



THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 18th day of the month of January of the year Two Thousand and Nineteen.

BETWEEN

MR. AYRES FERNANDES, son of Mr. Santana Fernandes, aged 67 years, Priest, Indian National, having PAN no. and AADHAR CARD No resident of Parra, Bardez - Goa, hereinafter referred to as the VENDOR (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, executors, administrator and assigns) of the ONE PART.



AND

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PARTNER

*Ayres Fernandes*

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**R9 VENTURES**, a partnership firm, having its Office at H. No. A/199, Verem-Ambekhan, Reis Magos, Bardez - Goa - 403 114, having Pan card bearing No. \_\_\_\_\_ represented by its authorized Partners,

**1. MR. CHINMAY VISHWAS PATIL**, son of Vishwas Patil, aged 38 years, married, service, having PAN no. \_\_\_\_\_ I and AADHAR Card No. \_\_\_\_\_, Indian National, resident of H. No. A/199, Verem-Ambekhan, Reis Magos, Bardez - Goa - 403 114, **2. MR. PATRICK GONSALVES**, son of Sebastiao Gonsalves, aged about 43 years, married, business, having PAN No. \_\_\_\_\_ and AADHAR Card No. \_\_\_\_\_ Indian National, residing at Orda, Candolim, Bardez - Goa - 403515, **3. MR. JAIDEEP ANIL DESSAI**, son of Mr. Anil Mukund Dessai, aged about 33 years, married, business, having PAN No. \_\_\_\_\_ and AADHAR Card No. \_\_\_\_\_ Indian National, residing at C-3, Samadhan Apartments, Malbhat, Margao, South Goa, Goa - 403 601, hereinafter called the "**PURCHASER**" (which expression shall



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unless repugnant to the context or meaning thereof include its legal representatives, company Directors, administrators, nominees and assigns) of the **SECOND PART**;

WHEREAS there exists following properties :

A. **ALL THAT** property known as "MADUNGA", admeasuring an area of **7375 sq. mts.** situated at Assagao Village, within the limits of the Village Panchayat of Assagao in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 253/3 and more particularly described in the **SCHEDULE I** hereafter written and shall hereinafter be referred to as the SAID PROPERTY NO. 1.

B. **ALL THAT** property known as "MADUNGA", admeasuring an area of **12650 sq. mts.** situated at Assagao Village; within the limits of the Village Panchayat of Assagao in the Taluka and Sub-District of Bardez, District of North



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Goa in the State of Goa, surveyed under survey No. 252/3 and more particularly described in the **SCHEDULE II** hereafter written and shall hereinafter be referred to as the SAID PROPERTY NO. 2.

AND WHEREAS the Said Property- No. 1 and the said Property No. 2 shall hereinafter collectively referred to as the SAID PROPERTIES

AND WHEREAS the SAID PROPERTIES are originally belonged to Mr. Santana Fernandes and his wife, Mrs. Ludovina Graciana Fernandes.



AND WHEREAS the said Mr. Santana Fernandes and Mrs. Ludovina Graciana Fernandes expired on 17/07/1934 and 28/08/1942 respectively leaving behind their following legal heirs :

- a) Mrs. Maria Eliza M. Fernandes alias Maria Eliza M. Fernandes e Rodrigues married to Mr. Anselmo Antonio Rodrigues.

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b) Mr. Roque Cluadio Fernandes married to Mrs. Cassiana Fernandes,

c) Mr. Ubaldo Fernandes (bachelor).

d) Mrs. Ricardina Felicidade Safina Fernandes married to Mr. Pedro Joaquim Lobo.

AND WHEREAS the said Ubaldo Fernandes passed away before his parents and therefore was not entitled to any rights in their estate.

AND WHEREAS the, said Anselmo Antonio Rodriguese expired leaving behind his widow and moiety holder, the said Maria Eliza Fernandes e Rodriguese and his only legal heir, the said Philomena Sony Fernandes married to Sony Fernandes alias Sunny Fernandes.

AND WHEREAS vide Deed of Gift dated 28/04/1989 registered under No. 1038 of Book No. I, Volume No. 70 dated 16/07/1990, the said Maria Eliza Fernandes e Rodriguese



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gifted her share in the SAID PROPERTIES in favour of her daughter, Philomena Sony Fernandes.

AND WHEREAS the said Sony Fernandes alias Sunny Fernandes expired on 27/12/1993 leaving behind his widow and moiety holder, the said Philomena Sony Fernandes alias Filomena Fernandes and the following legal heirs :

- a. Romeo Fernandes ( expired Bachelor)
- b. Alex Domnic Tadeo Fernandes ( expired Bachelor)
- c. Mrs. Anita Alicia Fernandes alias Asha Kambli married to Arjun Kambli (which marriage was not under the law of communion of assets)

AND WHEREAS the said Mr. Roque Claudio Fernandes and his wife, Mrs. Casiana Fernandes, both expired leaving behind their following legal heirs:

- (i) Father Ayres Fernandes, unmarried
- (ii) Mr. Cristo Fernandes married to Mrs. Uma Fernades

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(iii) Mrs. Maria Yolanda Conceicao Noronha alias Maria Eulanda Conceicao Noronha married to Mr. Derrick Noronha

(iv) Mrs. Ludovina F. Melba Fernandes married to Mr. Francisco B.S.T Souza.

(v) Mr. Roland Fernandes (Expired Bachelor)

AND WHEREAS the said Mr. Francisco do Carmo Quiteiro Souza alias Francisco B.S.T Souza expired leaving behind his widow and moiety holder, the said Mrs. Ludovina Fatima Melba Souza alias Melba Souza and the following legal heirs:

a. Mrs. Marina Do Carmo Pereira married to Mr. Wilson Braz Pereira

b. Mr. Glenn Savio Do Carmo Quirerio E Souza married to Mrs. Elvina Josefina Quiteiro E Souza alias Elvina J. Verdes

c. Mrs. Zita Do Carmo Menezes married to Mr. Selwyn Jose Agnelo Pias Menezes alias Selwyn Jose Menezes.



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AND WHEREAS Special Civil Suit bearing No. 176/94/A was filed before Civil Judge Senior Division at Mapusa - Goa by Mrs. Ricardina Felicidade Safina Fernandes; Mr. Cristo Godfrey Fernandes and his wife, Mrs. Uma Fernandes; Mrs. Ludovina Fatima Melba Souza alias Melba Souza and her husband, Mr. Francisco do Carmo Quiteiro Souza; Mr. Ayres Ubaldo Fernandes; Mrs. Maria Eulanda Concecao Noronha and her husband, Mr. Derrick Noronha; Mr. Roland Claudio Magno Fernandes against the said Philomena Sony Fernandes for Declaration of the said Deed of Gift dated 28/04/1989 as null and void and Partition and Permanent Injunction.



AND WHEREAS vide Judgement and Decree dated 23/02/1995, the said Mrs. Ricardina Felicidade Safina Fernandes; Mr. Cristo Godfrey Fernandes and his wife, Mrs. Uma Fernandes; Mrs. Ludovina Fatima Melba Souza alias Melba Souza and her husband, Mr. Francisco do Carmo Quiteiro Souza; Mr.

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Ayres Ubaldo Fernandes; Mrs. Maria Eulanda Concecao Noronha and her husband, Mr. Derrick Noronha; Mr. Roland Claudio Magno Fernandes along with the said Philomena Sony Fernandes became owners of the SAID PROPERTIES in their respective shares and the Deed of Gift dated 28/04/1989 was construed as gift corresponding to only 1/3<sup>rd</sup> rights in the SAID PROPERTIES.

AND WHEREAS the said Mrs. Ricardina Felicidade Safina Fernandes and her husband, Mr. Pedro Joaquim Lobo both expired leaving behind their only daughter Mrs. Julia Lobo married to Mr. Abilio D' Souza.

AND WHEREAS the said Mr. Abilio D'Souza, expired leaving behind his widow and moiety holder, the said Mrs. Julia Lobo and three children namely, Nolasco D'souza, Eric D'souza and Allison D'souza.



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AND WHEREAS the said Alex Domnic Fernandes expired on 28/08/1996, the said Philomena Sony Fernandes alias Filomena Fernandes expired on 09/11/2008, the said Romeo Fernandes expired on 08/03/2009 leaving behind Mrs. Anita Alicia Fernandes alias Asha Arjun Kambli as their sole legal heir

AND WHEREAS the said Asha Arjun Kambli and Arjun Kambli were not married under the Law of Communion of Assets and out of the marriage, they had the following children

Miss. Rupa Arjun Kambli

Miss. Avila Arjun Kambli

Master Sahil Kambli.

AND WHEREAS the said the said Arjun Kambli expired on 05/11/2011 leaving behind Miss. Rupa Arjun Kambli, Miss. Avila Arjun Kambli and Sahil Kambli as his heirs. However since they were not married under the Law of Communion of Assets, no rights accrued to them

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AND WHEREAS vide Deed of Sale dated 04/04/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-02262-2018, CD No. BRZD798 dated 28/05/2018, the said Mrs. Asha Arjun Kambli alias Asha Fernandes sold her 1/3<sup>rd</sup> undivided rights in the Said Properties equivalent to property admeasuring 6675 sq. mts. (i.e. area admeasuring 2458 sq. mts. out of the Said Property No. 1 AND area admeasuring 4217 sq. mts. out of the Said Property No. 2) in favour of R9 Ventures (Purchasers hereinabove) and her children, Miss. Rupa Arjun Kambli and Miss. Avila Arjun Kambli and Fr. Ayres Fernandes signed the said Deed of Sale as Confirming Party.

AND WHEREAS Inventory Proceedings bearing No. 417/2018 was filed before the Civil Judge Senior Division at Mapusa - Goa by the said Fr. Ayres Fernandes to establish the estate of the said Mr. Santana Fernandes and Mrs. Ludovina Graciana Fernandes and 2/3<sup>rd</sup> share



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in the Said Property No. 1 was listed at Item No. 1 and 2/3<sup>rd</sup> share in the Said Property No. 2 was listed at Item No. 2.

AND WHEREAS 2/3<sup>rd</sup> rights in the SAID PROPERTIES were purchased by the said Fr. Ayres Fernandes (Vendor hereinabove) in auction conducted in the said Inventory Proceedings bearing No. 417/2018 which was confirmed vide Order dated 26/12/2018.

AND WHEREAS in light of above VENDOR became owner in possession of 2/3<sup>rd</sup> undivided rights in the Said Properties equivalent to property admeasuring 13,350 sq. mts. (i.e. area admeasuring 4917 sq. mts. out of the Said Property No. 1 AND area admeasuring 8433 sq. mts. out of the Said Property No. 2).

AND WHEREAS the VENDOR has agreed with the Purchaser for the absolute sale of his 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring



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4917 sq. mts., and Purchaser has agreed to purchase from the VENDOR his 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. for the total consideration of Rs. 1,04,58,000/- (RUPEES One Crore Four Lacks Fifty Eight Thousand ONLY).

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of payment of Rs. 1,04,58,000/- (RUPEES One Crore Four Lacks Fifty Eight Thousand ONLY) which amount after deduction of TDS @ 1% equivalent to Rs. 1,04,580/- (RUPEES One lack Four Thousand Five Hundred and Eighty ONLY) amounts to Rs. 1,03,53,420/- (RUPEES ONE CRORE THREE LACKS FIFTY THREE THOUSAND FOUR HUNDRED AND TWENTY ONLY), and paid by the Purchaser in the manner more particularly stipulated in the Schedule III hereunder, which receipt of entire



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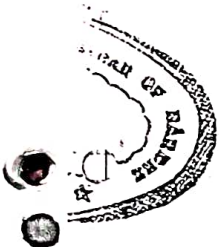
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consideration, the Vendor does hereby admits and acknowledges, and does hereby conveys and transfers by Deed of Sale in favour of Purchasers all his right, title, interest, ownership and possession of his 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts., which is more particularly described in Schedule I hereunder written and delineated in red in the plan annexed hereto as Annexure- I, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDOR into or upon SAID 2/3<sup>rd</sup>



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undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. hereby conveyed to the Purchaser and every part thereof to have unto and hold the same to the use of the Purchaser together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That Vendor does hereby assures the Purchaser that the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. hereby sold is free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. by way of Sale, and there are no impediments whatsoever against such disposition. The Vendor covenants



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that SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The Vendor covenants that there is no litigation pending regarding the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. and there is no claim by any third party against this land on any account whatsoever, and that there is no dispute pending regarding this land. The Vendor declares that he has not agreed to sell the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. or any portion thereof to any other person/persons whomsoever and that he has not done anything whereby the SAID 2/3<sup>rd</sup> undivided rights in the Said



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Property No. 1 corresponding to an area admeasuring 4917 sq. mts. or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. and it is not subject to any acquisition nor has the Vendor received any notice or notification of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. The Vendor further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. by any authority or government department.



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4. The possession of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. hereby sold by Vendor has been handed over to Purchaser today. Purchaser shall be entitled to apply for mutation in the Record of Rights of the Said 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. to Schedule I hereunder written. The Purchaser shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

5. Vendor covenants that incase any defect is found in the title of the Vendor of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. hereby sold and/or in the present conveyance, then



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Vendor does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of Purchaser and at the cost of the purchaser for more perfectly conveying the part sold unto Purchaser.

- 6. That the Vendor hereby assures the Purchaser that there are no third party rights of whatsoever nature in respect of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchaser in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

- 7. That Vendor does hereby assures the Purchaser that the SAID 2/3<sup>rd</sup> undivided



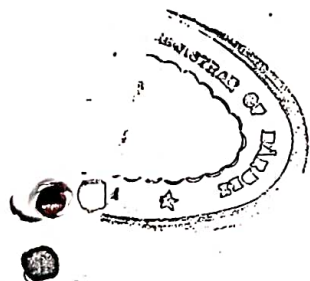
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rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. hereby sold is free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, Purchaser shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendor or from any person claiming through or under them.

9. That Vendor shall at all times hereinafter indemnify and keep indemnified the Purchaser and their transferees against



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any loss, damages, costs, charges, expenses, if any; suffered by reason of defect of title in the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.



10. The VENDOR and the PURCHASER hereby declare that the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts. in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The price paid corresponds to the market value of the SAID 2/3<sup>rd</sup> undivided rights in the Said Property No. 1

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corresponding to an area admeasuring  
4917 sq. mts.

For the purpose of stamp Duty the Sale  
Deed is valued at Rs. 1,47,51,000/- (  
Rupees One Crore Forty Seven Lakhs  
Fifty One Thousand Only)

**SCHEDULE I**

All that property known as "MADUNGA",  
admeasuring an area of 7375 sq. mts.  
situated at Assagao Village, within the limits  
of the Village Panchayat of Assagao in the  
Taluka and Sub-District of Bardez, District of  
North Goa in the State of Goa, surveyed under  
survey No. 253/3 and is bounded as under:-

Towards North : by road;  
Towards South : by Survey No. 252/3  
of Village Assagao;  
Towards East : by road;  
Towards West : by Survey No. 253/2  
of Village Assagao

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The said first property shown delineated with red boundary lines in the plan annexed hereto as Annexure I

**SCHEDULE II**

All that property known as "MADUNGA", admeasuring an area of 12650 sq. mts. situated at Assagao Village, within the limits of the Village Panchayat of Assagao in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 252/3 and is bounded as under:-

Towards North : by Survey No. 253/3  
of Village Assagao

Towards South : by Survey No.  
245/2, 2-C, 2-B, 3 & 4 of Village Assagao

Towards East : by Survey No. 227/1  
of Village Assagao

Towards West : by Survey No. 252/2  
of Village Assagao



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The rights in respect of the above SAID PROPERTY NO. 1 purchased by the Purchaser by way of this Sale Deed corresponds to the Vendors' 2/3<sup>rd</sup> undivided rights in the Said Property No. 1 corresponding to an area admeasuring 4917 sq. mts.

**SCHEDULE IV**

**(CONSIDERATION)**

1. Cheque bearing No. 000024 dated 17/01/2019 drawn on HDFC Bank, for Rs. Rs. 1,03,53,420/- (RUPEES One Crore Three Lakhs Fifty Three Thousand Four Hundred and Twenty ONLY) in favour of Father Ayres Fernandes
2. TDS deducted @ 1% equivalent to Rs. Rs. 1,04,580/- (RUPEES One lack Four Thousand Five Hundred and Eighty ONLY)



IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

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SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED VENDOR

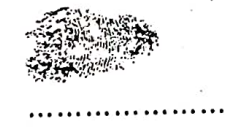
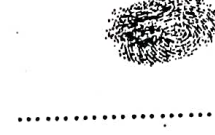
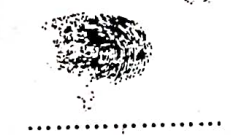
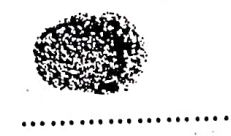
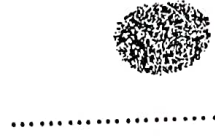
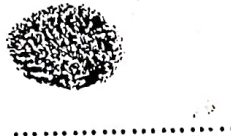
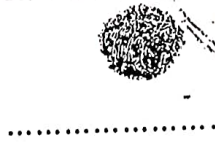
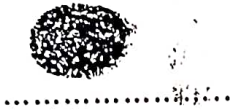


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FATHER AYRES FERNANDES

L.H.F. Prints

R.H.F. Prints



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SIGNED, SEALED AND DELIVERED )  
by the withinnamed PURCHASER )

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R9 VENTURE  
Through Authorised Partners

1. MR. CHINMAY VISHWAS PATIL  
L.H.F. Prints R.H.F. Prints



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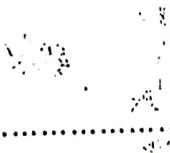
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2. MR. PATRICK GONSALVES

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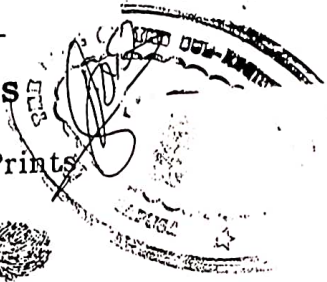
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PARTNER

*Abwards*



*Signature*

*Signature*



3. MR. JAIDEEP ANIL DESSAI

L.H.F. Prints

R.H.F. Prints



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R9 VENTURE

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OWNER

R9 VENTURE

*Signature*  
OWNER

R9 VENTURE

*Signature*  
PARTNER

*Alcavante*



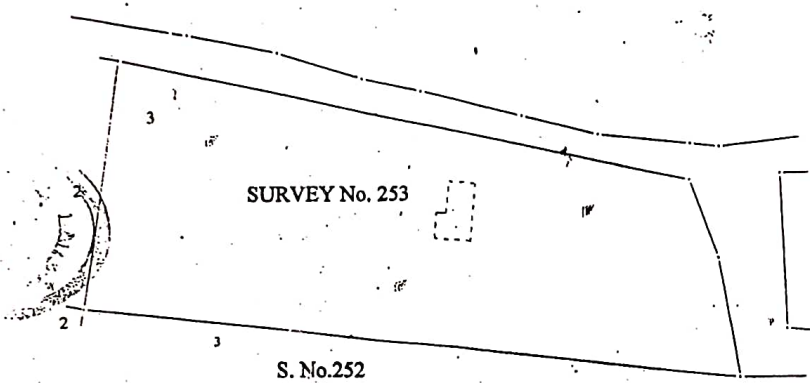
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA - GOA



Plan Showing plots situated at  
 Village : ASSAGAO  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 253/ 3  
 Scale : 1:1000

Inward No: 01

*Rajesh B. Patil*  
 (Rajesh B. Patil Kuchelkar)  
 Inspector of Survey &  
 Land Records.



R9 VENTURE

*Rajesh B. Patil*  
 PARTNER

R9 VENTURE

*Rajesh B. Patil*  
 Compared By:  
 PARTNER


Generated By : Pratap Moulekar (D'Man Gr. II)  
 On : 01-01-2019


R9 VENTURE

*Alvares*

*Rajesh B. Patil*  
 PARTNER

In the presence of:-

1. Laxminath Haldankar 


2. Prasanna Jankar 



R9 VENTURE

  
PARTNER

R9 VENTURE

  
PARTNER

R9 VENTURE

  
PARTNER

*Abhimata*

**Government of Goa**  
**Document Registration Summary 2**  
**Office of the Civil Registrar-cum-Sub Registrar, Bardez**

Print Date & Time : - 18-Jan-2019 02:01:27 pm  
 Document Serial Number :- 2019-BRZ-107




Presented at 01:01:10 pm on 18-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	663800
2	Registration Fee	516290
3	Mutation Fees	2500
4	Processing Fee	400
<b>Total</b>		<b>1182990</b>



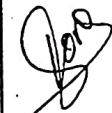


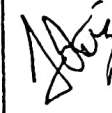






Stamp Duty Required :663800

Stamp Duty Paid : 663800

**Presenter**







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Chinmay Vishwas Patil ,S/o - D/o Vishwas Patil Age: 38, Gender: Male, Occupation: Service, Address1 - H. No. A199, Verem-Ambekhan, Reis Magos, Bardez, Goa - 403114, Address2 - Mapusa, Bardez Goa, PAN No.			

**Executer**

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Patrick Gonsalves ,S/o - D/o Sebastiao Gonsalves Age: 43, Gender: Male, Occupation: Business, Address1 - H. No. A199, Verem-Ambekhan, Reis Magos, Bardez, Goa - 403114, Address2 - Mapusa Bardez Goa, PAN No.:			
2	Jaideep Anil Dessai ,S/o - D/o Anil Mukund Dessai Age: 33, Gender: Male, Occupation: Business, Address1 - H. No. A199 Verem-Ambekhan Reis Magos Bardez Goa - 403114, Address2 - Mapusa Bardez Goa, PAN No.:			
3	Chinmay Vishwas Patil ,S/o - D/o Vishwas Patil Age: 38, Gender: Male, Occupation: Service, Address1 - H. No. A199, Verem-Ambekhan, Reis Magos, Bardez, Goa - 403114, Address2 - Mapusa, Bardez Goa, PAN No.:			
4	Ayres Fernandes ,S/o - D/o Santana Fernandes Age: 67, Gender: Male, Occupation: Other, Address1 - Parra, Bardez - Goa; Address2 - , PAN No.:			

Witness:

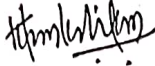
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Prajot Prabhakar Temkar 403512 Morgim, Pernem, NorthGoa, Goa			
2	Laxmikant Suryakant Halornekar 403504, behind the Church Bicholim, Bicholim, NorthGoa, Goa			

  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial No:-2019-BRZ-107

Book :- 1 Document  
Registration Number :- BRZ-1-86-2019  
Date : 18-Jan-2019



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

**CIVIL REGISTRAR  
BARDEZ**



For **CITIZEN CREDIT™**  
CO-OP. BANK LTD.

*Devi*  
Authorized Signatory

Chupes Nineteen Lakhs Eighty thousand only)

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 23108  
104932

NON JUDICIAL  
JAN 31 2019



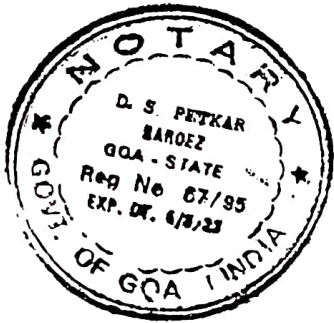
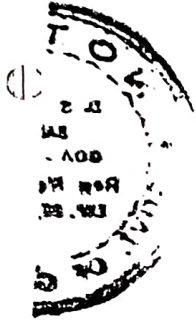
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R. 1980000/-PB7147

INDIA STAMP DUTY GOA

Name of Purchaser AVON SHIRE DEVELOPMENTS

2019-BRZ-337  
08-02-2019



**DEED OF SALE**

R9 VENTURE

*[Signature]*  
PARTNER

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PARTNER

R9 VENTURE

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PARTNER

For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

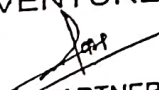
THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 01<sup>st</sup> day of the month of February of the year Two Thousand and Nineteen;

BETWEEN

R9 VENTURES, a partnership firm, having its Office at H. No. A/199, Verem-Ambekhan, Reis Magos, Bardez - Goa - 403 114, having Pan card bearing No. represented by its authorized Partners,

1. MR. CHINMAY VISHWAS PATIL, son of Vishwas Patil, aged 38 years, married, service, having PAN no. and AADHAR Card No. , Indian National,

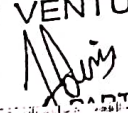
R9 VENTURE

  
PARTNER

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PARTNER

For AVON SHIRE DEVELOPMENTS

  
Partner

resident of H. No. A/199, Verem-Ambekhan, Reis Magos, Bardez - Goa - 403 114, 2. **MR. PATRICK GONSALVES**, son of Sebastiao Gonsalves, aged about 43 years, married, business, having PAN No. and AADHAR Card No.



Indian National, residing at Orda, Candolim, Bardez - Goa - 403515, 3. **MR. JAIDEEP ANIL DESSAI**, son of Mr. Anil Mukund Dessai, aged about 33 years, unmarried, business, having PAN No. and AADHAR Card No.

Indian National, residing at C-3, Samadhan Apartments, Malbhat, Margao, South Goa, Goa - 403 601, hereinafter referred to as "the **VENDORS**" (which

R9 VENTURE

  
PARTNER

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FOR AVON SHIRE DEVELOPMENTS

  
Partner

expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners, heirs, executors, administrators and/or assigns) of the **FIRST PART.**

AND



**AVON SHIRE DEVELOPMENTS**, a duly registered partnership firm, having office at 6, Moledina Road, Behind Ramkrishna Hotel, Camp Pune, 411 001, having Income Tax PAN . . . . . represented by its partner, **MR. MOHAMED ALI HAJI**, aged 34 years, son of Mr. Aslam Haji, married, business, Indian National, having Income Tax PAN

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PARTNER

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For AVON SHIRE DEVELOPMENTS

  
Partner

and Aadhar card no.

and mobile No. 9850078699,  
residing at Ganga Satelllite, A-1 201,  
Wanowrie, Pune, 40, hereinafter  
referred to as "the PURCHASER"  
(which expression shall unless it be  
repugnant to the context or meaning  
thereof be deemed to include their  
partners, his heirs, executors,  
administrators and/or assigns), of the  
**SECOND PART.**



**WHEREAS,** there exists following  
properties :

A. ALL THAT property known as  
"MADUNGA", admeasuring 7375  
square meters, situated at  
Assagao Village, within the limits

R9 VENTURE

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PARTNER

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PARTNER

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PARTNER

For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

of the Village Panchayat of Assagao in the Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 253/3 and more particularly described in the SCHEDULE I hereafter written and shall hereinafter be referred to as the SAID PROPERTY NO. 1.



B. ALL THAT property known as "MADUNGA", admeasuring 12650 square meters, situated at Assagao Village, within the limits of the Village Panchayat of Assagao in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa,

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PARTNER

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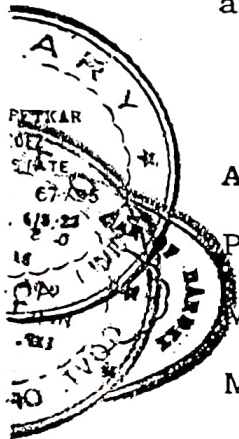
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PARTNER

For AVON SHIRE DEVELOPMENTS

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Partner

surveyed under survey No. 252/3  
and shall hereinafter be referred  
to as the SAID PROPERTY NO. 2;

AND WHEREAS the Said Property No.  
1 and the said Property No. 2 shall  
hereinafter collectively be referred to  
as "the SAID PROPERTIES";



AND WHEREAS, the SAID  
PROPERTIES originally belonged to  
Mr. Santana Fernandes and his wife,  
Mrs. Ludovina Graciana Fernandes;

AND WHEREAS, the said Mr. Santana  
Fernandes and Mrs. Ludovina  
Graciana Fernandes expired on  
17/07/1934 and 28/08/1942

R9 VENTURE

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PARTNER

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PARTNER

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For AVON SHIRE DEVELOPMENTS

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Partner

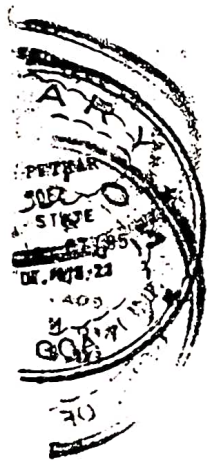
respectively leaving behind their following legal heirs :

a) Mrs. Maria Eliza M. Fernandes alias Maria Eliza M. Fernandes e Rodrigues married to Mr. Anselmo Antonio Rodrigues.

b) Mr. Roque Cluadio Fernandes married to Mrs. Cassiana Fernandes,

c) Mr. Ubaldo Fernandes (bachelor).

d) Mrs. Ricardina Felicidade Safina Fernandes married to Mr. Pedro Joaquim Lobo;



AND WHEREAS, the said Ubaldo Fernandes passed away before his parents as a bachelor and therefore was not entitled to any rights in their estate;

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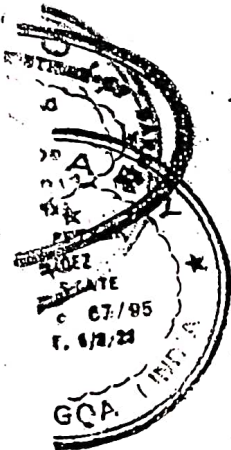
R9 VENTURE

  
PARTNER

For AVON SHIRE DEVELOPMENTS

  
Partner

AND WHEREAS, the said Anselmo Antonio Rodriguese expired leaving behind his widow and moiety holder, the said Maria Eliza Fernandes e Ródriguese and his only legal heir, the said Philomena Sony Fernandes married to Sony Fernandes alias Sunny Fernandes;



AND WHEREAS, vide Deed of Gift dated 28/04/1989 registered under No. 1038 of Book No. I, Volume No. 70 dated 16/07/1990, the said Maria Eliza Fernandes e Rodriguese gifted her share in the SAID PROPERTIES in favour of her daughter, Philomena Sony Fernandes;

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PARTNER

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PARTNER

For AVON SHIRE DEVELOPMENTS

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Partner

AND WHEREAS, the said Sony Fernandes alias Sunny Fernandes expired on 27/12/1993 leaving behind his widow and moiety holder, the said Philomena Sony Fernandes alias Filomena Fernandes and the following legal heirs :


- a. Romeo Fernandes (expired bachelor)
- b. Alex Domnic Tadeo Fernandes (expired bachelor)
- c. Mrs. Anita Alicia Fernandes alias Asha Kambli married to Arjun Kambli (which marriage was not under the law of communion of assets);



R9 VENTURE  
  
PARTNER

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PARTNER

For AVON SHIRE DEVELOPMENTS  
  
Partner

AND WHEREAS, the said Mr. Roque Claudio Fernandes and his wife, Mrs. Casiana Fernandes, both expired leaving behind their following legal heirs :

(i) Father Ayres Fernandes, unmarried

(ii) Mr. Cristo Fernandes married to Mrs. Uma Fernandes



(i) Mrs. Maria Yolanda Conceicao Norohna alias Maria Eulanda Conceicao Norohna married to Mr. Derrick Noronha

(iv) Mrs. Ludovina F. Melba Fernandes married to Mr. Francisco B.S.T Souza.

(v) Mr. Roland Fernandes (expired bachelor);

R9 VENTURE

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PARTNER

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For AVON SHIRE DEVELOPMENTS

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Partner

AND WHEREAS, the said Mr. Francisco do Carmo Quiteiro Souza alias Francisco B.S.T Souza expired leaving behind his widow and moiety holder, the said Mrs. Ludovina Fatima Melba Souza alias Melba Souza and the following legal heirs:

- a. Mrs. Marina Do Carmo Pereira married to Mr. Wilson Braz Pereira
- b. Mr. Glenn Savio Do Carmo Quirerio E Souza married to Mrs. Elvina Josefina Quiteiro E Souza alias Elvina J. Verdes
- c. Mrs. Zita Do Carmo Menezes married to Mr. Selwyn Jose Agnelo Pias Menezes alias Selwyn Jose Menezes;



R9 VENTURE  
*[Signature]*  
 PARTNER

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 PARTNER

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 PARTNER

For AVON SHIRE DEVELOPMENTS  
*[Signature]*  
 Partner

AND WHEREAS, Special Civil Suit bearing No. 176/94/A was filed before Civil Judge Senior Division at Mapusa - Goa, by Mrs. Ricardina Felicidade Safina Fernandes; Mr. Cristo Godfrey Fernandes and his wife, Mrs. Uma Fernandes; Mrs. Ludovina Fatima Melba Souza alias Melba Souza and her husband, Mr. Francisco do Carmo Quiteiro Souza; Mr. Ayres Ubaldo Fernandes; Mrs. Maria Eulanda Concecao Noronha and her husband, Mr. Derrick Noronha; Mr. Roland Claudio Magno Fernandes against said Philomena Sony Fernandes seeking Declaration of the said Deed of Gift dated 28/04/1989 as null and void and Partition and Permanent Injunction;



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 PARTNER

For AVON SHIRE DEVELOPMENTS  
 [Signature]  
 Partner

AND WHEREAS, vide Judgement and Decree dated 23/02/1995, the said Mrs. Ricardina Felicidade Safina Fernandes; Mr. Cristo Godfrey Fernandes and his wife, Mrs. Uma Fernandes; Mrs. Ludovina Fatima Melba Souza alias Melba Souza and her husband, Mr. Francisco do Carmo Quiteiro Souza; Mr. Ayres Ubaldo Fernandes; Mrs. Maria Eulanda Concecao Noronha and her husband, Mr. Derrick Noronha; Mr. Roland Claudio Magno Fernandes along with the said Philomena Sony Fernandes became owners of the SAID PROPERTIES with their respective shares and Deed of Gift dated 28/04/1989 was construed as gift



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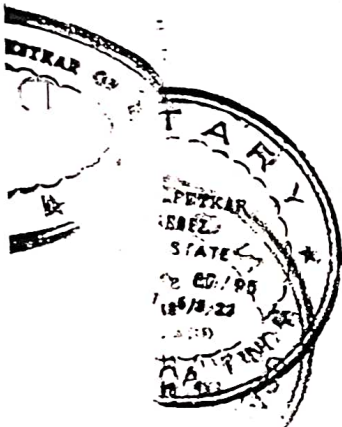
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For AVON SHIRE DEVELOPMENTS

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Partner

corresponding to only 1/3<sup>rd</sup> rights in the SAID PROPERTIES;

AND WHEREAS, the said Mrs. Ricardina Felicidade Safina Fernandes and her husband, Mr. Pedro Joaquim Lobo both expired leaving behind their only daughter Mrs. Julia Lobo married to Mr. Abilio D' Souza;



AND WHEREAS, the said Mr. Abilio D'Souza, expired leaving behind his widow and moiety holder, the said Mrs. Julia Lobo and three children namely, Nolasco D'souza, Eric D'souza and Allison D'souza;

R9 VENTURE

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PARTNER

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PARTNER

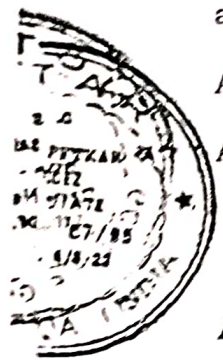
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PARTNER

For AVON SHIRE DEVELOPMENTS

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Partner

AND WHEREAS, the said Alex Domnic Fernandes expired on 28/08/1996, the said Philomena Sony Fernandes alias Filomena Fernandes expired on 09/11/2008, the said Romeo Fernandes expired on 08/03/2009 and the said Arjun Kambli expired on 05/11/2011 leaving behind their sole and universal legal heirs namely Mrs. Anita Alicia Fernandes alias Asha Arjun Kambli;



AND WHEREAS, the said Asha Arjun Kambli and Arjun Kambli were not married under the Law of General Communion of Assets as applicable in the State of Goa and out of their marriage they had following children,

Miss. Rupa Arjun Kambli, Miss. Avila

R9 VENTURE  
  
 PARTNER

R9 VENTURE  
  
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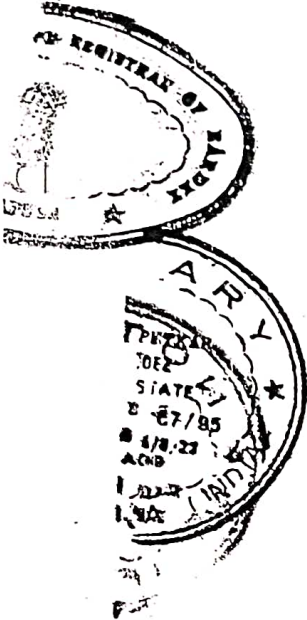
R9 VENTURE

For AVON SHIRE DEVELOPMENTS  
  
 Partner

Arjun Kambli and Master Sahil Kambli;

AND WHEREAS, the said Arjun Kambli expired on 05/11/2011 leaving behind Miss. Rupa Arjun Kambli, Miss. Avila Arjun Kambli and Master Sahil Kambli as heirs, however, since as the marriage was not under the law of Communion of Assets no rights accrued to them;

AND WHEREAS, vide Deed of Sale dated 04/04/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-02262-2018, CD No. BRZD798 dated 28/05/2018, the said Mrs. Asha



R9 VENTURE

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PARTNER

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PARTNER

For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

Arjun Kambli alias Asha Fernandes sold her 1/3<sup>rd</sup> undivided rights in the Said Properties equivalent to property admeasuring **6675 square meters** (i.e. area admeasuring **2458 square meters** out of the Said Property No. 1 AND area admeasuring **4217 square meters** out of the Said Property No. 2) in favour of R9 Ventures, the Vendors and her children, Miss. Rupa Arjun Kambli and Miss. Avila Arjun Kambli and Fr. Ayres Fernandes signed the said Deed of Sale as Confirming Party only as a matter of abundant caution;



**AND WHEREAS** Inventory Proceedings bearing No. 417/2018 was filed before the Civil Judge Senior Division at Mapusa, Goa by said Fr. Ayres

R9 VENTURE

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PARTNER

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PARTNER

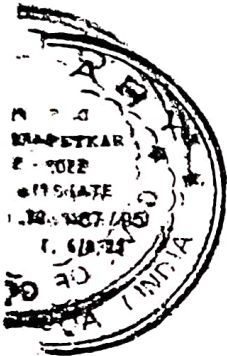
R9 VENTURE

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PARTNER

For AVON SHIRE DEVELOPMENTS

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Partner

Fernandes, to establish the estate of the said Mr. Santana Fernandes and Mrs. Ludovina Graciana Fernandes and 2/3<sup>rd</sup> share in the Said Property No. 1 was listed at Item No. 1 and 2/3<sup>rd</sup> share in the Said Property No. 2 was listed at Item No. 2;



AND WHEREAS 2/3<sup>rd</sup> rights in the SAID PROPERTIES were purchased by the said Fr. Ayres Fernandes in auction conducted in the said Inventory Proceedings bearing No. 417/2018 which was confirmed vide order dated 26/12/2018;

AND WHEREAS, in light of above said Fr. Ayres Fernandes became absolute owner in possession of 2/3<sup>rd</sup>

R9 VENTURE

  
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For AVON SHIRE DEVELOPMENTS

  
Partner

undivided rights in the Said Properties equivalent to the property admeasuring **13,350 square meters** (i.e. an area admeasuring **4917 square meters** out of the Said Property No. 1 and area admeasuring **8433 square meters** out of the Said Property No. 2).



AND WHEREAS vide Deed of Sale dated 18<sup>th</sup> January, 2019, registered in the Office of the Sub-Registrar of Bardez, Mapusa -- Goa under No. BRZ-1-86-2019, Book 1, dated 18/01/2019, said Fr. Ayres Fernandes sold to the Vendor his 2/3<sup>rd</sup> rights in the SAID PROPERTIES;

R9 VENTURE

  
PARTNER

R9 VENTURE

  
PARTNER

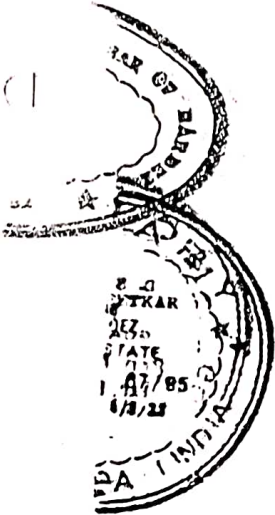
For AVON SHIRE DEVELOPMENTS

  
Partner

R9 VENTURE

  
PARTNER

AND WHEREAS, the Vendor thus acquired absolute rights of ownership to the SAID PROPERTIES and as such has offered to sell to the Purchaser, a distinct portion admeasuring 3486 square meters of the Said Property No. 1, hereinafter referred to as the "SAID PLOT" and more particularly described in SCHEDULE II;



AND WHEREAS, the Vendor has represented to the Purchaser that they are the sole and absolute owners in possession of the SAID PLOT including the rights and benefits attached thereto and no one else has any right, title or interest in or over the SAID PLOT and the Vendor is absolutely seized and possessed of

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For AVON SHIRE DEVELOPMENTS

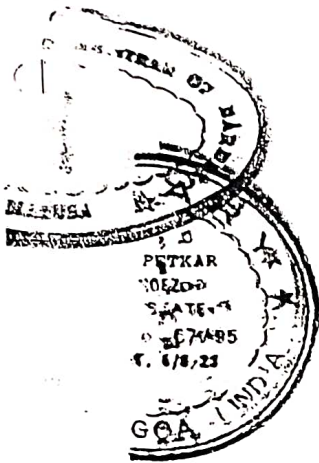
*[Signature]*  
Partner

and otherwise well and sufficiently entitled to the SAID PLOT;

AND WHEREAS, the Vendor. has further represented that:-

a. They have all the rights to deal with or dispose the SAID PLOT and they do not require any consent, permission or No Objection Certificate from any third Party.

b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the Vendor is prevented or prohibited from dealing with, disposing of or transferring the Vendor's right, title and interest in respect of



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PARTNER

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PARTNER

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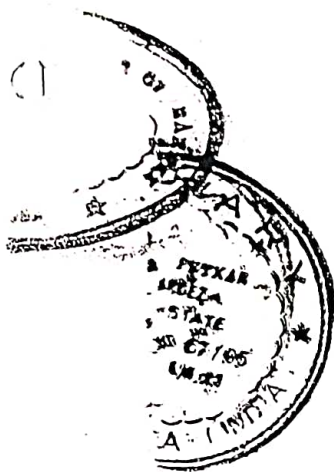
For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

the SAID PLOT and/or part of them.

c. The SAID PLOT is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof and that the Vendor had not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PLOT and/or any one of them or any part of them.

d. The SAID PLOT is not a subject matter of any pending litigation nor of any attachment, either



R9 VENTURE  
*[Signature]*  
PARTNER

R9 VENTURE  
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PARTNER

For AVON SHIRE DEVELOPMENTS  
*[Signature]*  
Partner

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PARTNER

before or after judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevent the Vendor from dealing with or disposing of the SAID PLOT.

e. There are no easementary rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof.

f. No notice/s is/are pending against the Vendor and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of



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For AVON SHIRE DEVELOPMENTS

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Partner

the SAID PLOT or any one of them or any part thereof, and the Vendor is entitled to sell and transfer the SAID PLOT to the Purchaser without any permission and/or consent.

g. That the vendor has not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the SAID PLOT nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.

h. No Notification is issued under any Ordinance Act,

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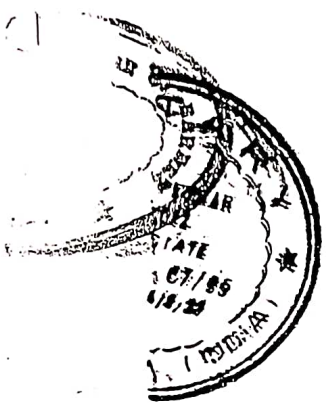
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For AVON SHIRE DEVELOPMENTS

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Partner



Statute/Rules or regulations affecting the SAID PLOT or acquiring the SAID PLOT whereby Vendor is prevented from selling the SAID PLOT.

i. That there are no outstanding taxes or any other outgoings payable in respect of the SAID PLOT as on the date of the execution of this sale deed and if any the same have been cleared by the Vendor.

j. That, the Vendor has not mortgaged the SAID PLOT to any bank, financial institution or private financiers.



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For AVON SHIRE DEVELOPMENTS

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Partner

AND WHEREAS, the Vendor now does not desire to retain the SAID PLOT;

AND WHEREAS the Vendor is desirous to sell and the Purchaser is desirous of purchasing from the Vendor all that the SAID PLOT, for a total consideration of Rs. 4,40,00,000/- (Rupees Four Crores Forty Lakhs Only) free from all encumbrances, charges, demands whatsoever;

AND WHEREAS, the Vendor states that the SAID PLOT is free from all encumbrances and/or defects in title and that the Vendor has an absolute clear marketable title to the SAID PLOT and based on the said

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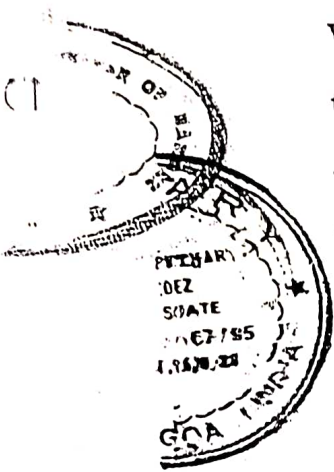
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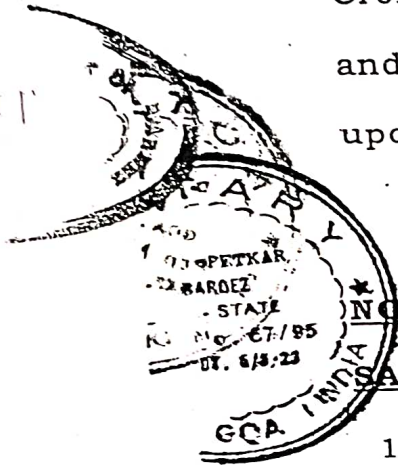
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For AVON SHIRE DEVELOPMENTS

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representation, the Purchaser has offered to purchase the SAID PLOT from the Vendor free from all encumbrances and/or defect in title for a total consideration of a sum of Rs. 4,40,00,000/- (Rupees Four Crores Forty Lakhs Only) on the terms and conditions hereinafter agreed upon.



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

- 1) That, the aforesaid recitals are made an integral part of this sale deed.
- 2) That in consideration of the payment of total sum of Rs.4,40,00,000/- (Rupees Four

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For AVON SHIRE DEVELOPMENTS  
  
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Crores Forty Lakhs Only) paid by the Purchaser to the Vendor in the following manner:-

- i. A sum of Rs. 25,40,000/- (Rupees Twenty Five Lacs Forty Thousand Only) vide cheque bearing No 440297 dated 08/03/2018, drawn on Vijaya Bank, Camp, Pune Branch.
- ii. A sum of Rs. 10,00,000/- (Rupees Ten Lacs Only) through NEFT having UTR No. 110183620575880 from Omprakash Deora People's Co-op. Bank, Camp Branch, Pune.
- iii. A sum of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) vide cheque bearing No.000183, dated



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for AVON SHIRE DEVELOPMENTS

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Partner

28/12/2018, drawn on HDFC Bank, Pune.

iv. A sum of Rs. 30,00,000/- (Rupees Seventy Lacs Only) vide cheque bearing No 000012, dated 28/12/2018, drawn on HDFC Bank, Santa Cruz, Mumbai.

v. A sum of Rs. 2,95,20,000/- (Rupees Two Crores Ninety Five Lacs Twenty Thousand Only) vide cheque bearing No 000002, dated 07/02/2019, drawn on RBL Bank, Camp branch, Pune.

vi. A sum of Rs.4,40,000/- (Rupees Four Lakh Forty Thousand Only) deducted as TDS.



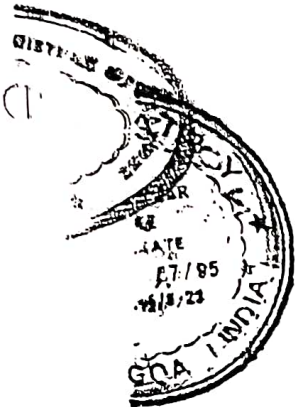
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For AVON SHIRE DEVELOPMENTS  
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Partner

which amount is received by the Vendor from the Purchaser; which amount the Vendor hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendor as absolute Owners do hereby convey by way of sale unto the Purchaser the SAID PLOT, along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenants, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, lights, liberties, privileges, easements and Appurtenances



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For AVON SHIRE DEVELOPMENTS  
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Partner

whatsoever of and belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the said Vendor in or to the SAID PLOT, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser forever absolutely uninterruptedly together with all the title, deeds, writings, monuments, and other evidence



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For AVON SHIRE DEVELOPMENTS

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of title as ordinarily pass on to such sale.

3) The Vendor has today put the Purchaser in unconditional exclusive peaceful vacant physical possession of the SAID PLOT to be held by the Purchaser forever without any harm or hindrance from the Vendor and or any other person claiming through the Vendor.

4) The Vendor hereby covenant with the Purchaser as under:-

(a) That the SAID PLOT is free from encumbrances of any nature whatsoever.



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For AVON SHIRE DEVELOPMENTS  
*[Signature]*  
Partner

(b) That the Title of the Vendor to the SAID PLOT is clear, legal, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same.



(c) That the Vendor has not created any Third Party rights upon and to the SAID PLOT nor is there any notice of Land Acquisition issued against the SAID PLOT, and that they have not entered into an Agreement in respect of the SAID PLOT with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest

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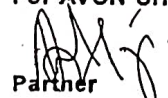
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For AVON SHIRE DEVELOPMENTS

  
Partner

and/or rights of whatsoever nature in the SAID PLOT.

(d) The Vendor further declares and confirms that there is no dispute or suit pending in respect of the SAID PLOT in any Court of Law whatsoever;

(e) That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendor or any other person whomsoever.



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(f) The Vendor hereby declares and confirms that there is no notice/ letter/ correspondence pending in respect of the SAID PLOT from any authority, local, state or central Government and its bodies.

(g) The Vendor assures that the SAID PLOT is in settlement zone as per zoning regulations in force in the State of Goa.

5) The Vendor does hereby give their explicit and express consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record, Form I and XIV in respect of the SAID PLOT and for that purpose

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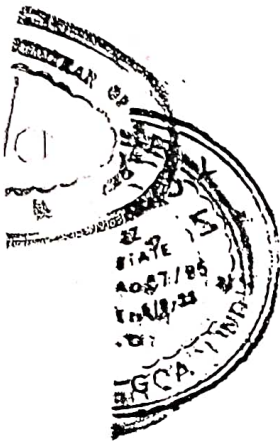
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For AVON SHIRE DEVELOPMENTS

  
Partner

to conduct Mutation and Partition Proceedings before the Appropriate Authority. The Vendor does hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose as and when required by the Purchaser or any other govt body/ authority.



- 6) That the Vendor shall at all times hereinafter indemnify and keep indemnified the Purchaser and his/her transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title of the SAID PLOT, in respect

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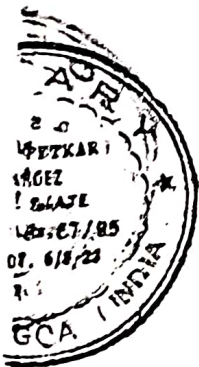
For AVON SHIRE DEVELOPMENTS

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Partner

of any claim being made by anybody to the SAID PLOT or any breach of the covenants or claim by any other heirs in respect of the SAID PLOT.

7) That, the Vendor covenants with the Purchaser that if for any defect in title to the SAID PLOT or any defect in title to any part thereof, the Purchaser is deprived of the enjoyment of the same or any part thereof, the Vendor shall make good the loss.

8) The Vendor their heirs, administrators or assigns shall, at all times hereafter, whenever called upon by the Purchaser, do



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For AVON SHIRE DEVELOPMENTS

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Partner

the present Sale Deed.

10) The Vendor hereby covenants with the Purchaser that the Purchaser may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for his own use and benefit of the SAID PLOT without interruption or objection of whatsoever nature by the Vendor or their predecessors in title or any other person claiming through or under the Vendor or any person whomsoever.



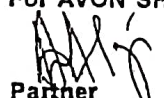
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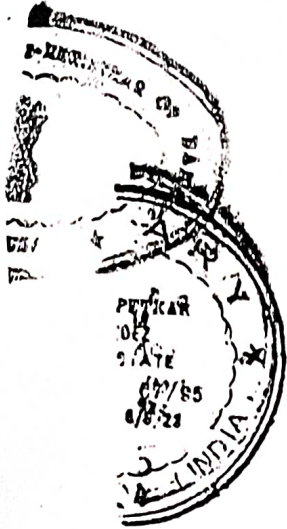
For AVON SHIRE DEVELOPMENTS

  
Partner

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PARTNER

themselves liable to pay all the outgoings in respect of local and panchayat taxes, and any other claims/dues in respect of the SAID PLOT, if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.



12) That the Schedules, and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.

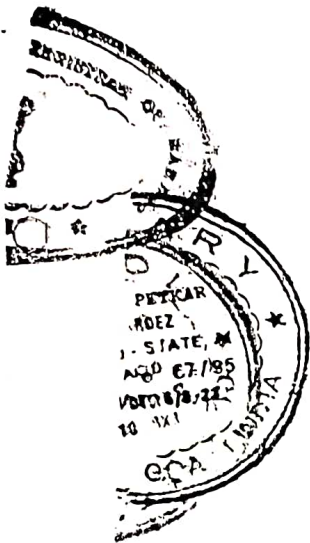
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For AVON SHIRE DEVELOPMENTS  
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Partner

execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PLOT in the manner aforesaid as may be reasonably required.



9) The Vendor hereby undertakes to give their consent to the Purchaser for obtaining the change of the relevant government records in the Survey, mutation and other registers so as to bring the SAID PLOT in their name in the said

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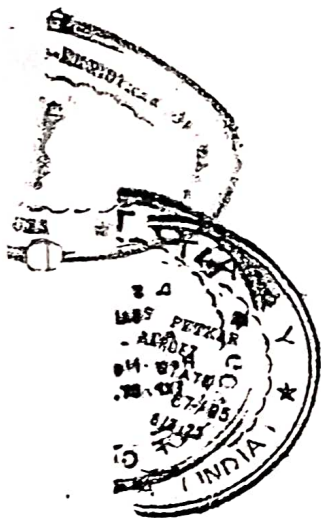
  
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For AVON SHIRE DEVELOPMENTS

  
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records, after the execution of the present Sale Deed.

10) The Vendor hereby covenants with the Purchaser that the Purchaser may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for his own use and benefit of the SAID PLOT without interruption or objection of whatsoever nature by the Vendor or their predecessors in title or any other person claiming through or under the Vendor or any person whomsoever.



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For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

11) The Vendor agrees and render themselves liable to pay all the outgoings in respect of local and panchayat taxes, and any other claims/dues in respect of the SAID PLOT, if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.

12) That the Schedules, and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.



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For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

13) That the SAID PLOT as described in the Schedule I herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul, or invalidate this Deed of Sale and the parties hereto shall have the necessary correction, rectifications or amendments carried out.

14) That, the Vendor shall apply and carry out the partition of the SAID PLOT at their cost and obtain conversion sanad for the same at their cost.

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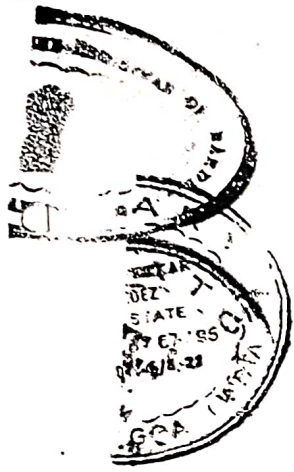
  
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For AVON SHIRE DEVELOPMENTS

  
Partner

15) The Vendor and the Purchaser hereby declare that the SAID PLOT in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

16) The present fair Market value of the SAID PLOT is Rs.4,40,00,000/- (Rupees Four Crores Forty Lakhs Only) and therefore the Stamp duty of Rs.19,80,000/-(Rupees Nineteen Lakh Eighty Thousand only) has been paid and affixed hereto which is borne by the Purchaser.



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For AVON SHIRE DEVELOPMENTS

  
Partner

SCHEDULE I

All that property known as "MADUNGA", admeasuring 7375 square meters situated at Assagao Village, within the limits of the Village Panchayat of Assagao in the Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 253/3, described in the land registration office of Bardez under No. 14152 at page 181V of Book B-37 new, not enrolled in the Taluka Revenue Office and is bounded as under:-

Towards North : by road;

Towards South : by

Survey No.

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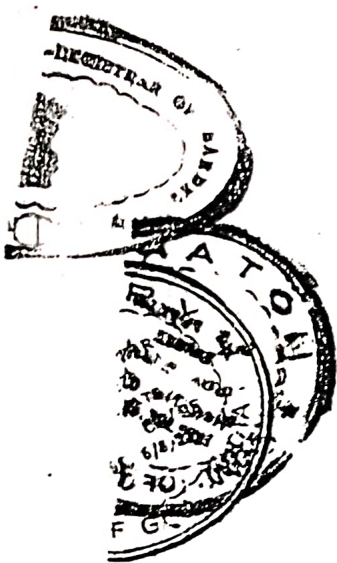
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PARTNER

For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner



252/3 of

Village

Assagao;

Towards East : by road;

Towards West : by

Survey No.

253/2 of

Village

Assagao



**SCHEDULE II**

ALL THAT distinct portion admeasuring 3486 square meters of the larger property described in SCHEDULE I above and is bounded as under:

East: by remaining portion of the same property,

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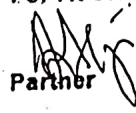
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PARTNER

R9 VENTURE



For AVON SHIRE DEVELOPMENTS

  
Partner

West: by property surveyed under no. 253/2 of Assagao Village,

North: by road,

South: by property surveyed under no. 252/3 of Assagoa Village.

delineated with red boundary lines on the plan annexed hereto as **Annexure**

**I**

**IN WITNESS WHEREOF,** the parties hereto have hereunto set their respective hands to this Agreement on the day, month and year first above written.

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PARTNER

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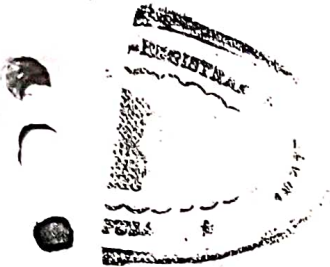
  
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For AVON SHIRE DEVELOPMENTS

  
Partner

R9 VENTURE

  
PARTNER



SIGNED, SEALED AND DELIVERED )  
by the withinnamed VENDOR )

R9 VENTURE  
*Patil*

R9 VENTURE  
Through Authorised Partners

1. MR. CHINMAY VISHWAS PATIL  
L.H.F. Prints R.H.F. Prints



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*Patil*  
PARTNER

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PARTNER

R9 VENTURE  
*[Signature]*

For AVON SHIRE DEVELOPMENTS  
*[Signature]*  
Partner

SIGNED, SEALED AND DELIVERED )  
by the withinnamed VENDOR )  
R9 VENTURE

  
PARTNER

R9 VENTURE  
Through Authorised Partners

2. MR. PATRICK GONSALVES

L.H.F. Prints

R.H.F. Prints



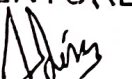
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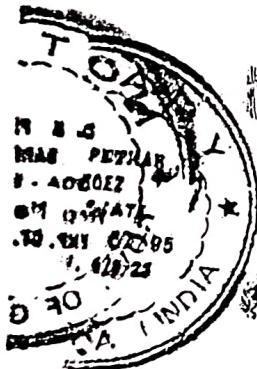
  
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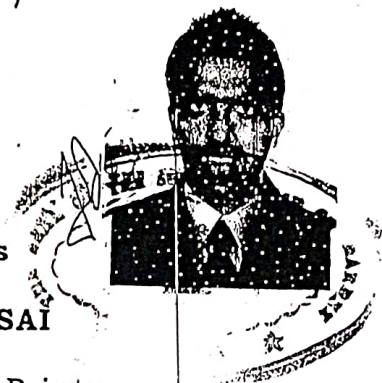
For AVON SHIRE DEVELOPMENTS

  
Partner



SIGNED, SEALED AND DELIVERED )  
by the withinnamed VENDOR )  
VENTURE

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R9 VENTURE  
Through Authorised Partners

3. MR. JAIDEEP ANIL DESSAI

L.H.F. Prints

R.H.F. Prints



R9 VENTURE

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PARTNER

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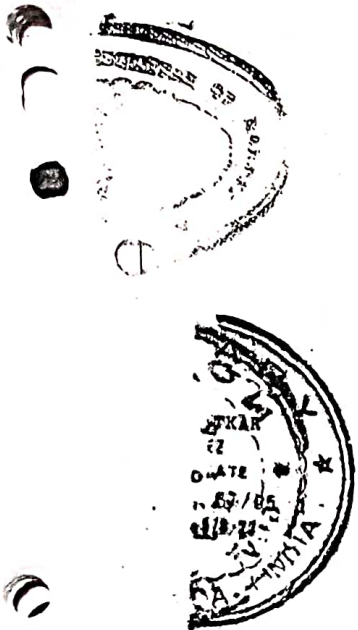
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PARTNER

For AVON SHIRE DEVELOPMENTS

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Partner

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PARTNER



SIGNED, SEALED AND DELIVERED)  
BY THE WITHIN NAMED PURCHASER)  
AVON SHIRE DEVELOPMENTS  
THROUGH PARTNER

*AMH*



.....  
Mr. MOHAMED ALI HAJI

L.H.F. Prints

R.H.F. Prints



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PARTNER

R9 VENTURE

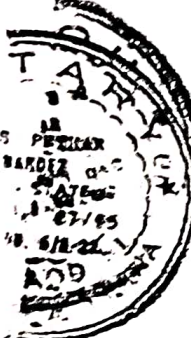
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PARTNER

For AVON SHIRE DEVELOPMENTS

*AMH*  
Partner

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PARTNER



In the presence of following witnesses:

1. Pratik Prayot Temkar

2. Adv. Jyotikant Alomekar.

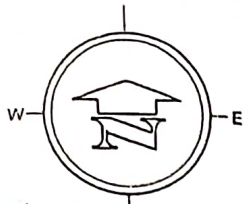
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REPUBLIC OF INDIA  
STATE  
PARTNER  
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PARTNER

For AVON SHIRE DEVELOPMENTS

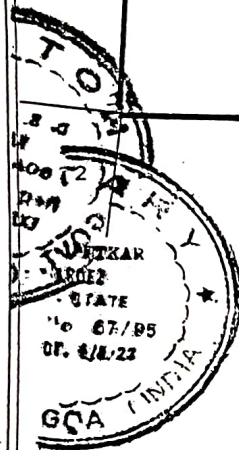
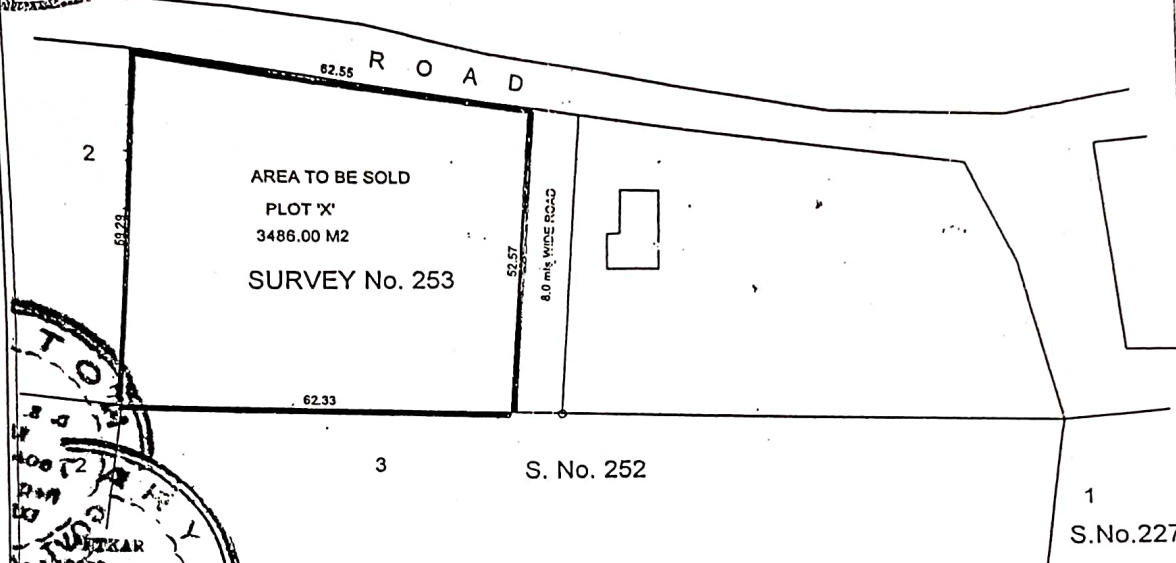
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AREA OF PLOT NO. 'X' ... 3486.00 SQ.MTS.



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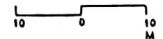


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PARTNER

**PLAN**

NOTE: All dimensions are in meters.

SHOWING THEREIN DETAILS OF PLOT NO. 'X' IN PROPERTY BEARING SUB DIVISION NO. 3 OF SURVEY NO. 253 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA.



SCALE 1:1000

R9 VENTURE

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PARTNER

R9 VENTURE

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PARTNER

For AVON SHIRE DEVELOPMENTS

*[Signature]*  
Partner

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Feb-2019 11:02:18 am

Document Serial Number :- 2019-BRZ-337

Presented at 11:02:26 am on 08-Feb-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1980000
2	Registration Fee	1540000
3	Mutation Fees	2500
4	Processing Fee	690
<b>Total</b>		<b>3523190</b>

Stamp Duty Required :1980000







Stamp Duty Paid: 1980000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Mr Mohamed Ali Hajj ,S/o - D/o Aslam Hajj Age: 34, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 6 Moledina Road Behind Ramkrishna Hotel Camp Pune 411001, Address2 - Pune Maharashtra, PAN No.:			






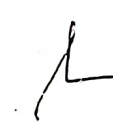
Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Mr Chinmay Vishwas Patil ,S/o - D/o Vishwas Patil Age: 38, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H. No. A-199 Verem-Ambekhan Reis Magos Bardez Goa 403114, Address2 - Mapusa Bardez Goa, PAN No.:			
2	Mr Patrick Gonsalves ,S/o - D/o Sebastiao Gonsalves Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. A-199 Verem-Ambekhan Reis Magos Bardez Goa 403114, Address2 - Mapusa Bardez Goa, PAN No.:			

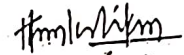
2/8/2019

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Mr Jaideep Anil Dessai ,S/o - D/o Anil Mukund Dessai Age: 33, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - H. No. A-199 Verem-Ambekhan Rels Magos Bardez Goa 403114, Address2 - Mapusa Bardez Goa, PAN No.:			
4	Mr Mohamed Ali Haji ,S/o - D/o Aslam Haji Age: 34, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 6 Moledina Road Behind Ramkrishna Hotel Camp Pune 411001, Address2 - Pune Maharashtra, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Prajyot Temkar, 28 , ,9637454645 , ,Service , Marital status : Married 403512, Morgim, Morgim- Morgim, Pernem, NorthGoa, Goa			
2	Laximikant Suryakant Halornekar, 39 , ,9823865571 , ,Advocate , Marital status : Married 403504, behind the Church, behind the Church Bicholim, Bicholim, NorthGoa, Goa			



Sub Registrar

**SUB-REGISTRAR**  
**BARDEZ**

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Date : 11-Feb-2019

*him/wikm*  
**SUB-REGISTRAR**  
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, BARDEZ

Certified that this is a True Copy  
Mapusa Dt. 06-03-2019

*D. S. Petkar*  
D. S. PETKAR  
B. A., L.L.B  
NOTARY, Reg. No. 67/95  
Sr. No. 4177/2019

