

EXPENSES TWENTY THOUSAND ONLY)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत 04644
197289



NON JUDICIAL
DEC 30 2014

16:11

R.0090000/-PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: SHAIK RIZWAN

FOR CITIZEN CREDIT
CO-OP BANK LTD

Heetish
AUTHORISED SIGNATURE

63/15

Shaiikh Rizwan

(SHAIKH RIZWAN)



DEED OF SALE

Cont..2/-

hazeta flows MRDlog

Shaiikh Rizwan

: 2 :

THIS DEED OF SALE is made at Vasco da Gama, Goa on this 9th day of January 2015.

BY AND BETWEEN

1. **MRS. LORETTA FLORA SEQUEIRA alias SEQUEIRA LORETTA FLORA DOREEN LUCIA alias LORETTA FLORES**, (PAN CARD NO. AAZPF6928R) daughter of Late. Julius Sequeira and Wife of Late. Dr. Gil Henrique Andre Flores, occupation Housewife, Age about 61 years, Canadian National, and person of Indian Origin holding PIO Card No. 0414288 presently residing at House No. 1315, Mazilwado, Benaulim, Salcete, Goa.
2. **MRS. MICHELLE DENISE FLORES alias MICHELLE DENISE ZUZARTE**, (PAN CARD No. ABBPF2155K), daughter of Late. Dr. Gil Henrique Andre Flores and wife of Mr. Neville Zuzarte, aged 37 years, married, occupation Speech Therapist, Canadian National, and person of Indian Origin holding PIO Card No. P-0416326, resident of Canada.
3. **MS. KAREN JUNE FLORES**, (PAN CARD No. ABAPF5917C) daughter of Late Dr. Gil Henrique Andre Flores, aged 33 years, Spinster, Canadian National, and person of Indian Origin holding PIO Card No. P0416447, resident of Canada.

Loretta Flora Sequeira

Michelle Denise Flores

Cont..3/-



: 3 :

4. **MR. CARLOS JULIO FLORES, (PAN CARD No. ABEPF4745Q)** son of Late Dr. Gil Henrique Andre Flores, 30 years, Bachelor, Canadian National, and person of Indian Origin holding PIO Card No. P0334541, resident of Canada.

Vendors No.2, 3 and 4 herein are represented by their attorney Ms. Maria Delia Flores, daughter of Carlos Ernesto Melo Flores, aged 81 years, Spinster, Indian National, resident of Imperial Garden, APT AFF-2, Benaulim, Salcete, Goa, by virtue of General Power of Attorney dated 25.10.2010, executed before the Consulate General of India, Mr. Dilip Kumar Chawla, Vice Consul (CPV) at Toronto under reference No. 4459 dated 04.11.2010.

hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, administrators, assigns, executors) of the ONE PART.

AND

SHRI. SHAIK RIZWAN, (Pan Card No. ACXPR4284L), son of Late. Shaikh Nabi, aged 44 years, Married, Business, Indian national, residing of H.No. 118, Ranghavi Estate, Issorcim, Post Dabolim, Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators, assigns, executors) of the OTHER PART.

Shri. Shaiik Rizwan

[Signature]

Cont..4/-

: 4 :

WHEREAS, the Vendors are the absolute owners in possession plot of land known as "GORACHEM CANTEM", admeasuring an area of 2400 Sq. Mtrs, Garden/Orchard, Situated at Village Chicolna, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 4604 and inscribed under inscription No. 8274, enrolled in revenue office under No. 14, surveyed under survey No. 29 sub division No. 3 of Village Chicolna, more particularly described in schedule hereunder written and more clearly shown in red color in the plan annexed hereto, hereinafter referred to as the **SAID PLOT**.

AND WHEREAS, the said plot was allotted to Dr. Gil Henrique Andre Flores, by virtue of Deed of Partition dated 17th July 1980, executed before the Sub Registrar of Mormugao, Under No. 206, at Pages 52 to 62, of Book I, Volume 49, dated 01.10.1980.

AND WHEREAS, said Dr. Gil Henrique Andre Flores expired on 31st August 2009, leaving behind him the Vendors herein which is confirmed from Deed of Succession dated 23.07.2010, drawn before the Ex-officio Notary of Salcete at Margao, Goa and recorded at Folio 292 to 302 of Book No. 1553.

AND WHEREAS, Mr. Neville Zuzarte who is married to Mrs. Michelle Denise Flores alias Michelle Denise Zuzarte, has assign,

Michelle Flores *Mr. Flores*

Michelle Flores

Cont..5/-

: 5 :

released, relinquished and renounced his illiquid rights vide Deed of Relinquishment of Rights dated 09.12.2011, drawn at Judicial Division at Salcete, whereby he has relinquished his rights to the estate of his Late Father in Law, thereby making **MRS. LORETTA FLORA SEQUEIRA, MRS. MICHELLE DENISE FLORES alias MICHELLE DENISE ZUZARTE, MS. KAREN JUNE FLORES and MR. CARLOS JULIO FLORES** the only heirs entitled to the estate of Late. Dr. Gil Henrique Andre Flores.

AND WHEREAS, the Vendors herein desire to dispose off the said plot, known as "GORACHEM CANTEM", admeasuring an area of 2400 Sq. Mtrs, Garden/Orchard, Situated at Village Chicolna, Taluka Mormugao, District of South Goa, State of Goa, for a total sale consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only).

AND WHEREAS, the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors the said plot and hence have decided to execute this sale deed in respect of the said plot on terms and conditions stipulated hereunder, after having verified the title documents of the Vendors to their satisfaction.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:-

Loretta Flores M. Flores

Handwritten signature

Cont..6/-

: 6 :

1. In pursuance to the above agreement and in consideration of the sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) that has been paid by the Purchaser to the Vendors before executing the present Deed, in the following manner

a. Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) to the Vendor No. 1, vide cheque bearing No. 000003, dated 01.01.2015, drawn on HDFC Bank Ltd, Vasco branch, Vasco da Gama, Goa.

b. Rs. 5,00,000/- (Rupees Five Lakhs Only) to the Vendor No. 2, vide cheque bearing No. 000004, dated 01.01.2015, drawn on HDFC Bank Ltd, Vasco branch, Vasco da Gama, Goa

c. Rs. 5,00,000/- (Rupees Five Lakhs Only) to the Vendor No. 3, vide cheque bearing No. 000005, dated 01.01.2015, drawn on HDFC Bank Ltd, Vasco branch, Vasco da Gama, Goa

d. Rs. 5,00,000/- (Rupees Five Lakhs Only) to the Vendor No. 4, vide cheque bearing No. 000006, dated 01.01.2015, drawn on HDFC Bank Ltd, Vasco branch, Vasco da Gama, Goa

(receipt whereof the Vendors do and each one of them does hereby

Isabella Flores *MD Flores*

Shankhina

Cont..7/-

: 7 :



admit and acknowledge and discharge the Purchaser of and from the same), and the Vendors do hereby sell, transfer, convey, grant, assign and assure unto the Purchasers **ALL THAT PLOT OF LAND**, plot of land known as "GORACHEM CANTEM", admeasuring an area of 2400 Sq. Mtrs, Garden/Orchard, Situated at Village Chicolna, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 4604 and inscribed under inscription No. 8274, enrolled in revenue office under No. 14, surveyed under survey No. 29 sub division No. 3 of Village Chicolna, and more clearly shown in red colour in the plan annexed hereto together with all rights, title, interest, claim, liberties, easements, use, benefits, demands, advantages and appurtenances whatsoever to the said plot of land **TO HAVE AND TO HOLD** the same absolutely and forever without any restrictions and reservations whatsoever.

2. The Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing made, done, committed or omitted or knowingly suffered to the contrary by them, the Vendors have absolute power and authority to sell, transfer, convey, grant, assign and assure the said plot of land assigned and assured or intended to be unto and to the use of the Purchaser in the manner aforesaid.

Cont..8/-

horetta flous *MDHorg* *Shallisa*

: 8 :

3. The Vendors further covenant with the Purchaser that the Purchaser shall at all times hereafter peacefully and quietly occupy, use, possess and enjoy the said plot of land and every part of it and receive rents, usufructs and profits thereof for his own use and benefits without any let or hindrance, interruption, claim or demand whatsoever from and by the Vendors.

4. The Vendors declare that there is no case pending before any Court or before any other authority regarding the said Plot of land which is sold to the Purchaser by the present deed therefore the said property is free from litigation.

5. The Vendors further covenant with the Purchaser that the said Plot of land sold herein is free from Mundcar and Tenant.

6. The Vendors further covenant with the Purchaser that the said Plot of land sold herein is not acquired by any authority for public purpose.

7. The Vendors further covenant with the Purchaser that the said plot of land sold herein is free from encumbrances, charges, liens and attachments whatsoever and that they have full powers and absolute authority to sell the same and to transfer and convey the title of the said plot of land to the Purchaser.

Isabella Flores M. Flores

Shaili

Cont..9/-

: 9 :

8. The Vendors further covenant with the Purchaser that they have No Objection for the Purchaser on their behalf to do and to execute or cause to be done and executed all such and further acts, deeds, things, conveyances and assurances in law whatsoever, for further and more perfectly conveying and assuring the said plot of land in the manner aforesaid and are right now putting the Purchaser in possession of the same property according to the true intent and meaning of this Deed.



9. The Vendors herein declare that there is no minors interest involved in the said property.

10. The Vendors further covenant with the Purchaser that the said plot of land has not been acquired by the Government for any public purpose.

11. The Vendors declare that the said plot is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

12. The Vendors declare that the said plot is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the said plot of land.

hanna Hoes *M. Hoes*

Shailendra

Cont..10/-

: 10 :

13. The Vendors covenant with the Purchaser that if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, or any other mode, or for any objection by any party for any reason whatsoever, in the said plot of land, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, Claim of the third party / objectionist in the said plot of land from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third Party.

14. The Vendors have handed over in the hands of the Purchaser, the actual possession of the said plot of land hereby sold and transferred as well as Xerox copies of the documents to the satisfaction of the Purchaser.

15. The Vendors hereby give their explicit consent to the Purchaser to mutate the said property in his name.

16. The parties to the present deed do not belong to Schedule Cast or Schedule Tribe community

Shri. H. S. M. H. S.

Shailendra

Cont..11/-

: 11 :

SCHEDULE

ALL THAT PLOT OF LAND, known as "GORACHEM CANTEM", admeasuring an area of 2400 Sq. Mtrs, Situated at Village Chicolna, Taluka Mormugao, District of South Goa, State of Goa, described in the land registration office of Salcete under No. 4604 and inscribed under inscription No. 8274, enrolled in revenue office under No. 14, surveyed under survey No. 29 sub division No. 3 of Village Chicolna, the said plot is more clearly shown in red color in the plan annexed hereto and is bounded as under:

North : By the property Gorachem Manda of Caetano Piedade Colaco and Zambeachixira or Dionielo Antonio Ribeiro.

South : By Drain

East : By property Gorachi Manda of Caetano Piedade Colaco and property Mazavelim of Nagu Xete Lotlecar

West : By Drain

huetta Alves MATHIAS

Shankhina

Cont..12/-

: 12 :

Presently the said is plot is bounded as under:

North	:	By property surveyed under Survey No. 29/1
South	:	By property surveyed under Survey No. 29/4
East	:	By property surveyed under Survey No. 7/1
West	:	By property surveyed under Survey No. 28/13

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

Cont..13/-

hanna Rose mthry *Shalby*

: 13 :

SIGNED AND DELIVERED
BY THE WITHINNAMED
" THE VENDOR No. 1"
MRS. LORETTA FLORA SEQUEIRA
alias SEQUEIRA LORETTA FLORA
DOREEN LUCIA alias LORETTA FLORES



Loretta Flores



Left hand Finger Impression



Right hand Finger Impression



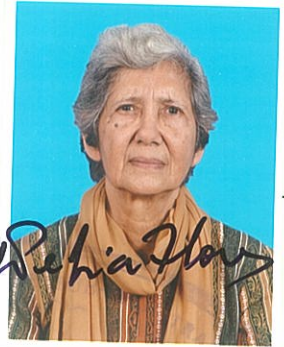
Loretta Flores MAFlores

Shaili

Cont..14/-

: 14 :

SIGNED AND DELIVERED
BY THE WITHINNAMED
MS. MARIA DELIA FLORES
As attorney of Vendor No. 2 to 4



Maria Delia Flores

Maria Delia Flores



Left hand Finger Impression



Right hand Finger Impression



Maria Delia Flores

[Signature]

Cont..15/-

: 15 :

SIGNED AND DELIVERED
BY THE WITHINNAMED
"THE PURCHASER"

SHRI. SHAIK RIZWAN



Left hand Finger Impression



Right hand Finger Impression



hazeta flows M1560g

Cont..16/-

WITNESSES:-



1. D. Wcy D'Souza
vaddem, Vasco-da-gama
GOA.

2. ~~for~~ Ashwini Dadas
Saldia, Panvel, Goa.

Loretta Flores

MK Flores

[Signature]



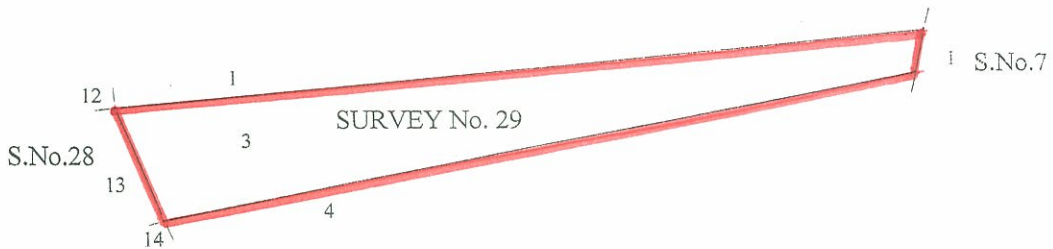
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at
Village : CHICOLNA
Taluka : MORMUGAO
Survey No./Subdivision No. : 29/ 3
Scale : 1 : 1000

Inward No: 31430

Conhe
Inspector of Survey &
Land Records.



horetta Hues mthos

Shankar

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D'man

Generated By : Disha Bandekar
On : 11-09-2014

Datanaskar
11/9/14
D'man
Gr. I
Compared By:



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 14-01-2015 10:59:17 AM

Document Serial Number : 63

Presented at 10:18:00 AM on 14-01-2015 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	60000.00
2	Processing Fees	330.00
	Total :	60330.00

Stamp Duty Required: 90000.00

Stamp Duty Paid: 90000.00

Shri. Shaik Rizwan presenter

Name	Photo	Thumb Impression	Signature
Shri. Shaik Rizwan, r/o late Shaikh Nabil, Married, Indian, age 44 Years, Business, r/o H No. 118 Ranghavi Estate Iscondin Post Dabolim Goa			

Endorsements

Executant

Ms Maria Delia Flores, r/o Carlos Ernesto / Luis Flores, UnMarried, Indian, age 81 Years, household, r/o Imperial Garden APT AFF 2 Benaulim Salcete Goa as a power of attorney for Vendor No. 2 to 4 by virtue of General Power of Attorney dt 25/10/2010 executed before the Consulate General of India Mr. Dilip Kumar Chawla Vice Consul(CPV) at Toronto under reference No. 409 dt 04/11/2010

Photo	Thumb Impression	Signature
		

2. Mrs. Loretta Flora Sequeira alias Sequeira Loretta Flora Doreen Lucia alias Loretta Flores , d/o late Julius Sequeira and w/o late Dr. Cél Henrique Andre Flores , Married, Indian, age 61 Years, House-Wife, r/o House No. 13/5 Mazilwado Peneulim Salcete Goa

Photo	Thumb Impression	Signature
		

3. Shri. Shaik Rizwan, s/o late Shaikh Nabi, Married, Indian, age 44 Years, Business, r/o H No. 118 Ranghavi Estate Ksorcim Post Dabolim Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Ashvini Borkar , d/o Raya Borkar, Un-Married, Indian, age 30 Years, Advocate, r/o Sandoale Goa	

Cemendes
14/1/2015
Sub-Registrar
SUB - REGISTRAR
MORMUGAO

Book-1 Document
Registration Number: WOP-K1-00060-2015
CD Number: MORL on
Date 14-01-2015

CB Mendes
14/01/2015
Sub-Registrar (Mormugao)

SUB-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Jesus Rodriguez

Designed and Developed by C-DAC, ACTS, Pune