



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 25/Aug/2014 03:19 PM

Date of Receipt: 25/Aug/2014

Receipt No: 2351

Serial No. of the Document: 3960

Nature of Document: Sale

Received the following amounts from Sri Datta Damodar Naik for Registration of
above Document in Book-1 for the year 2014

Rs.Ps

Registration Fee 1414490.00

Processing Fees 450.00

Total : 1414940.00

Amount in words: Rupees Fourteen Lakh Fourteen Thousand Nine Hundred
Forty Only.

Probable date of issue of Registered Document: 25 / 8 / 2014

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below:

Name of the Person Authorized: -----

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to -----

----- on 26/8/14

Signature of the person receiving the Document

Signature of the Sub-Registrar

For CITIZENCREDIT™
Co-operative Bank Ltd.


Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAMPANA BEHETER CO-OP, HSG SOCIETY LTD
ST. JOAQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 09885
113427



INDIA

NON JUDICIAL गोंया
AUG 23 2014

one four one four five zero zero 12:02

Rs. 1414500/- PB7223

STAMP DUTY

GOA

Name of Purchaser..... Common wealth Developers Pvt Ltd.



3960
Datta Damodar Nikhale



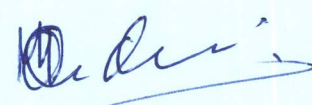
DEED OF SALE

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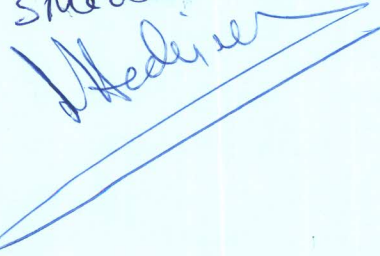

Rodrigues
D. S. N.

F. Medeira
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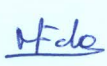
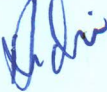
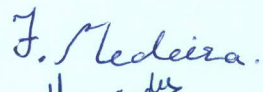
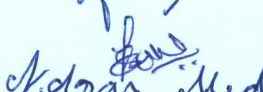
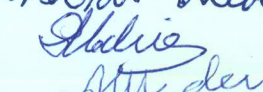
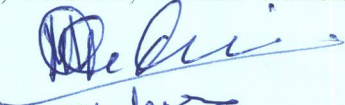
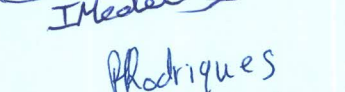
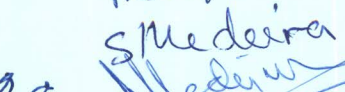


This Deed is made at Margao on this 25th day of the August month of the year Two Thousand Fourteen.

BETWEEN



1. **Mrs. FATIMA MARCELINA MEDEIRA**, wife of late Rosario Medeira, married, housewife, aged about 62 years, Indian national, having PAN No. ATSPM3832D, resident of H.No. 146, Near St. Sebastian Chappel, Comba Baixo, Margao Goa,
2. **Mrs. JESSICA MEDEIRA FERNANDES alias MRS. JESSICA EUGENIA MEDEIRA** daughter of Late Rosario Medeira, married, housewife, aged about 38 years, Indian national, having PAN No. ATSPM3834F resident of H.No. 763/A, Second Fatrade, Varca, Salcete and her husband
3. **Mr. JOE FELIX FERNANDES** Son of: Camilo Fernandes aged about 45 years, Indian national, Service, having PAN No. ABWPF0093P, resident of H.No. 763/A, Second Fatrade, Varca Salcete Goa
4. **Mrs. SIMA JULIANA MEDEIRA E CARVALHO** daughter of Late Rosario Medeira, aged about 36 years, Teacher, Indian national, having PAN No. BKTPM5806J resident of H.No. 159/A, Khamamoll, Sanvordem Goa and her husband
5. **Mr. PAUL SOCORRO CARVALHO**, Son of: Albert Silvestre Carvalho, aged about 49 years, Service, Indian national, having PAN No. ABRPC1170F, resident of H.No. 159/A, Khamamoll, Sanvordem Goa,
6. **Mr. SEBASTIAO MEDEIRA** Son of: Joaquim Medeira, aged about: 68 Years, married, Retired, Indian national, having

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PAN No. CEKPM4981A, Resident of: H. No. 146, behind Vidhya Bhavan, Comba, Margao Goa .

7. **Mrs. MARIA AMELIA MEDEIRA** alias **MARIA AMELIA BRAGANZA**, wife of: Mr. Sebastao Medeira , aged about: 60 Years, married, housewife, Indian national, having PAN No. CBNPM1183N, Resident of: H.No. 146, behind Vidhya Bhavan, Comba, Margao Goa .



8. **Mr. THOMAS MEDEIRA** Son of: Joaquim Medeira, aged about: 65 Years, married, Service, Indian national, having PAN No. BLLPM2404D, Resident of: H.NO. 707, Comba Margao Goa.

9. **Mrs. IVA JANUARINHA SOUSA MEDEIRA** , Wife of Mr. Thomas Medeira , aged about: 53 Years, married, housewife, Indian national, having PAN No. BUPPS2682Q , Resident of: H.NO. 707, Comba Margao Goa

10. **Mr. NELSON MEDEIRA** Son of: Joaquim Medeira, aged about: 63 Years, bachelor, Retired, Indian national, having PAN No. BTVPM1989H, Resident of: H.No. 146, behind Vidhya Bhavan, Comba, Margao Goa ,

11. **Mr. RAIMUNDO MEDEIRA** Son of: Joaquim Medeira, aged about: 59 Years, married, Service, Indian national, having PAN No. CBPPM0603M , Resident of: H.No. 146, behind Vidhya Bhavan, Comba, Margao Goa ,

12. **Mrs. SANTANA MEDEIRA** alias **Mrs. SANTANA ROGTAO**, wife of Mr. Raimundo Medeira , aged about: 54 Years, married, housewife, Indian national, having PAN No. CBPPM0602L, Resident of: H.No. 146, behind Vidhya Bhavan, Comba, Margao Goa.

Handwritten signatures and names:
 - *Stalio*
 - *Indi*
 - *Stalio*
 - *Phodrigues*
 - *J. Medeira*
 - *Humardes*
 - *Sebastiao*
 - *Kelvan Medeira*
 - *Medeira*
 - *Medeira*
 - *Medeira*
 - *Medeira*

13. **Mr. PEDRO IVO MEDEIRA** alias **Mr. PETER MEDEIRA** Son of: Joaquim Medeira, aged about: 55 Years, married, Business, Indian national, having PAN No. AXUPM3419L, Resident of: H.No. 515, Dagwal, Raia Salcete Goa,



14. **Mrs. PIEDADE RODRIGUES**, wife of Mr. Peter Medeira alias Pedro Ivo Medeira, aged about: 45 Years, married, Housewife, Indian national, having PAN No. BJNPR8540P, Resident of: H.No. 515, Dagwal, Raia Salcete Goa.

15. **Mrs. MARIA APOLONIA FERNADNES** alias **Mrs. MARY APOLONA MEDEIRA** daughter of: Joaquim Medeira, aged about: 57 Years, married, housewife, Indian national, having PAN No. ABXPF2825J, Resident of: House no. 58, Colva Salcete Goa and her husband

16. **Mr. LUIS XAVIER CONSTANCIO FERNANDES**, son of Constancio Fernandes, aged about: 62 Years, married, retired, Indian national, PAN card applied, Resident of: House no. 58, Colva Salcete Goa, hereinafter referred to as **"THE VENDORS"** of the OTHER PART

AND

COMMONWEALTH DEVELOPERS PVT. LTD a registered Company with registered office at CD Fountainhead, Murida Fatorda 403602 having PAN No. AABCD1337M and represented herein by its Managing Director **SHRI DATTA DAMODAR NAIK**, son of Damodar Kashinath Naik, aged about 59 years, married, resident of Comba Margao Goa (hereinafter referred to as **"THE VENDEE"** of the ONE PART

Handwritten signatures and names:
 - *Shri Datta Damodar Naik*
 - *Shri Ivo Medeira*
 - *Shri Pedro Ivo Medeira*
 - *Shri Maria Apolonia Fernandes*
 - *Shri Joaquim Medeira*
 - *Shri Constancio Fernandes*
 - *Shri Luis Xavier Constancio Fernandes*
 - *Shri Damodar Kashinath Naik*
 - *Shri Pedro Ivo Medeira*
 - *Shri Maria Apolonia Fernandes*
 - *Shri Joaquim Medeira*
 - *Shri Constancio Fernandes*
 - *Shri Luis Xavier Constancio Fernandes*
 - *Shri Damodar Kashinath Naik*

The VENDORS at SR. No. 3 **MR. JOE FELIX FERNANDES** is duly represented herein by his Power of Attorney holder the VENDOR No. 2 **MRS. JESSICA MEDEIRA FERNANDES** alias **MRS. JESSICA EUGENIA MEDEIRA** by virtue of Power of attorney dated 22/12/2012 Duly executed before Notary Saied Mohamad Raflulbakht Margao Goa under registration No. A/4349 dated 22/12/2012 The certified copy the same is enclosed to this Deed .



All individuals intervening in this agreement are Indian Nationals.

The terms “**VENDORS**” and “**VENDEE**” shall unless it be repugnant to the context and meaning shall include their heirs, successors, legal representatives and assigns.

WHEREAS:

A. There exist a landed property known as 'Aforamento de Terceiro Lanco de Gogola' situated in the city of Margao Salcete, Goa, described in the Land Registration Office of Salcete under no. 23615 new series enrolled in the Land Revenue Roll (Matriz) under no. 791. The said property is inscribed in favour of Joaquim Lourenco Batista under no. 31828. The matriz record also shows Joaquim Lourenco Batista.

B. Upon the death of said Joaquim Lourenco Batista there were inventory proceedings instituted registered under no. orfonological inventory 30/1969 and the property described was listed hereinabove as item no. 1 and the said property was allotted in their respective shares to the heirs in shares. One of the heirs Juliana Batista was entitled to 1/10th share.

~~Medeira~~ J. Medeira
Medeiros Fernandes
~~Saravali~~
~~Kant~~
Kels en Medeira
Rodrigues

~~Medeira~~
IMedeira
Smedeira
~~Medeira~~

Dick

- Almedina J. Medeiros
Chick Fernandes
Vde
LH Parvalho
Verce Mediso
Rodrigues Rubin
Medeiros
Dak

- (a) They have not entered into any transaction with any third party in respect of any portion of the said plot surveyed under chalta no. 36 of P.T. Sheet No. 132.
- (b) There are no third parties claiming any right, title or claim to the said plot surveyed under chalta no. 36 of P.T. sheet No. 132.
- (c) There is no attachment of the said property by any statutory or judicial authority.
- (d) There are no limitations of whatsoever nature to enter into any transaction in respect of the said plot.

I. Based on then above representation the VENDEE has agreed to purchase from the vendors the said plot for a total consideration of **Rs. 3,53,62,200/- (Rupees Three Cores Fifty-three lakhs Sixty-two Thousand two hundred only).**

NOW THEREFORE THIS DEED WITNESSETH AS UNDER

1 That in consideration of the same, the VENDORS hereby
grant, convey and assure all that SAID PLOT admeasuring an area

Almedina F. Medeira
Hernandez
Ferreira
Ferreira
Kerian Medeiros
Rodrigues
Medeiros
Medeiros
Medeiros

of 1461 m2 described in SCHEDULE hereunder and more clearly shown in the PLAN attached hereto in red colour, unto the VENDEE, together with all privileges, advantages and rights to the said property TO HAVE AND TO HOLD the same for use and benefit of the VENDEE.



2 It is covenanted between the parties that the VENDEE may
from time to time and at all times hereafter peaceably and quietly
enter upon, possess and enjoy the said plot hereby conveyed without
any claim whatsoever from the VENDORS or anybody claiming on
their behalf. The VENDORS have handed over possession of the
said plot to the VENDEE.

3 It is hereby covenanted between the parties that the
VENDEE shall hold, possess and dispose off or otherwise deal with
the said plot forever released and discharged by the VENDORS
who hereby indemnify the VENDEE against any third party claim
in respect of the said plot.

4 The VENDEE have paid to the VENDORS the entire consideration amount of **Rs. Rs. 3,53,62,200/- (Rupees Three Cores Fifty-three lakhs Sixty-two Thousand & two hundred only)** to the VENDORS paid in the following manners

i. To the VENDORS at Sr. No. 1 to 5 , Rs. 50,51,742/- (Rupees Fifty Lakhs fifty-one Thousand Seven hundred & forty-two only) less 1 % TDS amount to Rs. 50,517/- (Rupees Fifty thousand five hundred and Seventeen only) .

• To the VENDORS at Sr. No. 1. **Rs. 25,00,613/- (Rupees Twenty-five lakhs Six hundred & thirteen only)** by means of cheque no. 551435 dated 25/8/2014 Drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch .

Medena J. Medica.
Hernandez

Index



Barwalha

Nelson Medeiros
Rodrigues

Rodrigues

Modern

Shedding

Medical

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- To the VENDORS at Sr. No. 2. **Rs. 6,25,153/- (Rupees Six lakhs Twenty-five thousand one hundred & fifty-three only)** by means of cheque no. 551434 dated 25/8/2014 Drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch.
- To the VENDORS at Sr. No. 3. **Rs. 6,25,153/- (Rupees Six lakhs Twenty-five thousand one hundred & fifty-three only)** by means of cheque no. 551422 dated 25/8/2014 Drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch .
- To the VENDORS at Sr. No. 4. **Rs. 6,25,153/- (Rupees Six lakhs Twenty-five thousand one hundred & fifty-three only)** by means of cheque no. 551430 dated 25/8/2014 Drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch .
- To the VENDORS at Sr. No. 5. **Rs. 6,25,153/- (Rupees Six lakhs Twenty-five thousand one hundred & fifty-three only)** by means of cheque no. 551431 dated 25/8/2014 Drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch.

ii. To the VENDORS at Sr. No. 6 & 7 , **Rs. 50,01,225/- (Rupees Fifty lakhs one thousand two hundred & twenty-five only)** by means of Cheque bearing no. 551425 dated 25/8/2014 drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch in favour of VENDORS at Sr. No. 6, after deducting 1% TDS on Rs. 50,51,743/- (Rupees Fifty Lakhs fifty-one Thousand Seven hundred & Forty-three only);

iii. To the VENDORS at Sr. No. 8 & 9, **Rs. 50,01,225/- (Rupees Fifty lakhs one thousand two hundred & twenty-five only)** by means of Cheque bearing no. 551426 dated 25/8/2014 drawn on The Goa Urban Co-operative Bank Ltd., Margo Branch in favour of VENDORS at Sr. No. 8, after deducting 1% TDS on Rs. 50,51,743/- (Rupees Fifty Lakhs fifty-one Thousand Seven hundred & Forty-three only);

J. Medeira
Almederia
Shree
W. C. S.
LF
J. Medeira
Fernandes
Sandra
Paul
Ke Sen Medeira
Rodrigues
Medeira
Adri

vi. To the VENDORS at Sr. No. 13 & 14 , **Rs. 50,01,225/- (Rupees Fifty lakhs one thousand two hundred & twenty-five only)** by means of Cheque bearing no. 000166 dated 25/8/2014 drawn on HDFC Bank Ltd, Margo Branch in favour of VENDORS at Sr. No. 13, after deducting 1% TDS on Rs. 50,51,743/- (Rupees Fifty Lakhs fifty-one Thousand Seven hundred & Forty-three only);

vii. To the VENDORS at Sr. No. 15 & 16, Rs. **50,01,225/-** (Rupees Fifty lakhs one thousand two hundred & twenty-five only) by means of Cheque bearing no. 000167 dated 25/8/2014 drawn on HDFC Bank Ltd. , Margo Branch in favour of VENDORS at Sr. No. 15, after deducting 1% TDS on Rs. 50,51,743/- (Rupees Fifty Lakhs fifty-one Thousand Seven hundred & Forty-three only);

5 Subject to realization of Cheques mentioned at clause 4 (i)
to (vii) , The VENDORS discharge the VENDEE of their claim in

Almedina Medina
Rodriges Fernandes
Wda
LH Nelson Mediza
Rodrigues Medixen
Pavola Ball
Medezin
Medezin
Dark

respect of the consideration amount and hereby state that they have no claim of whatsoever nature against the VENDEE.

6 The VENDORS further covenant that it shall at the request and cost of the VENDEE do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property according to the true intent and meaning of this Deed.



7 The VENDEE is entitled to own, hold and dispose the said plot as absolute owner. The VENDEE is entitled to immediately apply the city survey authority to delete the name of the vendors and incorporate the name of the VENDEE as holder in due course for which the VENDORS have no objection and waive the right to notices .

8 The VENDEE is immediately entitled to approach statutory
authorities and seek approvals of plans to build multistoried
buildings as the vendee deems fit and proper and thereafter start
construction of the said buildings. The VEDEE is entitled to enter
into any third party contract in respect of any built up area in the
said property on terms the VENDEE deem fit and proper.

9 The VENDORS covenant to save the VENDEE from any harm or loss arising out of any encumbrance, charge, lien, defect in title or any third party claim of whatsoever nature to the said property of land and to keep the VENDEE indemnified in case of such harm or loss.

10 Neither the VENDORS from whom the said property described in Schedule I is purchased nor the VENDEE does not belong to the Scheduled Caste or Scheduled Tribe community and

Almedena F. Medeira
Dias
Fdos

Fernandes
Barwalle
Lust

Medeira
I Medeiros

S Medeiros Park

H Nelson Medeira
Adri

Rodrigues
Medeiros

the property hereby sold was never owned or possessed by any member of the Scheduled Caste or Scheduled Tribe community. The VENDORS hereby declare that there are aware of the notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 & circular no. 16/04/2011 -RD dated 06/06/2011 issued by Government of Goa.



The property hereby sold is valued at **Rs. 3,53,62,200/- (Rupees Three Crores Fifty-three lakhs Sixty-two Thousand & Two hundred only)** which is its fair market value and accordingly, stamp duty of **Rs. 14,14,500/- (Rupees Fourteen lakhs Fourteen Thousand & five hundred only)** is paid.

SCHEDULE I

All that 1/10th of the property known as 'AFORAMENTO DO PERCEIRO LANCO DE GOGOLA' and described in the Land Registration Office of Salcete under no.23615 and enrolled in the matriz no. 791 admeasuring an area of 1461 m² independently surveyed under chalta no. 36 of P.T. No. 132 of city survey Margao and bounded

on the east by property surveyed under chalta no. 1 of P.T. Sheet no. 118,

on the west by public road ,

on the North by the property surveyed under Chalta no. 10 of P.T. Sheet No. 132 and

on the South by the property surveyed under chalta no. 12 of P.T. Sheet No. 132 of city survey Margao.

IN WITNESS WHEREOF the parties have signed herein under in the presence of witnesses

SIGNED AND DELIVERED

by the within named **VENDORS**



F. Medina

J. Medina

Mrs. Fatima Marcelina Fernandes

RIGHT HAND FINGERPRINTS



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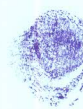
Index Finger



Middle Finger



Ring Finger



Little Finger

LEFT HAND FINGERPRINTS



Little Finger



Ring Finger



Middle Finger



Index Finger



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Almederia
Steele
Hole

McKenzie
Madison

Medicine
Medicine



Nelson Medico

Adm

File
Rodrigues



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Mrs. Jessica Eugenia Medeira
(as Self and power of attorney of
VENDORS No. 3 Mr. Joe Felix Fernandes)

RIGHT HAND FINGERPRINTS



Thumb



Index Finger



Middle Finger



Ring Finger



Little Finger

LEFT HAND FINGERPRINTS



Little Finger



Ring Finger



Middle Finger



Index Finger



Thumb

[Handwritten signatures and names:]
Medeira, F. Medeira, Medeira, Rodrigues, Medeira, Medeira, Nelson Medeira, Dalk

4.



Sarwalha

Mrs. Sima Juliana Medeira e Carvalho

RIGHT HAND FINGERPRINTS



Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

LEFT HAND FINGERPRINTS



Little Finger

Ring Finger

Middle Finger

Index Finger

Thumb

Almedeira J. Medeiros
Hálio Fernandes

af class



Hernandez

Sawah

Roll

Medew

phodriques

Medicina

~~St. Michaels~~
~~Chapel~~

Nelson Medeiros

5.



Done!

Mr. Paul Socorro Carvalho

RIGHT HAND FINGERPRINTS



Thumb



Index Finger



Middle Finger



Ring Finger



Little Finger

LEFT HAND FINGERPRINTS



Little Finger



Ring Finger



Middle Finger



Index Finger



Thumb

Medina
 Delle
 Echo
 Lf
 Khr

Modem

gmedevor

Phodrigues

6.



Sebastiao
Mr. Sebastiao Medeira

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



M. Medeira
Sebastiao
Medeira
Sebastiao

Sebastiao
Medeira
Sebastiao

Sebastiao Medeira

Sebastiao
Medeira
Rodrigues

7.



Almedeira

Mrs. Maria Amelia Medeira alias
Maria Amelia Braganza

RIGHT HAND FINGERPRINTS



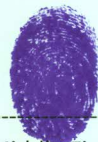
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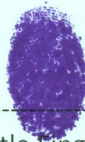


Middle Finger



Little Finger

LEFT HAND FINGERPRINTS



Little Finger



Ring Finger



Middle Finger



Index Finger



Thumb

Almedeira F. Medeira
Almedeira *Fernandes*

Almedeira
Almedeira

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