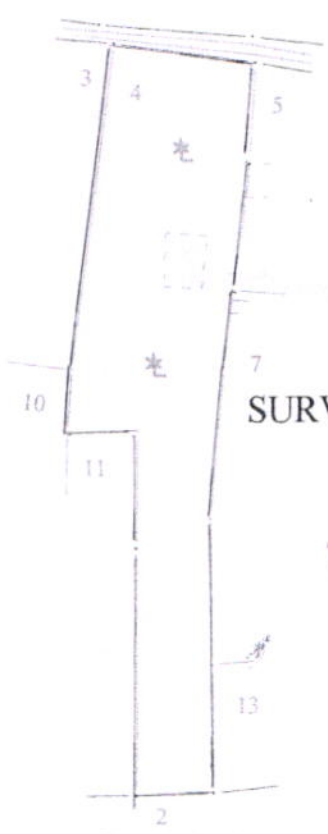
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA-GOA



Plan Showing plots situated at
 Village : CANDOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 251/ 4
 Scale : 1:1000

ASIA
ASIAS
ASIA
 N. D. AS

Anand V. Vaigankar
 27/4/16
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.



SURVEY No.251

Providence Construction
J. D' Souza
 PARTNER

Providence Construction
Brief...
 PARTNER

Swarnil B. Bhonsle

Rajesh M. Bhandari
 27/4/16
 Rajesh M. Bhandari (F.S)
 Compared By:



100001236374

FORM I & XIV

नमुना नं १ व १४

Page 1 of 1

Date: 08/02/2013

DISTRICT

Taluka BARDEZ
 तालुका
 Village Candolim
 गांव
 Name of the Field Siqueri Wado
 शेताचें नांव

Survey No. 251
 सर्वे नंबर
 Sub Div. No. 4
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.14.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.14.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.50	0000.00.00	0000.00.50	0000.15.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Purificacao Gomes alias Ana Maria Gomes or Purificacao Dias		11477	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDSVIDE GOVERNMENT ORDER
25/1/2001 - RD (7076)

dated 22/10/2001. 8/2/2013

eMIX Infocom Private Limited
Mangaluru - Goa



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-04-2016 11:55:45 AM



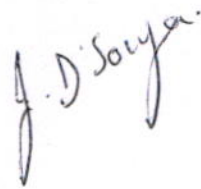
Document Serial Number : 2131

Presented at 11:34:00 AM on 29-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	280000.00
2	Processing Fees	320.00
	Total :	280320.00

Stamp Duty Required: 360000.00 Stamp Duty Paid: 360000.00

Joan D'Souza presenter

Name	Photo	Thumb Impression	Signature
Joan D'Souza, w/o Mr. Rudolf D'Souza , Married, Indian, age 51 Years, Business, r/o H.No. 351 (A), Marra Pilerne, Bardez, Goa. PAN No. AHNPD8796Q. The Partner of M/s. Providence Construction, having office at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa. Firm's PAN No. AAPFP1125N.			

Endorsements

Executant

1 . Jose Dias, s/o late Raimundo Dias, Married, Indian, age 53 Years, Service, r/o H.No. 605-A, Marquis Sequeira Wado, Candolim, Bardez, Goa. PAN No. CKHPD7515E.

Photo	Thumb Impression	Signature
		

2. Amalina Dias alias Amalina Cardozo, w/o Jose Dias, Married, Indian, age 52 Years, House-Wife, r/o H.No. 605-A, Marquis Sequeira Wado, Candolim, Bardez, Goa. PAN No. BFKPD6043Q.

Photo	Thumb Impression	Signature
		<i>ADias</i>



3. Peter Francisco Dias, s/o late Raimundo Dias, Married, Indian, age 51 Years, Service, r/o H.No. 605, Marquis Sequeira Wado, Candolim, Bardez, Goa. PAN No. AVQPD5957J.

Photo	Thumb Impression	Signature
		<i>P. Dias</i>



4. Nobertina Dias, w/o Peter Francisco Dias, Married, Indian, age 49 Years, House-Wife, r/o H.No. 605, Marquis Sequeira Wado, Candolim, Bardez, Goa. Form 60 submitted.

Photo	Thumb Impression	Signature
		<i>N. Dias</i>


5. Joan D'Souza, w/o Mr. Rudolf D'Souza, Married, Indian, age 51 Years, Business, r/o H.No. 351 (A), Marra Pilerne, Bardez, Goa. PAN No. AHNPD8796Q. The Partner of M/s. Providence Construction, having office at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa. Firm's PAN No. AAPFP1125N.

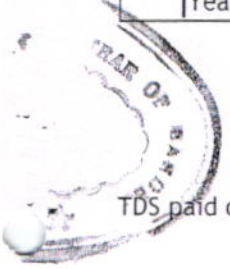
Photo	Thumb Impression	Signature
		<i>J. D'Souza</i>

6. Salvador Blaize Peter Fernandes alias Blaize Fernandes, s/o Michael Fernandes, Married, Indian, age 46 Years, Business, r/o Confraria Wado, Candolim, Bardez, Goa. PAN No. AAEPF5228R. The Partner of M/s. Providence Construction, having office at 501, Edcon Towers, Menezes Braganza Road, Panaji, Goa. Firm's PAN No. AAPFP1125N.

Photo	Thumb Impression	Signature
		<i>Blaize Fernandes</i>

Identification

Sr No.	Witness Details	Signature
1	Adv. Edward Carvalho , s/o Celestino Carvalho, UnMarried, Indian, age 34 Years, advocate, r/o H.No. 4/137/B, Agarwada, Calangute, Bardez, Goa.	

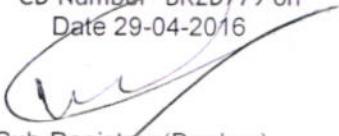


TDS paid on 26/04/2016 through Bank of India.




Sub-Registrar

**REGISTRAR
BARDEZ**

Book-1 Document
Registration Number BRZ-BK1-02099-2016
CD Number BRZD779 on
Date 29-04-2016



Sub-Registrar (Bardez)



Scanned By:- *Sadanand*

Signature:- *mpanekeas*