


₹ Rupees Two lakhs Seventeen thousand only.

CITIZEN CREDIT CO-OPERATIVE BANK LTD	२४११ २०१५	NON JUDICIAL
SARANA BEHNER CH-02, HSE SOCIETY LTD	160429	OCT 07 2017
ST. JOSEPH ROAD, BORDA, MARGAO - GOA 403 002		
D-5/STW/CB/75/3/2011-ND		
		
INDIA	STAMP DUTY	GOA
R.0217000/-PB1223		

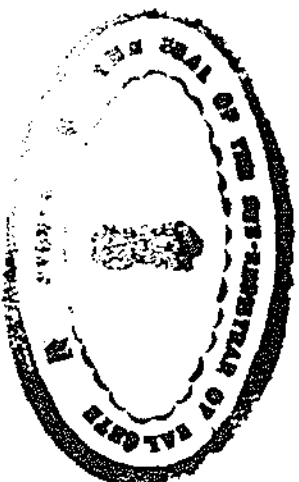
Name of Purchaser, Orvil Gonsalves

For CITIZEN CREDIT CO-OP. BANK LTD.



Requies
Authorized Signatory

19/07/17



Orvil Gonsalves Gonsalves

DEED OF SALE

Gonsalves

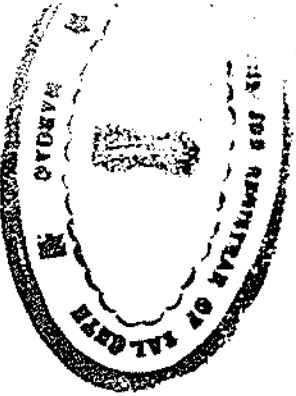
Manohly

D. N. N. N. N.

THIS DEED OF SALE is made at Margao, Goa, on this 17th day of October 2017 - B E T W E E N -

(1)(a) MRS. SUNITA ANCY NORONHA, daughter of late Joaquim M. Noronha, aged 40 years, married, housewife, PAN Card No.AFIPN6146F, Aadhaar Card No.9908 1936 0112, Mobile No.9819317394 and her husband (b) MR. DARRYL PHILIP NORONHA, aged 44 years, son of Mr. Fermino Pascoal Noronha, service, PAN Card No.AGEPN5908N, Aadhaar Card No.2310 9627 9684, Mobile No.8600168939, both Indian Nationals and residents of H.No.38, Comba, Margao, Goa, hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the ONE PART - AND -

(2) MR. ORVIL GONSALVES, son of Mr. Eduardo Gonsalves, aged 40 years, married, businessman, PAN No.AMLPG0172A, Aadhaar Card No.5103 2456 5478, Mobile No.7798999921, sole proprietor of M/s. SAVILLE BUILDERS & REAL ESTATE DEVELOPERS, having



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office at Colaco Residency A, Shop No.4, Opp.Vibes, Comba, Margao, Goa and resident of H.No.112/A, Deussua, Chinchinim, Salcete, Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS -

a) there exists an immovable property known as "BOGTANCHO DANDO" also known as "COMBA", in which there exists one residential house, situated at Comba ward of Margao City, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.30,355 of New Series and formerly 1/1000th part of the property described in the Land Registration Office of Salcete under No.8011 of Old Series, enrolled in the Land Revenue office of Salcete under Matriz No.1239 and surveyed under Chalta Nos.131, 132 and 133 of



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P.T.Sheet No.214, having an area of 1394 sq.mts, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";

b) the said property originally belonged to Mr. Jose Bento Dias, hailing from Margao and on whose death an Orphanological Inventory Proceedings were initiated wherein the said property was allotted to Mrs. Maria Teodolinda Dias alias Maria Carlota Vitoria Teodolinda Dias alias Teodolinda Dias and her husband Mr. Joaquim Jose Santana Regalado Fernandes alias Joaquim Fernandes;

c) Subsequently by Deed of Sale drawn on 07th July 1922 recorded at folios 101 overleaf onwards of Book No.358 and 359 said Mrs. Maria Teodolinda Dias and her husband Mr. Joaquim Fernandes sold and conveyed the said property to Smt. Josefina de Noronha, widow, who by same deed gifted the said property to her brother, Mr. Manoel Glemiano Noronha alias Manuel Glemiano Noronha from Margao;



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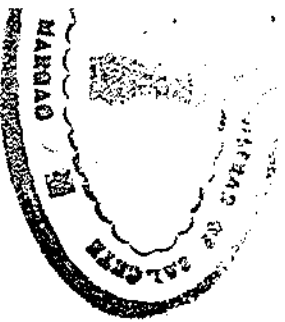
J. Noronha

d) Said Manuel Glemiano Noronha was married to Conceicao Fernandes at first nuptials;

e) Said Mrs. Conceicao Fernandes expired leaving behind her husband Mr. Manoel Glemiano Noronha alias Manuel Glemiano Noronhas as her moiety share and as her sole and universal heir, her only daughter, Miss Marcelina Purificacao Noronha;

f) thereafter said Manoel Glemiano Noronha alias Manuel Glemiano Noronha got married to Marcelina da Silva alias Marcelina D'Silva Noronha in second nuptials;

g) Upon the death of said Manoel Glemiano Noronha alias Manuel Glemiano Noronha an Inventory Proceedings were initiated under No.144/1935 in the Comarca Court of Salcete by the said Marcelina da Silva alias Marcelina D'Silva Noronha and in which Inventory Proceedings, the said property was listed under Item No.1 and was allotted in



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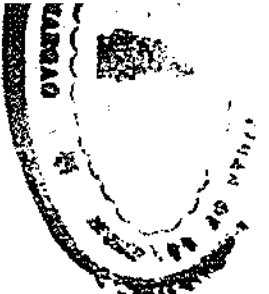
Manoel

D. Noronha

equal shares i.e. half share each to said Marcelina Purificacao Noronha, daughter of the first nuptials and Mr. Joaquim Noronha, son of the second nuptials of said Manoel Glemiano Noronha alias Manuel Glemiano Noronha;

h) said Marcelina Purificacao Noronha expired as a spinster and without any disposition of her last wish but leaving behind her step brother said Mr. Joaquim Noronha alias Joaquim Maria Noronha married to Mary Fermina Nazareth as her sole and universal heir;

i) thereafter the said Mr. Joaquim Noronha alias Joaquim Maria Noronha and his wife Mary Fermina Nazareth expired on 08.04.2013 and 06.12.2010 respectively leaving behind three children, namely (1) Manuel Cyril de Santo Antonio Noronha, (2) Mr. Savio Noronha and (3) Mrs. Sunita Ancy Noronha married to Mr. Darryl Philip Noronha and they have been qualified so by virtue of Deed of Succession drawn on 23rd July 2013 by Ex-Officio Notary of Salcete, Margao recorded at folios 66v to 67v of Deeds Book No.1590;



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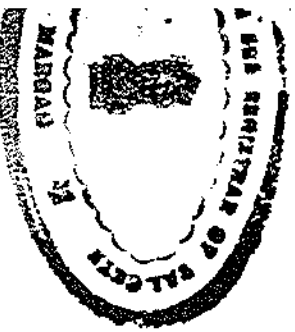
M. Noronha

D. Noronha

j) Further said Mrs. Sunita Ancy Noronha, the Vendor herein initiated Special Inventory Proceedings under No.42/2014/1 in the Court of the 1st Addl. Civil Judge, Sr. Dvn, Margao on the death of her parents said Mr. Joaquim Noronha alias Joaquim Maria Noronha and his wife Mary Fermina Nazareth and her step paternal aunt Miss Marcelina Purificao Noronha, wherein the said property was listed under Item No.1 and was allotted in equal shares i.e. one third share each to (1) Manuel Cyril de Santo Antonio Noronha, (2) Mr. Savio Noronha and (3) Mrs. Sunita Ancy Noronha married to Mr. Darryl Philip Noronha;

AND WHEREAS thus the VENDORS herein i.e. said Mrs. Sunita Ancy Noronha and her husband Mr. Darryl Philip Noronha became co-owners and co-possessors of the said property, being entitled for one third (1/3rd) undivided share, right, title and interest therein;

AND WHEREAS the VENDORS alongwith other co-owners



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[Signature] D. Noronha

have agreed to sell to the PURCHASER their respective shares, right, title and interest in said property to the PURCHASER;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase said one third (1/3rd) share, rights, title and interest of the VENDORS in said property, for total consideration of Rs.62,00,000/- (Rupees sixty two thousand only);

AND WHEREAS the said one third (1/3rd) undivided share, right and interest in the said property corresponds to around 465 sq. mts and the said consideration of Rs.62,00,000/- (Rupees sixty two lakhs only) is fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.62,00,000/- (Rupees sixty two lakhs only) out of which an amount of Rs.62,000/- paid by the PURCHASER to Income Tax Department on account of the VENDORS as 1% TDS under Sec.194-1A of Income Tax Act,



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Rs.1,00,000/- paid to the Vendors by Cheque No.673511 drawn on The Madgaum Urban Co-op. Bank Ltd, Margao dt. 21.09.2017 and Rs.38,000/- by Cheque No.673521 drawn on Madgaum Urban Co-op. Bank Ltd, Margao dt.29.09.2017 and balance amount of Rs.60,00,000/- (Rupees sixty lakhs only) has been adjusted with cost of two flats, namely Flat Nos.F-1 and F-5 on the first floor with carpet area of 58.65 and 58.95 sq.mts respectively in proposed building to be constructed in said property, the receipt whereof the VENDORS hereby admit and acknowledge, THEY the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THEIR one third (1/3rd) share in the said property, situated at Comba, Margao, Goa, TOGETHER WITH all the things permanently attached thereto or standing thereon including house existing therein with benefits of all licences, permissions, approvals, conversions, NOCs etc and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part



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thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said one third right, share and interest in said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said one third (1/3rd) share, right and interest in said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said share, right, title and interest hereby conveyed with



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their appurtenances and receive the profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming or to claim, from, under or in trust for them or any of them;

c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said share, right and interest hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said undivided share, right and interest and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid



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as by the PURCHASER, his executors or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said undivided share, right, title and interest hereby conveyed free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the PURCHASER or by any person/s claiming or to claim by, from, under or in trust for him.

3. The PURCHASER shall be purchasing the remaining two third share from remaining co-owners and the VENDORS hereby give their consent and confirmation to the same.

4. The VENDORS hereby authorise the PURCHASER to get transferred in his name the said property purchased by him from VENDORS and other co-owners


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alongwith all licences, permissions, approvals, conversions, NOCs etc. obtained for construction of proposed building and the VENDORS unconditionally give no objection for transfer of such records and carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the said property and hereby waives all notices that may be required to be addressed to them under any law in force.

5. It is further agreed between the parties as under:

a) that towards the part of the consideration amounting to Rs.60,00,000/- (Rupees sixty lakhs only) the PURCHASER shall construct and give possession to the VENDORS two flats, comprising of two bed rooms each, namely Flat Nos.F-1 and F-5 on the first floor with carpet area of 58.65 and 58.95 sq.mts respectively in proposed building in said property to be named as MARYJO GOLDEN SKY-LIGHT, which shall be constructed and possession of the same to be given to the VENDORS within a period of 36(thirty six) months from the date of



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d) the VENDORS shall become members of Housing society or any other legal entity that may be formed and registered in said complex and shall pay all share amounts, membership fee, contributions etc pertaining to the said flats.

e) that in case the PURCHASER sells/alienates the said property to any other person/s before completion of said proposed building, the said transactions shall be subject to allotment and delivery of possession of said two flats Nos.F-1 and F-5 to the VENDORS.

SCHEDULE

ALL THAT immovable property known as "BOGTANCHO DANDO" also known as "COMBA", in which there exists one residential house, situated at Comba ward of Margao City, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.30,355 of New Series and formerly 1/1000th part of the property described in the



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for only

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Land Registration Office of Salcete under No.8011 of Old Series, enrolled in the Land Revenue office of Salcete under Matriz No.1239 and surveyed under Chalta Nos.131, 132 and 133 of P.T.Sheet No.214, having an area of 1394 sq.mts, and bounded on the east by barren land of Lote No.11 of Ana Maria Pacheco, on the west with the land of Joaquim Jose Santana Regalado Fernandes and his wife, on the north with property of said Joaquim and his wife Maria Teodolinda in which is projected one road behind which lies the house of Agostinho Fernandes and more the land of Lote No.12 of said Joaquim and his wife and on the south with the reserved land for the passage belonging to said Joaquim and his wife Maria Teodolinda.



SPECIFICATIONS

(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure with columns and beams as per designs approved by the competent authorities. The external walls of 200mm thick brick/laterite stone masonry and internal partition walls of 100 mm thick brick masonry.

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Approved

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FLOORING: Vitrified flooring in living/dining /bedrooms, balconies and kitchen, except in toilets.

WALL FINISH: Internal walls ready with oil bound distemper. Plaster with Apex or equivalent paint for external walls.

DOORS & WINDOWS: Main door shall be of Teak wood. Internal doors shall be flush doors with both side laminated. All door frames shall be of sal/mati wood. Toilet doors/frames shall be of FRP make.

Balcony French doors shall be of powdered coated aluminium sliding frames with glass in fill. Windows shall be powdered coated aluminium sliding type windows.

KITCHEN: Granite topped kitchen platform with stainless steel sink and 60cms height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOM/TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto 3 mts and flooring shall be of anti-skid ceramic tiles. Premium sanitary ware, Chrome plated fittings with provision for geyser. All sanitary wares shall be of dark shade colour of Jaguar make.

WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank.

ELECTRICALS: concealed copper wiring of Finolex/Polycab in PVC Conduits.
Points to be provided for flats as follows:

a) Living/dinning: three nos light points
2 nos. fan points, two 5 amps socket point, 1 No. bell point, T.V point, Telephone point, Inverter point.



Amish Kumar

Approved

D. Nagaraja

b) Bedroom: 1 no.T.V.point, 1 no. fan point, 2 nos. 5 amps socket point, 1 no.AC point, 2 light points.

c) Kitchen: 2 nos. light points, 3 nos. 5 amps socket points (refrigerator point, water purifier point & mixer grinder point), 1 no. 15 amps socket point (microwave point) 1 exhaust point, 1 no. 5 amps socket point for washing machine provision.

d) Toilet/Bath:1 no., light point, 1 no. 5 amps socket point, 1 no. 15 amps socket point, 1 exhaust point.

f) Balconies: 1 no. light point.

g) Building will be provided with Lift/Elevator of Shindler make or equivalent with backup generator.

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

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDORS:

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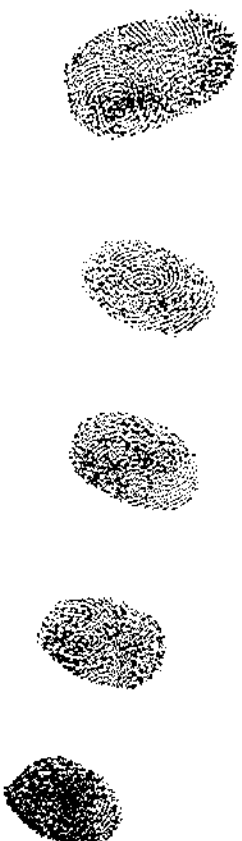




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SUNITA ANCY NORONHA

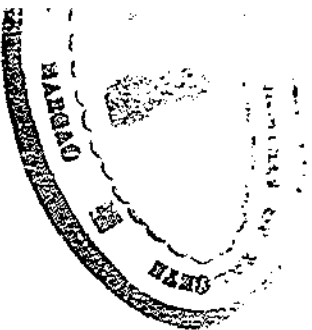
Ancy



right hand finger prints



left hand finger prints



Ancy

Ancy

S. Noronha



D. Noronha

DARBYL PHILIP NORONHA



right hand finger prints



left hand finger prints

D. Noronha *D. Noronha*



SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER:

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ORVIL GONSALVES



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left hand finger prints

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D. Novichka



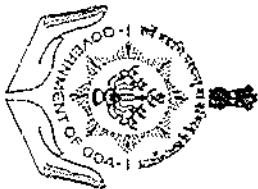
WITNESSES:

1. *P. Moura*
FLORETA ASSUMPTION MOURA
PLAT NO. 142419
NEAR SHYAM GARAGE, DAMON RAIA
SALCETE - GOA

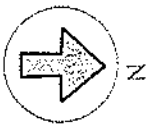
2. *R. Silva*
Richard D'Silva
H.NO 36 Chandravasde Fatorda
Salcete Goa

P. Moura *P. Moura* *D. Nosonha*





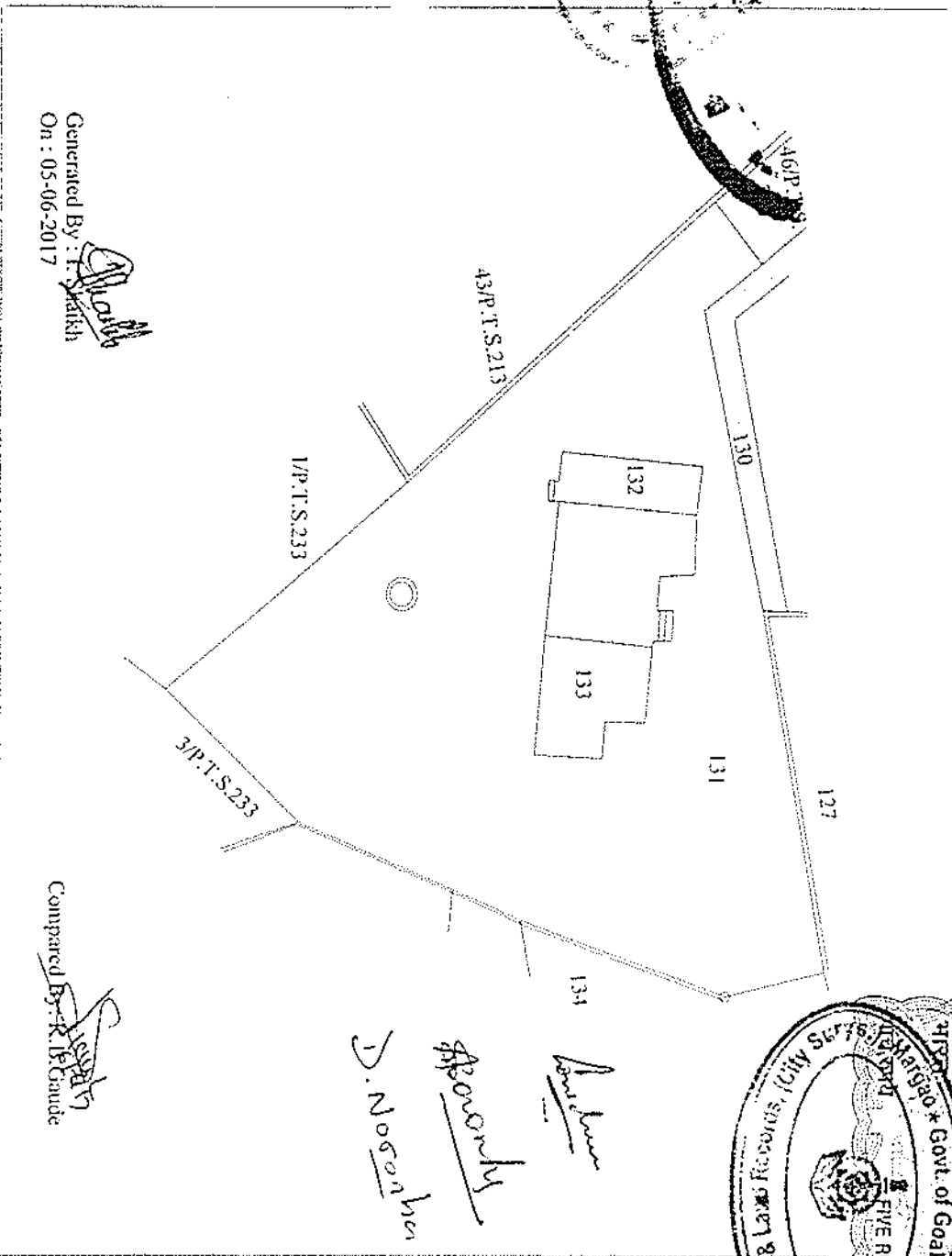
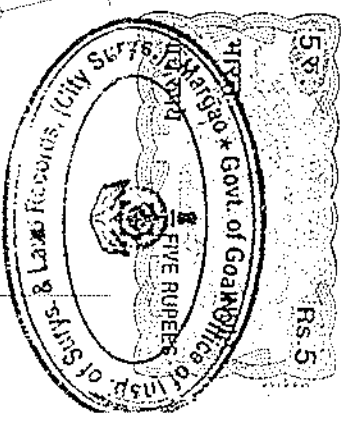
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. Sheet No.214/ Chalta No.131,132 & 133
Scale : 1:500

Invend No: 457

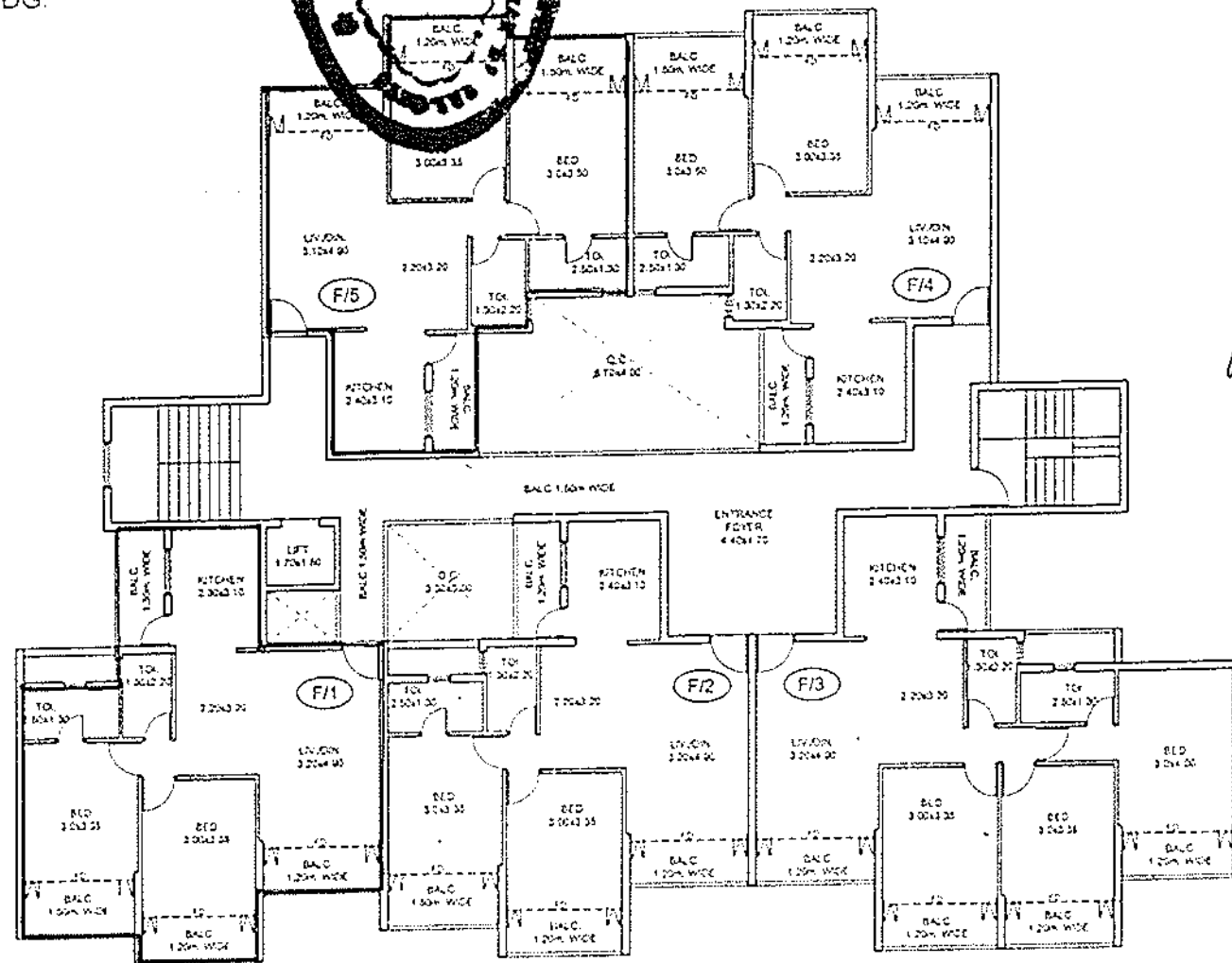
(*Savio C. Silveira*)
Inspector of Survey & Land Records
Margao - Goa



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On : 05-06-2017

Compared By : *[Signature]*
K. B. Gaude



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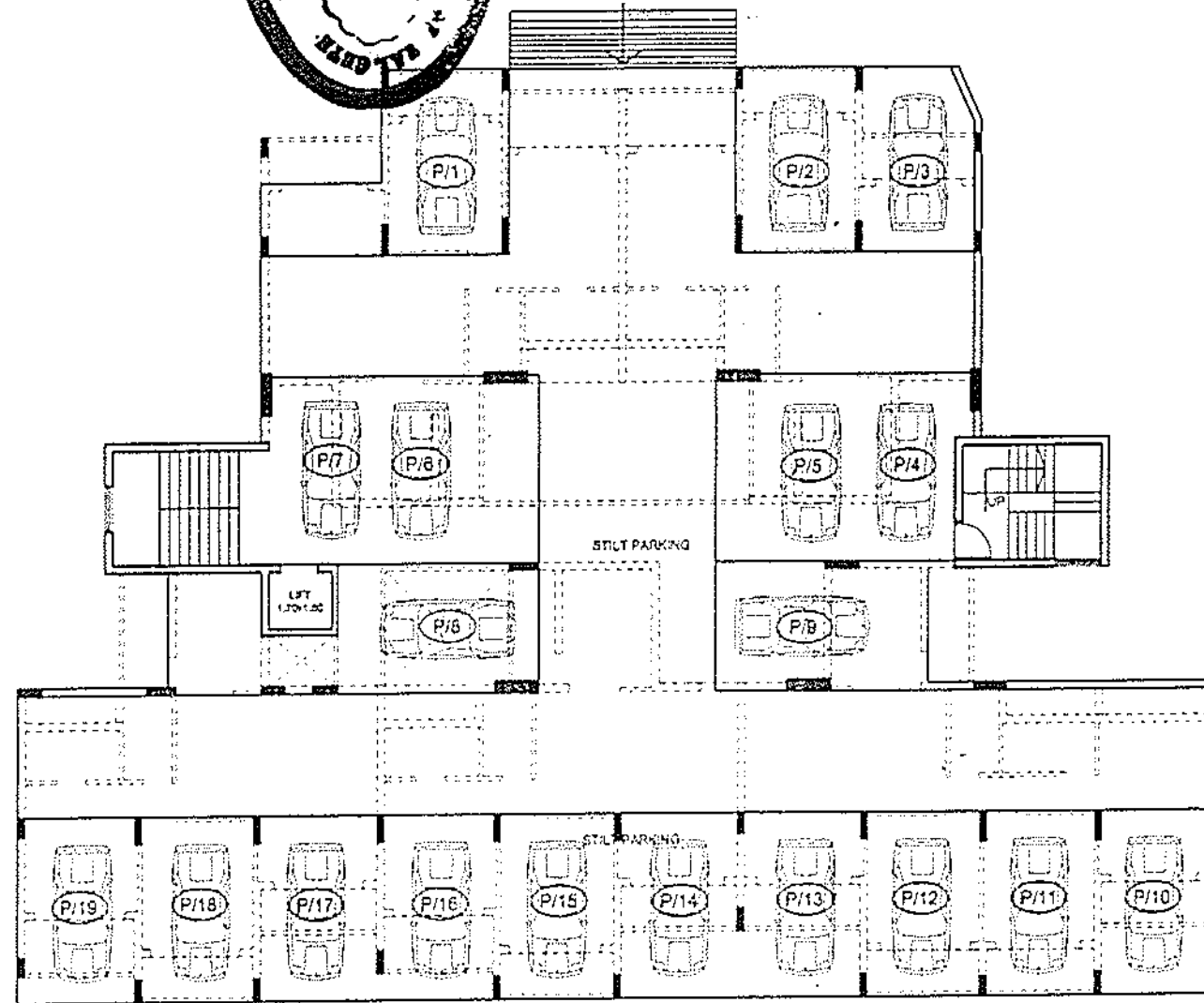
Handwritten:
Sanjay
Aravind
D. Noronha

FIRST FLOOR PLAN

DATE 29-09-2017

"MARYJO GOLDEN SKYLIGHT" RESIDENTIAL BUILDING AT COMBA	UNIT NO	CARPET AREA	<div>  UPAY SAWANT <small>DESIGNER</small> <small>Phone No: 9721110010</small> </div>	<div>  Sawant & Associates <small>Architects, Engineers, Interior Designers</small> <small>Apartment Building Ltd</small> <small>Mumbai, India</small> <small>Phone No: 9721110010</small> </div>
	F/1	58.65 sqm. --- 2BHK		
	F/2	58.97 sqm. --- 2BHK		
	F/3	74.47 sqm. --- 3BHK		
	F/4	58.95 sqm. --- 2BHK		
	F/5	58.95 sqm. --- 2BHK		

A BLDG.



LOWER GR. STILT FLOOR PLAN

[Signature]

[Signature]

D. N. Sonha

DATE : 29-09-2017

"MARYJO GOLDEN SKYLIGHT"
RESIDENTIAL BUILDING AT COMBA.

UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

Sawant & Associates
Architects, Engineers, Interior Designers
Sapare, Andheri 1st Floor
Mumbai-400 053
Phone: 22-61 1731/32

REG_1_51193_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 19-10-2017 10:52:14 AM




Document Serial Number : 4976

Presented at 10:21:00 AM on 19-10-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

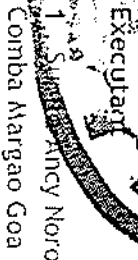
Sr. No	Description	Rs. Ps
1	Registration Fee	155000.00
2	Processing Fees	370.00
Total :		155370.00

Stamp Duty Required: 217000.00 Stamp Duty Paid: 217000.00



Orvil Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Orvil Gonsalves,s/o Eduardo Gonsalves , Married,Indian,age 40 Years,Business,r/OH No. 112/A Deussua Chinchinim Salcete Goa As Sole Proprietor of M/s Saville Builders & Real Estate Developers			



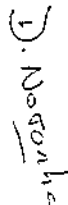
Endorsements






1. Sub-Registrar Nancy Noronha, d/o Late Joaquim M Noronha, Married, Indian, age 40 Years, House Wife, r/o H No. 39
Comba Margao Goa

Photo	Thumb Impression	Signature
		


2. Darryl Philip Noronha, s/o Fermimo Pascoal Noronha, Married, Indian, age 44 Years, Service, r/o H No. 39
Comba Margao Goa

Photo	Thumb Impression	Signature
		


3 . Orvil Gonsalves, s/o Eduardo Gonsalves, Married,Indian, age 40 Years, Business, r/o/lt No. 112/A Deussua Chinchim Salcete Goa As Sole Proprietor of M/s Saville Builders & Real Estate Developers

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Kamlakant Pai , s/o Narsimv Pai, Married, Indian, age 57 Years, Advocate, r/o Margao Goa	




 REGISTRAR OF COMPANIES
 MARGAO - BARCELONA ROAD
 MARGAO, GOA

Book-1 Document

Registration Number MGO-BK1-04866-2017

CD Number MGOD117 on

Date 19-10-2017

Sub-Reg  (Sub-Registrar)

CD - REGISTRAR

Signed By


Cau

Signature:-

Designed and Developed by C-DAC, ACTS, Pune