(Rupees Seven Lakh Twenty Four Thousand Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NOS.1 & 2A, GAMA TERRACES C.W.S.S.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-S/ST(V)/CR./05/33/2011-12

भारत 04822 ग्रामीण/JUDICIAL गोवा
177289 APR 22 2015
16:39
Rs.0724000/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: Umiya Builders & Developers

FOR CITIZENCREDIT CO-OP BANK LTD
AUTHORISED SIGNATORY

700/-

SEAL OF THE SUB-REGISTRAR OF MORMUGAO VASCO-DA-GAMA GOA

Sumedha N.K.

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama on this 22nd day of April in the year 2015.

Bernard D'Cl

BETWEEN:

1. **MR ALVARO TEOTONIO REBELLO E COSTA**, son of late Mr. Ivo Milagres Costa, around 60 years of age, retired, having PAN Card No. AFXPD9999M and his wife

2. **MRS AVITA BARRETO COSTA,** around 58 years of age, in service, PAN Card No. ABWPD5099F both residing at "Eden Rock" Hsg No. 137S, Holy Cross Colony, Assoy, Chicalim, Goa.

3. **MR FELIX CARLOS MILAGRES REBELLO E COSTA**, son of late Mr. Ivo Milagres Costa, , around 65 years of age, in service, having PAN Card No. ABXPD3309F and his wife

4. **MRS MARIA SOUZA COSTA,** around 64 years of age, housewife, having PAN Card No ALPPD9755M, both residing at Villa 01, Karma Gardens, Near Regina Mundi School, Alto Chicalim, Goa.

5. **MR PHILIP ESTEVAO REBELLO E COSTA,** son of late Mr. Ivo Milagres Costa, around 62 years of age, retired having PAN Card No ACLPD5949A and his wife

6. **MRS SUSANA FERNANDES COSTA**, around 53 years of age, in service, having PAN Card No. AHAPD0575C, both residing at "Shalom" Holy Cross Colony, Assoy, Chicalim, Goa.

7. **MRS CYNTIA PEREIRA** alias **CYNTHIA SALDANHA PEREIRA**, wife of late Mr. Tolentino Pereira, around 73 years of age, housewife, having PAN Card No. ACJPC5585B, Goa.

8. **XAVIER ANTONIO SAVIO SALDANHA PEREIRA ALIAS SAVIO PEREIRA**, son of late Mr. Tolentino Pereira, 39 years of age,having PAN Card No. ANQPP7679F, both residents of H. No. 132, Opposite Health Center, Cansaulim.

9. **MRS. NATASHA APEREIRA E LLOYD CARVALHO**, Daughter of late Mr. Tolentino Pereira, major of age, housewife, having PAN card No.BVDPP1659R, and her husband

10. **MR. NICOLAU LLOYD CARVALHO ALIAS LLOYD CARVALHO**, son of Jacinto Carvalho, major of age,having PAN Card No.ATZPC8110B, both residing near the Health Centre, Cansaulim, Goa.

11. **MR ANTONIO PEREIRA,** son of late Mr. Estefano Francisco Xavier Pereira, around 70 years of age, in service, having PAN Card No. ASLPP1903A resident of 1st floor, Benlix Building, Off ICICI Bank , near Fatima Convent, Margao, Goa,

12. **MRS MARIA LOURDES PEREIRA,** wife of late Mr. Paul Pereira, around 69 years of age, in service,having PAN Card No. AUKPP4419Q, resident of Nuvem, Goa.

13. **MRS MALVINA VIEGAS PEREIRA,** daughter of late Mr. Paul Pereira, around 43 years of age, in service, having PAN Card No. AAHPF3678E and her husband

14. **MR WILFRED FERNANDES,** around 53 years of age, in service, having PAN Card No. AAHPF3677M, both resident of Siolim, Goa.

15. **MR XAVIER PEREIRA,** son of late Mr. Paul Pereira, around 42 years of age, in service, having PAN BQMPP2368H and his wife

16. **MRS ABIZAI PROVIDENCIA PEREIRA,** around 37 years of age, housewife, having PAN BQMPP2367J

17. **MR SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA,** son of late Mr. Paul Pereira, around 38 years of age, service, having PAN ANJPV9031G, all residents of "Solitaire Villa", Bungalow 7, Khirbhat , Nuvem, Salcette, Goa.

18. **MRS. ALBERTINA DO ROSARIO SOUZA E COSTA,** daughter of late Mr. Damasie Joaquim Maria de Souza, around 79 years of age, housewife, having PAN AQQPC9826I.

19. **MR JOSE ANTONIO MAGNOS D'COSTA** alias **MR JAMES COSTA,** son of late Mr. Luis Fonseca D'Costa, around 41 years of age, in business, having PAN Card No. AUUPD9713F and his wife

20. **MRS JULINA LAURA D'SOUZA** alias **JULINA LUARA D'SOUZA D'COSTA,** having PAN Card No. AUUPD1870H, around 38 years of age, in service, both residents of Chicalim.

21. **MR BERNARD LYNN D'COSTA** alias **BERNARD LINN D'COSTA,** son of late Mr. Assis Adolfo D'Costa, around 53 years of age, PAN ACBPD4680Q, retired, resident of Hsg 132/2 , Assoy, Chicalim , Goa.

22. **MS ANDREA LOURDES D'COSTA** alias **ANDREA LOURDES DCOSTA PEREIRA,** daughter of Mr. Assis Adolfo D'Costa, , around 58 years of age, housewife, having PAN AAJP9047K, residing at 'SABA' Plot 245 St. Anthonys Road, Chembur, Mumbai.

23. **MR JORGE GONCALO BARRROS COSTA,** son of late Mr. Francisco Anonio Trifonio da Costa, around 65 years of age,having PAN No.ARJPC7822L and PIO No. PO134168, and

24. **MRS ROSA MARIA BORGES PEREIRA BARROS COSTA** alias, **ROSA MARIA BORGES PEREIRA**,around 62 years of age, having PAN No. BDSPB9052R and PIO No. PO134181, both Portugal national Indian origin and residents of Pcta Dr Joaquim Lopes Feteira, n 1-3 Dt Norte, 3080-204, Figueira da Foz .

25. **MR RUI MANUEL BARROS COSTA,** son of late Mr. Francisco Anonio Trifonio da Costa, , around 59 years of age, having PAN No. ARJPC7819H and PIO No. PO134157 and

26. **MRS MARIA FLAVIA SANTANA FERNANDES DE BARROS COSTA** alias **MARIA FLAVIA SANTANA FERNANDES DE BARROS**, wife of Mr. Rui Manuel Borros Costa, around 59 years of age, having PAN No. ARJPC7826Q, and PIO No. PO134177,both Portugal national Indian origin and residing at Pctá, Rual Proenca, Lote 2-3 B, 2785377 Sao Domingos De Rana.

27. **MRS MARIA FATIMA BARROS COSTA,** daughter of late Dr. Joaquim Filip Frederico Barros Costa, around 59 years of age,having PAN. No. ARJPC7828A and PIO No. PO134158, resident of Rua do Garrido , nr 33-1 D, 1900-249, Lisboa , Portugal..

28. **MRS CARLA MARIA DE BARROS COSTA** alias **CARLA MARIA DE BARROS COSTA e PERES DE SILVA,** daughter of late Dr. Joaquim Filip Frederico Barros Costa,around 57 years of age, having PAN No.BDPPB7969G and PIO No. PO134160, Portugal national Indian origin residing at Travessa da Azuarara , N 21, Bairro de Sommerschield, em Maputo, Mocambique.

29. **MRS ANGELA LIRA DA COSTA,** daughter of late Mr. Bernardino Theothonio Da Costa, around 94 years of age, having PAN No. BCEPD1044C and PIO No. PO134146, Portugal National Indian origin residing at Rua da Figueiras no 1-3 E, 2635-106 Rio de Mouro.

30. **MISS IVA CLAUDIA GOMES MACHADO** alias **EVA GOMES,** daughter of late Mrs. Maria Rute Da Costa Gomes, around 28 years of age having PAN BLZPM2737D and PIO No. PO134159 , Portugal national Indian origin, Rua da Figueiras no 1-3 E, 2635-106 Rio de Mouro.

31. **MR RUI FILIPE GOMES MACHADO** alias **RUI FILIPE GOMES,** son of Mrs. Maria Rute Da Costa Gomes, major of age and having PIO No. PO134161, having PAN No. BMCPM3149R ,Portugal national Indian Origin, Rua da Figueiras no 1-3 E, 2635-106 Rio de Mouro.

32. **MR LUIS MANUEL NEVES COSTA**, son of late Mr. Valente Das Dores Costa, around 50 years of age, having PAN No. ARJPC7821K, having PIO No. PO134152, Portugal national Indian origin, residing at Praca dos Poveiros , 110,2,4000-393, Porto.

33. **MRS MARIA MANUELA NEVES COSTA** alias **MARIA MANUELA NEVES COSTA VICENTE GUERRA,** daughter of late Mr. Valente Das Dores Costa, around 47 years of age, having PAN No. ARJPC7824N and PIO No. PO134153, Portugal national Indian origin, residing at Rua do Vimeiro, 42-4350-350, Porto.

34. **MRS LISETA ASSUMCAO GOMES COSTA** alias **LISTA DA ASSUMCAO GOMES,** wife of late Mr. Manuel Costancio Da Fonseca E Costa, around 91 years of age, having PAN No. AZBPG6486G and PIO No. PO134150, Portugal national Indian Origin, residing at Rua Oliveira Martins , n 10-8 C, Casal de S Bras , 2700-620, Madora.

35. **MR BERNARDINO GONSALO GOMES COSTA**, son of late Mr. Manuel Costaricio Da Fonseca E Costa, around 60 years of age, having PAN No. ARLPC0209K and PIO No. PO134154 and his wife

36. **MRS NAZARE DA CONCEICAO LOPES COSTA** alias **NAZARE LOPES COSTA,** around 66 years of age, having PAN No. ARNPC4544M and PIO No. PO134175 ,both Portugal national Indian origin, residing at Rua Comandante Ramiro Correira n 7-2 D, Casal de S Bras , 2700-205 Amadora .

37. **MR MANUEL DA FONSECA e COSTA,** son of late Mr. Manuel Costancio Da Fonseca E Costa, around 67 years of age, having PAN No. ARJPC7823M and PIO No. PO134155, Portugal national Indian origin and

38. **MRS MARIA HELENA COSTA** alias **MARIA HELENA COSTA GOMES BORGES,** daughter of late Mr. Manuel Costancio Da Fonseca E Costa, having PAN No. ARJPC7816J, around 59 years of age, having PIO No. PO134156 and her husband

39. **MR ANTONIO JOSE BRAGA BORGES,** around 59 years of age, retired, having PAN No. BDSEB9049N and PIO No. PO134184, both Portugal national Indian origin, residing at Praceta Dr Aleixo Cunha n 11-2 E 8005-160 FARO all hereinafter collectively referred to as the **'OWNERS'** which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, agents, executors, administrators, legal representatives and/or assigns of the **ONE PART**

AND

M/S UMIYA BUILDERS AND DEVELOPERS, a sole proprietary concern, represented by its sole proprietor MR ANIRUDDH MEHTA, son of Mr. Bhanuprasad Mehta, aged 50 years, businessman, PAN CARD NO. AABPM6682M, having its office at 1075 G, 10th Main, 5th Cross, Hal II Stage, Indiranagar, Bangalore, 560 008 and having its Goa office at No. 102 & 103, 1st Floor, Anand Towers-1, Airport Road, Chicalim, Goa – 403711, hereinafter called the **'PURCHASER'** (which expression shall, unless the context otherwise require, include its successors in title, legal representatives, administrators and assigns) of the SECOND PART;

AND WHEREAS the OWNERS at Sr. No. 1 to 22 are Indian Nationals and OWNERS at Sr. No. 23 to 39 are Persons of Indian Origin.

AND WHEREAS parties at **Sr. No. 1 to 6 and 11 to 20** are all represented herein by their duly constituted attorney **MR BERNARD LYNN DCOSTA**, son of late Mr. Assis Adolfo Costa, around 53 years of age, PAN ACEPD4680Q, retired, Indian national, resident of Chicalim, Goa vide Power of Attorney dated 21/01/2011 executed before the Sub Registrar, Mormugao Taluka at Vasco da Gama, Goa at Sr. No. 02/2011, party at **Sr. No. 7,8,9&10** is represented by MR BERNARD LYNN DCOSTA vide Power of Attorney dated 9/02/2012 executed before the Advocate and Notary Mr. Virendra Kumar P. Dessai, Margoa, Goa, under registration No.367, Party at **Sr. No. 22** is represented by MR BERNARD LYNN DCOSTA vide Power of Attorney dated 18/02/2006 executed before the Advocate and Notary Mr. Marcelino C. Fernandes, Vasco, Parties at **Sr. No. 21 to 25** are represented by MR BERNARD LYNN DCOSTA vide Power of Attorney dated 31/07/2007 certified by Additional collector South Goa, Margao on 13/11/2007, Party at **Sr. No. 27** is represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 31/07/2007 certified by Additional collector South Goa, Margao on 13/11/2007, Party at **Sr. No. 28** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 14/08/2007 certified by Additional collector South Goa, Margao on 13/9/2007, Party at **Sr. No. 29** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 18/12/07 certified by Additional collector South Goa, Margao on 30/1/08 Party at **Sr. No.30** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 18/12/07 certified by Additional collector South Goa, Margao on 30/1/08, Party at **Sr. No. 31** represented by MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 18/12/07 certified by Additional collector South Goa, Margao on 30/1/08, Parties at Sr. No. **30** & **33** are represented by their attorney MR BERNARD LYNN D'COSTA, vide Power of Attorney dated 18/12/2007 certified by

Aniruddh

Bernard DCosta

Additional collector South Goa, Margao on 30/01/2008, Parties at Sr. No. **34 to 39** are represented by their attorney MR BERNARD LYNN DCOSTA, vide Power of Attorney dated 13/9/2007 certified by Additional collector South Goa, Margao on 13/11/2007.

AND WHEREAS there exist a property belonged to Late Shri. Bernardino Theothonio Costa and his wife Late Smt. Helena Floripes Fonseca e Costa. On the death of the said Shri. Bernardino Costa and his wife Helen Costa Inventory Proceedings viz. Inv. Pro. No. 28/1996/A, were initiated in the Court of the Civil Judge Senior Division at Vasco and in these Inventory Proceedings the property was allotted to the OWNERS herein vide Order dated 6/5/2008. As such the OWNERS came to be the absolute owner in possession of the property. Which property is hereinafter referred to as the SAID PROPERTY for the sake of brevity and better described in SCHEDULE I hereafter written.

AND WHEREAS the husband of the Owner at serial No.7 has expired leaving behind Owner at serial No.7,8,9 and 10 as his sole universal legal heirs, which is also evident from the Deed of Succession drawn on the death of Mr.Tolentino Pereira dated 19th January 2012 in the Judicial Division of Salcete ,before Notary Public Suraj Vernekar.

AND WHEREAS the OWNER at Sr. No. 21 with the consent of all other OWNERS has sub divided the SAID PROPERTY into 4 plots namely Plot A admeasuring 5700.00 sq.m., Plot B admeasuring 7395.00 sq.m., Plot C admeasuring 7400.00 sq.m. & Plot D admeasuring 7800.00 sq.m. The Final NOC for this sub-division has also been obtained from the Planning and Development Authority i.e. MPDA/9-D-113/11-12/53 dated 27/6/2011 and from Office of the Village Panchayat Chicalim vide No. VP/CHI/90/Final Sub div NOC/2011-12/579 on 5/7/2011.

AND WHEREAS the sub divided plot identified as plot B, admeasuring 7395.00 sq.m is agreed to be sold to the PURCHASER, the said plot B is hereinafter referred to as the "SAID PLOT B" for the sake of brevity and better described in detail in SCHEDULE II hereafter written.

AND WHEREAS conversion Sanad for conversion of land use has also been obtained by the OWNER at Sr. No. 21 from the office of the Collector vide No. COL/SG/CONV/51/2011 dated 27/6/2011 and he has paid the prescribed fee for the same **and whereas the said plot hereby agreed to be sold is nonagricultural.**

Bernard DCA

Mormugao under No.265 at pages 153 to 175,Book No.I, Volume 1371,dated 23/2/2012 and the balance amount towards stamp duty is affixed on this Deed, which is borne by the PURCHASERS who will likewise exclusively bear the registration charges.

SCHEDULE-I
DESCRIPTION OF THE SAID PROPERTY APPEARING HEREINABOVE

ALL THAT PROPERTY without any particular denomination but commonly known as '.3SOI ' bearing S. No. 8 sub division 1 of Village Dabolim, Registration and Taluka of Mormugao, District of South Goa, State of Goa, admeasuring 53157.00 sq. m and bounded as under:

On the North	: By South Western Railway (or South Central Railway) and partly by S. No. 9/1, Dabolim
On the South	: By National Highway NH17B
On the East	: By property bearing partly S. No. 5/1, 6/1 and 7/1 of village Dabolim
West	: By Nullah

SCHEDULE II (Plot B)
DESCRIPTION OF THE SAID PLOT-B APPEARING HEREINABOVE

All that distinct and sub divided plot B, admeasuring 7395.00 sq. m. being a part of the property described in SCHEDULE I above and is bounded as under:

On the North	: By open space and thereafter South Western Railway
On the South	: BY area for Road widening and thereafter National Highway NH17B
On the East	: By sub divided Plot C of the same property
On the West	: By sub divided Plot A of the same property

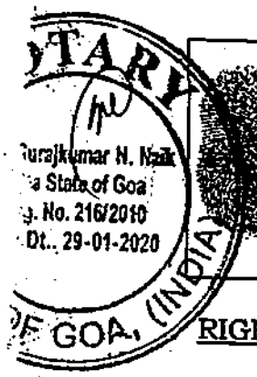
Beaucadock

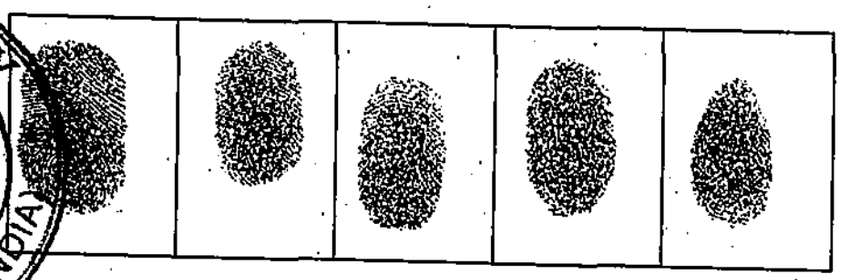
IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.

SIGNED, SEALED AND DELIVERED
by the withinnamed **MR BERNARD LYNN DCOSTA**
for self and as the Attorney
for **"OWNERS" (Sr. No. 1 to 20 and 22 to 39)**

MR BERNARD LYNN DCOSTA

LEFT HAND FINGER PRINTS

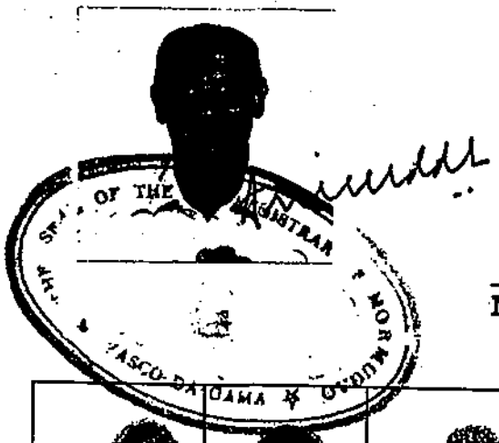




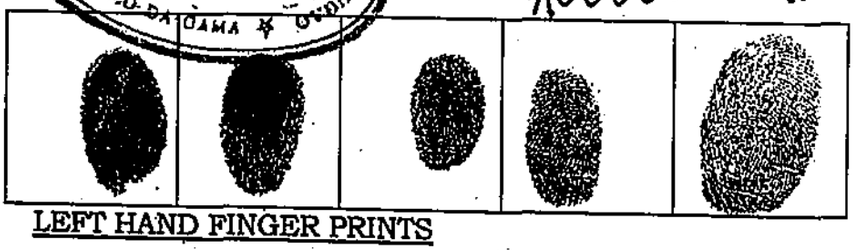
RIGHT HAND FINGER PRINTS

Bernard DCosta

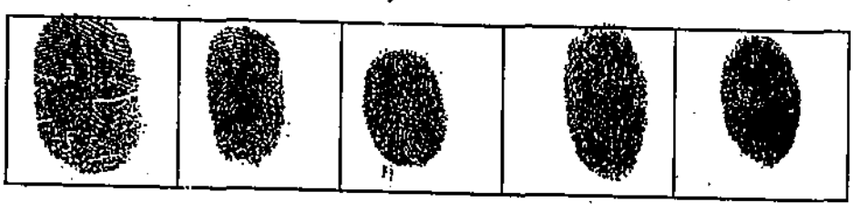
SIGNED, SEALED AND DELIVERED
By the withinnamed **"PURCHASER"**
M/S UMIYA BUILDERS AND DEVELOPERS
represented by its proprietor **MR ANIRUDDH MEHTA**



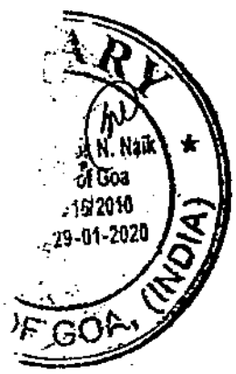
MR ANIRUDDH MEHTA



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 13-05-2015 03:22:55 PM

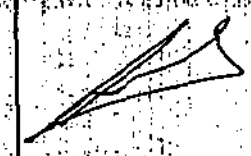
Document Serial Number : 700

Presented at 11:07:00 AM on 13-05-2015 in the office of the Sub Registrar (Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1260000.00
2	Processing Fees	3810.00
	Total :	1263810.00

Stamp Duty Required: 724000.00 Stamp Duty Paid: 724000.00

Mr. Surendra M Naik presenter

Name	Photo	Thumb Impression	Signature
Mr. Surendra M Naik,s/o Mr Murari B Naik, Married, Indian, age 39 Years, Service, r/oflat no.201 2nd floor Surekha Vihar Near Vaddem Lake Vasco da Gama Goa as a power of attorney for Aniruddh Mehta proprietor of M/s Unitya Builders and Developers executed in the office of Sub Registrar Mormugao under Serial No. 24 dt 22/11/2012			

Endorsements

Executant

1. Mr. Surendra M Naik s/o Mr Murari B Naik, Married, Indian, age 39 Years, Service, r/oflat no.201 2nd floor Surekha Vihar Near Vaddem Lake Vasco da Gama Goa as a power of attorney for Aniruddh Mehta proprietor of M/s Unitya Builders and Developers executed in the office of Sub Registrar Mormugao under Serial No. 24 dt 22/11/2012

Photo	Thumb Impression	Signature

2 Mr Bernard Lynn D'Costa alias Bernard Lynn D'Costa, s/o late Mr Assis Adolfo D'Costa, UnMarried, Indian, age 53 years, retired, r/o H.Sg 132/2 Assoy Chicalim Goa for self and power of attorney for Owners Sl. No. 1 to 20 and 22 to 39 power of attorney dt. 21/1/2011 before Sub Registrar Mormugao serial no. 02/2011 dt. 09/02/2012 before Notary Virendra Kumar P. Dessai Margao under No. 367 dt. 18/02/2006 before Mr Marcelino C. Fernandes Vasco dated 31/07/2007 certified by Additional Collector South Goa Margao on 13/11/2007 dated 31/07/2007 certified by Additional Collector South Goa Margao 13/11/2007 dated 14/8/2007 certified by Additional Collector South Goa Margao 13/9/2007 dated 18/12/07 certified by Additional Collector South Margao on 30/1/08 dated 18/12/2007 certified by Additional Collector South Goa Margao on 30/1/2008 dated 18/12/2007 Additional Collector South Goa Margao 30/1/2008 dated 13/9/2007 certified b Additional Collector South Goa Margao on 13/11/2007

Photo	Thumb Impressi.	Signature
		Bernard D'Cl

Identification

Sr. No.	Witness Details	Signature
1	Mr Mausam Mayekar , s/o Mangaldas Mayekar, UnMarried, Indian, age 24 Years, Service, r/o Vasco da Gama Goa	
2	Mr Sudhir Parihar , s/o Ram Parihar, Married, Indian, age 37 Years, Service, r/o Chicalim Goa	

Sub Registrar
SUB-REGISTRAR
MORMUGAO

NOTARY
Ajkumar N. Naik
State of Goa
No. 216/2010
Dt. 29-01-2020
GOA INDIA

CERTIFIED TRUE COPY

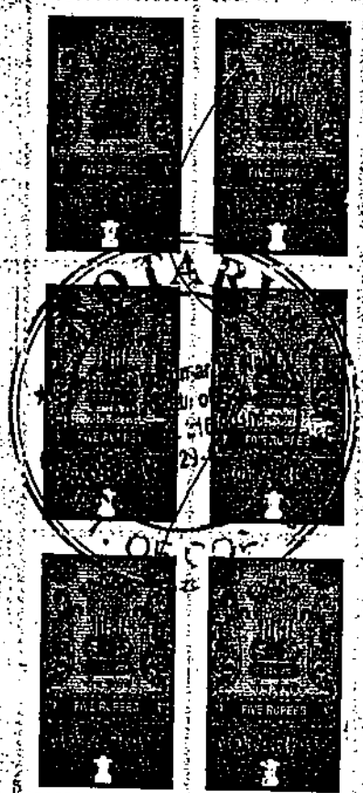
Book-1 Document
Registration Number MOR-BK1-00700-2015
CD Number MORD9 on
Date 13-05-2015

Sub-Registrar (Mormugao)

Scanned By :-

Signature :-

Designed and Developed by C-DAC, ACTS, Pune



Adv. Suralkumar N. Naik
NOTARY
State of Goa
56, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Ph.: 9423110194, 9960366967

Date : 27-05-2015

Reg. No. 50/0/2015