

Cheques Three lakhs Fifty two thousand

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAMRA BESHWA CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 682

भारत 19312
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NON JUDICIAL *गोवा* only
JUL 11 2017



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R.0352000/- PB7223

D-5/STP(V)/C.R./35/3/2811-RD

INDIA STAMP DUTY GOA

Name of Purchaser... SUHAS HAROLD SANJEEVRAO

For CITIZEN CREDIT CO-OP. BANK LTD.



Dequeira
Authorized Signatory

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DEED OF SALE

Acquiesces

Suhas

THIS DEED OF SALE is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 12th day of July, 2017 (12/07/2017) BY AND



BETWEEN

1) MR. CHRISTOPHER FLORIANO FERNANDES, son of Nicholas Piedade Fernandes, aged 53 years, married, businessman/service, holding PAN - AABPF0085F, **2) MRS. JACINTHA FERNANDES NEE FALCAO alias JACINTA CONCEPTION FALCAO** wife of Mr. Christopher Floriano Fernandes, aged 44 years, housewife/service/business, holding PAN - AAAPF2126J, both Indian Nationals and Resident of 501, 5TH floor, Max-May, 3rd Tank, Orlem Malad west, Mumbai 400 064, **3) MR. BRIAN MICHAEL FERNANDES**, son of Nicholas Piedade Fernandes, aged 51 years, married, service, holding PAN - AAWPF1824H, **4) MRS. VENETIA FERNANDES alias VENETIA FELICIA MARIA FALEIRO**, wife of Mr. Brian Michael Fernandes, aged 47 years, married, service, holding PAN - AAQPF4472K, both Indian Nationals and presently residing at cloud 9, 5th floor, 504, Al Sufouh, PO Box 502 601, Dubai, United Arab Emirates, **5) MR. ADRIAN JOSEPH MININ FERNANDES alias ADRIAN JOSEPH FERNANDES**, son of Nicholas Piedade Fernandes, aged 50 years, married, service, holding PAN - AAHPF8130F, **6) MRS. LEONA BLANCHE FERNANDES alias LEONA BLANCHE STANISLAUS FERNANDES**, wife of Mr. Adrian Joseph Minin Fernandes aged 44 years, married, service, holding PAN - AADPF9880A, both Indian Nationals and resident of Flat No. 801, Al Ibtiz building, 319-Oud Metha, PO Box 502 601 Dubai, United Arab Emirates, **7) MR. GLENN MANUEL FERNANDES alias GLENN FERNANDES**, son of Nicholas Piedade Fernandes, aged 48 years, married, service, holding PAN - ABBPF2868B, Indian National, resident of 201, 2nd floor, Max-May, 3rd Tank, Orlem Malad west, Mumbai 400 064, **8) MRS. TANIA DOMINICA FERNANDES NEE ANDRADE alias TANIA DOMINICA F. FONSECA**, wife of Mr. Glenn Manuel Fernandes, aged 42 years, married, service, holding PAN - ADPPA5962K, Indian National, resident of way 4946, building 3379, Ground Floor, Al Khuwair 33, Muscat Oman, **9) MRS. CELINE FERNANDES alias MARIA CELINE FERNANDES**, wife of late

N Fernandes

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Fortunate Fernandes, aged 71 years, married, housewife, holding PAN - ABAPF6316K, Indian National, resident of Mumbai, Maharashtra, 10) **MS. HEMA FERNANDES alias HEMA DEBBIE FERNANDES**, daughter of late Fortunate Fernandes, aged 45 years, Un-married, holding PAN - ABSPF7221K, Indian National, resident of Mumbai, Maharashtra 11) **RONALD MANUEL FERNANDES alias RONALD LEONARDO FERNANDES**, son of late Mr. Manuel Floriano Fernandes, aged 45 years, unmarried, service, holding PAN - AACPF2764J, 12) **MRS. NAINA BASIL FERNANDES alias NAINA ROSE MASCARENHAS**, wife of Mr. Ronald Manuel Fernandes, aged 46 years, married, homemaker, holding PAN - AAIPF1498F, both British Nationals, holding Overseas Citizen of India and resident of 24, Fryston Avenue, Croydon, London, United Kingdom, 13) **MRS. MELANIE BERYL GONSALVES alias MELANIE BERYL FERNANDES**, daughter of late Manuel Floriano Fernandes wife of Mr. Kai Joseph Lee Gonsalves, aged 43 years, married, homemaker, holding PAN - AACPF5889N, 14) **MR. KAI JOSEPH LEE GONSALVES**, son of late Mr. Linus Percy Pascal Gonsalves, aged 50 years, married, service, holding PAN - AAWPG3918K, both Indian Nationals and residing at Muscat Oman, 15) **MR. NEVILLE FERNANDES alias NEVILLE GERALD FERNANDES**, son of late Manuel Floriano Fernandes, aged 37 years, married, service, holding PAN - AAIPF2643J, 16) **MRS. MELLITA FERNANDES**, wife of Mr. Neville Fernandes, aged 37 years, married, service, holding PAN - AGIPA4355L, both Indian Nationals and resident of K-702, Golden Square CHS, Sunder Nagar, Santacruz, East-Mumbai 400 098, Maharashtra, 17) **MR. LEANDRO MAXIMILLIAN FERNANDES alias LEANDRO FERNANDES**, son of late Antonio Floriano Roque Fernandes, aged 77 years, married, service, holding PAN - ABPPF1065J, holder of Canadian passport and Overseas Citizen of India certificate 18) **MRS. AYNETTE CATHERINE FERNANDES alias CATHERINE ANNETTE GOMES**, wife of Mr. Leandro Maximillian Fernandes, aged 67 years, married, service, holding PAN - ABPPF1064K, holder of Canadian passport and Overseas Citizen of India certificate both resident of 69, Cloverdale Drive, Brampton, Ontario, L6T 2T5, Canada, 19) **MRS. MEENA FIGUEIREDO alias MRS. MEENA JOANITA MELANIE FERNANDES**, daughter of late Martina Fernandes and late Mathew

Fernandes, aged 54 years, married, service, holding PAN - AAKPF9678D, 20) **MR. THEODORE FIGUEIREDO** alias **MR. THEODORE ANTHONY CRESTES FIGUEREDO**, son of Mr. Rosario Vitorino Figueiredo, aged 57 years, married, service, holding PAN - AF9688B, both Indian Nationals and resident of 32, Rajiv apartments, Zig Zag road, Pali Hill, Bandra West, Mumbai 400 050, 21) **MR. MARCELLUS MATHEW FERNANDES** alias **MR. MARCELLUS LAWRENCE ANTHONY FERNANDES**, son of Mathew Augustine Fernandes and Martina Fernandes, aged 61 years, married, service, not holding PAN, Indian National resident of 47, Padmasee House,, 293 Prince Street, Mumbai-400 002, 22) **MRS. ANDREA GOMES** alias **MRS ANDREA FERNANDES**, daughter of Marcellus Mathew, aged 36 years, married, service, holding PAN - ALJPG0816A, 23) **MR. NICHOLAS NAZARETH GOMES** son of Menin Gomes, aged 41 years, married, service, holding PAN - BTMPG6752K, both Indian Nationals and resident of room no. 47, Sopariwala House, 293 Princess Street, Fourth floor, Mumbai 400 002, 24) **MR. MELROY MARCELLUS FERNANDES** alias **MR. MELROY FERNANDES**, son of Marcellus Mathew Fernandes, aged 34 years, married, service, holding PAN - AAJPF6946P, 25) **MRS. IRIS LOURDES CASTELINO**, daughter of Castelino Robert Alex, aged 27 years, married, service, holding PAN - AJJPC6530F, both Indian Nationals and resident of room no. 47, Sopariwala House, 293 Princess Street, Fourth floor, Mumbai 400 002, 26) **MR. ANDRE GERALDO FERNANDES** alias **FR. GERALD ANDREW FERNANDES**, son of late Antonio Floriano Roque Fernandes, aged 73 years, Un-married, Priest, holding PAN - AADPF0721A, HOLDING Aadhar No. 4391 4665 8701, Indian Nationals and resident of Church of Our Lady of Victories, 118, L J Road, Mahim, Mumbai 400 016, hereinafter called the 'VENDORS' (which expression shall include unless repugnant to the context or meaning thereof, all their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

1) **MR. SUHAS HAROLD SANJEEVRAO**, son of late P. M. Sanjeevrao, aged 53 years, married, businessman, holding PAN - FJDPS4251J,

Aadhar No. 4029 4902 5260 and his wife 2) **MRS. JULIANA FERNANDES**, wife of Mr. Suhas Harold Sanjeevrao, aged 54 years, service, holding PAN - AALPF6901E, Aadhar No. 3323 8742 4780, both Indian Nationals and resident of RH2, Mystical Rose of Monte Hill, Opposite Military Gate, Margao, Salcete Goa, hereinafter jointly called the "**PURCHASERS**" which expression shall, unless repugnant to the context, include their heirs, legal representatives, administrators, successors and assigns) OF THE SECOND PART.

The VENDOR No 1 to 25 is represented herein by their Constituted Attorney, their brother, brother-in-law, uncle, uncle-in-law, namely Vendor No. 26, **MR. ANDRE GERALDO FERNANDES alias FR. GERALD ANDREW FERNANDES**, son of late Antonio Floriano Roque Fernandes, aged 73 years, occupation priest, un-married, resident of Church of Our Lady of Victories, 118, L J Road, Mahim, Mumbai 400 016, vide following Power of Attorneys:

- a) Power of Attorney dated 07.04.2017 registered under Sr. no. 584/17 executed before Notary Yadvesh Chandra Dubey at Mumbai dated 07.04.2017, given by VENDORS No. 1 and 2.
- b) Power of Attorney dated 21.03.2017 executed before Vice Consul, Consulate General of India, Dubai (U.A.E) dated 21.03.2017, duly certified by Additional Collector, South Goa dated 22.05.2017, given by VENDORS No. 3, 4, 5 and 6.
- c) Power of Attorney dated 15.03.2017 executed before Notary Yadvesh Chandra Dubey dated 15.03.2017 and before Assistant Consular Officer, Embassy of India at Muscat dated 23.03.2017, duly certified by Additional Collector, South Goa dated 22.05.2017, given by VENDORS No. 7 and 8.
- d) Power of Attorney dated 27.03.2017 registered under Sr. no. 208/17 executed before Notary Dr. Pravin Mehta at Mumbai dated 27.03.2017 given by VENDOR No. 9.
- e) Power of Attorney dated 12.06.2017 registered under Sr. no. 437/17 executed before Notary Dr. Pravin Mehta at Mumbai dated 12.06.2017 given by VENDOR No. 10.
- f) Power of Attorney dated 29.03.2017 executed before Assistant Consular Officer, High Commission of India, London dated

29.03.2017, duly certified by Additional Collector, South Goa dated 22.05.2017, given by VENDORS No. **11** and **12**.

g) Power of Attorney dated 19.03.2017 executed before Assistant Consular Officer, Embassy of India at Muscat dated 19.03.2017, duly certified by Additional Collector, South Goa dated 22.05.2017, given by VENDORS No. **13** and **14**.

h) Power of Attorney dated 20.03.2017 registered under Sr. no. RH/3/ 1785 executed before Notary M. S. Prasad at Mumbai dated 20.03.2017 given by VENDORS No. **15** and **16**.

i) Power of Attorney dated 16.03.2017 executed before Solicitor and Notary Public at Brampton Ontario, Canada and certified by Vice Consul, Consulate General of India, Toronto dated 20.03.2017, duly certified by Additional Collector, South Goa dated 22.05.2017, given by VENDORS No. **17** and **18**.

j) Power of Attorney dated 18.04.2017 registered under Sr. no. RH/3/ 1930 executed before Notary M. S. Prasad dated 18.04.2017 given by VENDORS No. **19** and **20**.

k) Power of Attorney dated 17.04.2017 executed before Vice Consul, Consulate General of India, Dubai (U.A.E) dated 17.04.2017, duly certified by Additional Collector, South Goa dated 26.05.2017, given by VENDOR No. **21**.

l) Power of Attorney dated 28.04.2017 registered under Sr. no. 2303/ 2017 executed before Notary N. R. Gupta at Mumbai dated 28.04.2017 given by VENDORS No. **22** and **23**.

m) Power of Attorney dated 28.04.2017 registered under No. 3183/ PA/17 executed before Vice Consul Consulate General of India, at Dubai (U.A.E) dated 28.04.2017, duly certified by Additional Collector, South Goa dated 26.05.2017, given by VENDORS No. **24** and **25**.

Certified copies of all the aforesaid Power of Attorneys is annexed to this Deed of Sale.


The PURCHASER No. 2 is represented herein by her constituted Attorney the PURCHASER No. 1 Mr. Suhas Harold Sanjeevrao vide General Power of Attorney dated 11.05.2017 executed before Notary

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Mr Ravindra G. Tilve under Reg. No. 153/2017 dated 12.05.2017, a Certified copy of the Power of Attorney is annexed to this Deed of Sale.

 **AND WHEREAS** there exists a landed property known as "Capoeira of Tanque" or "Cabeceira de Tanque" or "Santemol" situated at Raia, within the limits of Village Panchayat of Raia, Raia Village, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described entirely in the Land Registration Office of Salcete under No. 19481 new and enrolled in the Land Revenue Office under Matriz No. 339. This property is more particularly described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID ENTIRE PROPERTY".

AND WHEREAS the SAID ENTIRE PROEPRTY was originally owned by Egidia Quadros, or Visitacao dos Quadros or Maria de Visitacao Quatros.

AND WHEREAS by Public Deed of sale and Discharge dated 14.09.1935 registered in the office of Notary of the Judicial Division Margao at page 89 up to 91 of book of notes no. 480, said Egidia Quadros, or Visitacao dos Quadros or Maria de Visitacao Quatros sold to Antonio Floriano Roque Fernandes also known as Floriano Fernandes the 12/36th parts of half of southern half of the property. The said 12/36th part of the property was described under Description Number 35049 and inscribed under inscription number 28063 and presently surveyed under survey No. 101, Sub division No. 2 of Raia Village of Salcete Taluka. This part of the property is more particularly described in SCHEDULE B hereunder written and is hereinafter referred to as "SAID PART OF PROPERTY".

AND WHEREAS the said 12/36th part of the property was inscribed under inscription number 28063 in the name of Antonio Floriano Roque Fernandes alias Floriano Fernandes.

AND WHEREAS said Antonio Floriano Roque Fernandes alias Floriano Fernandes and his wife Maria Joaquina Fernandes both expired leaving behind five sons namely (a) Mr. Nicolau Piedade Fernandes alias Nicholoo s Fernandes married to Felomina D, Souza; (b) Mr. Fortunato

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Feleciano Fernandes married to Maria Celine Fernandes; (c) Mr. Manuel Fernandes Married to Odelia D Souza; (d) Mr. Leandro Fernandes also known as Mr. Leandro Maximillian Fernandes married to Catherine Gracies alias Aynette Catherine Fernandes and (e) Mr. Andre Gerardo Fernandes alias Andre Geraldo Fernandes Unmarried, as declared by Deed of Declaration for Succession of Heirs dated 22.05.1990 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 22 v onwards of Will/Deeds book no. 1329.

AND WHEREAS one daughter of said Antonio Floriano Roque Fernandes and Maria Joaquina Fernandes namely Mrs. Martina Fernandes married to Mathew Augustine Fernandes opted out in aforesaid Deed of Declaration for Succession of Heirs dated 22.05.1990 as both of them relinquished their right in the estate left by Antonio Floriano Roque Fernandes and Maria Joaquina Fernandes dated 30.10.1963. However said Martina Fernandes and her husband was not relinquished their right legally and as per law, now both of them expired leaving behind them their two childrens namely (a) Mr. Marcellus Lawrence Anthony Fernandes married to Fatima Mercy Anne Fernandes and (b) Mrs. Meena Joanita Melanie Fernandes married to Mr. Theodore Anthony Crestes Figueredo. The wife of aforesaid Mr. Marcellus Lawrence Anthony Fernandes, Fatima Mercy Anne Fernandes also expired leaving behind her two childrens namely (a) Mrs Andrea Fernandes married to Nicholas Nazareth Gomes and (b) Mr. Melroy Fernandes married to Iris Lourdes Castelino as her sole heirs as declared by Deed of Declaration for Succession of Heirs dated 29.05.2017 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 80 V to 82 of Deeds book no. 1639.

AND WHEREAS legal heirs of said Martina Fernandes and Mathew Augustine Fernandes namely Vendor No. 19 to 25 although do not have any right, title or interest in the Estate of said Antonio Floriano Roque Fernandes and Maria Joaquina Fernandes, they are however joined in this Deed by way of abundant caution and for further confirmation of sale of said part of the property to the Purchasers.

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AND WHEREAS son of said Floriano Fernandes namely Nicolau Fernandes also known as Nicolau Piedade Fernandes or Nicholas Fernandes Or Nicholas Piedade Fernandes and his wife Philomina Mercy Fernandes alias Filomina D, Souza both expired leaving behind four sons namely (a) Mr. Christopher Floriano Fernandes and his wife Jacinta Concepcion Falcao; (b) Mr. Brian Michael Fernandes and his wife Venetia Felicia Maria Faleiro; (c) Mr. Adrian Joseph Menin Fernandes and his wife Leona Blanche Fernandes and (d) Mr. Glen Manuel Fernandes and his wife Tania Dominica F. Fonseca, as declared by Deed of Declaration for Succession of Heirs dated 05.12.2016 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 9 V to 11 of Deeds book no. 1632.

AND WHEREAS second son of said Floriano Fernandes namely Fortunato Feleciano Fernandes expired leaving behind his widow and moiety holder Maria Celine Fernandes and as sole and universal heir his un-married daughter namely Miss Hema Debbie Fernandes. as declared by Deed of Declaration for Succession of Heirs dated 05.12.2016 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 8 to 9 of Deeds book no. 1632.

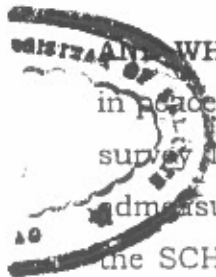
AND WHEREAS third son of said Floriano Fernandes namely Manuel Fernandes and his wife Odelia Fernandes both expired leaving behind them their Three children's namely (a) Mr. Ronald Leonardo Fernandes married to Mrs. Naina Rose Mascarenhas; (b) Mrs. Melanie Beryl Fernandes married to Mr. Kai Joseph Lee Gonsalves and (c) Mr. Neville Gerald Fernandes Married to Mrs. Mellita Fernandes. as declared by two Deed of Declaration for Succession of Heirs first dated 05.12.2016 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 6 to 7 of Deeds book no. 1631 and second dated 29.05.2017 drawn in the office of Ex-Officio Notary public Salcete and recorded at folio 82 V to 84 of Deeds book no. 1639 .

AND WHEREAS by virtue of all the aforesaid Deed of Successions, all the aforesaid Vendors viz Vendor No. 1 to 26 are legal heirs and successors of said Antonio Floriano Roque Fernandes or Floriano

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Fernandes and Maria Joaquina Fernandes and therefore became joint owners in possession of the "SAID PART OF PROPERTY".



AND WHEREAS the vendors declare that they are the lawful owners and in peaceful possession of the "SAID PART OF PROPERTY" surveyed under survey No. 101, Sub division No. 2 of Raia Village of Salcete Taluka, admeasuring an area of 3075 Sq. mtrs. more particularly described in the SCHEDULE B hereunder written along with existing house and all that is existing therein.

AND WHEREAS the vendors obtained zoning information from the office of the Town and Country Planning Department, South Goa District dated 30.05.2017 of the "SAID PART OF PROPERTY" surveyed under survey No. 101, Sub division No. 2 of Raia Village of Salcete Taluka and the "SAID PART OF PROPERTY" is falls under "Settlement Zone" as per regional Plan for Goa 2001 and 2021.

AND WHEREAS by Agreement for Sale dated 29.05.2017, duly registered in the office of the sub-Registrar of Salcete at Margao under registration No. MGO-BK1-02451-2017 CD Number MGOD112 dated 05.06.2017, the VENDORS agreed to sell unto the PURCHASERS herein, the "SAID PART OF PROPERTY" admeasuring an area of 3075 Sq. mtrs.

AND WHEREAS the Purchasers has verified the title of the Vendors to the Vendors property and for their satisfaction, published a public notice dated 21.05.2017 in Herald newspaper of even date and invited objections to the intended sale of the said Vendors property or its part thereof. No objections to the intended sale of the said Vendors property or its part thereof have been received by the Purchasers or their legal counsel.

AND WHEREAS the VENDORS have declared, represented and covenanted unto the PURCHASERS as follows :-

- i) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PART OF PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PART OF PROPERTY".

Fernandes

[Signature]



- ii) That the **"SAID PART OF PROPERTY"** was described under Description Number 35049 and inscribed under inscription number 28063 and surveyed under survey No. 101, Sub division No. 2 of Raia Village of Salcete Taluka.

That the name Maria Joaquina Fernandes alias Maria Joaquim Fernandes who is a late wife of late Antonio Floriano Roque Fernandes alias Floriano Fernandes is figuring in Other rights column of form I & XIV of survey No. 101/2 of Raia Village of Salcete Taluka.

- iv) The **"SAID PART OF PROPERTY"** is not subject to any mundkarial rights, agricultural tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever,
- v) That the **"SAID PART OF PROPERTY"** is not falling under any zone prohibited for development;
- vi) That the **"SAID PART OF PROPERTY"** is completely in settlement zone.
- iv) The **"SAID PART OF PROPERTY"** is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- v) That no other person/persons other then the VENDORS mentioned hereinabove is the
- vi) That no other person/persons other then the VENDORS mentioned hereinabove is the owner/s or possessor/s of the **"SAID PART OF PROPERTY"** or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the **"SAID PART OF PROPERTY"** and/or deal with it in any manner whatsoever.

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- vii) That there is no legal bar or impediment for this transaction and that the **"SAID PART OF PROPERTY"** is free from all encumbrances, liens and/or charges.
- viii) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Act or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/have been received by and/or served upon the VENDORS regarding the **"SAID PART OF PROPERTY"**;
- ix) That the **"SAID PART OF PROPERTY"** is not the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and /or Regulation and /or under any subsisting Order, Judgment and /or Decree of any Court of Law.
- x) That the **"SAID PART OF PROPERTY"** is not the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- xi) that they have jointly and or severally not agreed, committed or contracted or entered into any agreement for sale, assignment, mortgage, lease, license or any other Agreement or understanding, whether oral or in writing, with any third party or third parties in respect of **"SAID PART OF PROPERTY"**;
- xii) That no person has any right of access through the **"SAID PART OF PROPERTY"**, or part thereof, nor does any access, public or private, exist through the same.
- xiii) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any

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change and or encumbered the **"SAID PART OF PROPERTY"** in any manner whatsoever.



- xiv) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the **"SAID PART OF PROPERTY"** or any part thereof, then the VENDORS and each of them jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the **"SAID PART OF PROPERTY"** from the consideration determined herein and the PURCHASERS shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.
- xv) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the **"SAID PART OF PROPERTY"** unto and to the use of the PURCHASERS.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASERS has offered to purchase the **"SAID PART OF PROPERTY"** from the VENDORS and the VENDORS agreed to sell the **"SAID PART OF PROPERTY"** to the PURCHASERS for a total consideration of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakhs Only).

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AND WHEREAS the VENDORS have received full consideration from the PURCHASERS and both the parties hereto have agreed to execute the present Deed of Sale to that effect thereby transferring the title and possession of the "SAID PART OF PROPERTY" unto the PURCHASERS.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said agreement and in consideration of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakhs Only) paid by the PURCHASERS to the VENDORS in the following manner :

a. A sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) was paid at the time of execution of Agreement for Sale dated 29.05.2017.

b. And balance amount of Rs. 2,08,00,000/- (Rupees Two Crore Eight Lakhs Only) paid by the PURCHASERS to the VENDORS in the following manner :

i) a sum of Rs. 8,87,500/- (Rupees Eight Lakhs Eighty Seven Thousand Five Hundred Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No. 1.

ii) a sum of Rs. 10,65,000/- (Rupees Ten Lakhs Sixty Five Thousand Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No. 3.

iii) a sum of Rs. 8,87,500/- (Rupees Eight Lakhs Eighty Seven Thousand Five Hundred Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No 5.

iv) a sum of Rs. 8,87,500/- (Rupees Eight Lakhs Eighty Seven Thousand Five Hundred Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No 7.

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v) a sum of Rs. 35,50,000/- (Rupees Thirty Five Lakhs Fifty Thousand Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No. 9.



vi) a sum of Rs. 11,83,333/- (Rupees Eleven Lakhs Eighty Three Thousand Three Hundred Thirty Three Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No. 11.

vii) a sum of Rs. 11,83,333/- (Rupees Eleven Lakhs Eighty Three Thousand Three Hundred Thirty Three Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No. 13.

viii) a sum of Rs. 11,83,333/- (Rupees Eleven Lakhs Eighty Three Thousand Three Hundred Thirty Three Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No 15.

ix) a sum of Rs. 35,50,000/- (Rupees Thirty Five Lakhs Fifty Thousand Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No 17.

x) a sum of Rs. 16,65,250/- (Rupees Sixteen Lakhs Sixty Five Thousand Two Hundred Fifty Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No 19.

xi) a sum of Rs. 16,65,250/- (Rupees Sixteen Lakhs Sixty Five Thousand Two Hundred Fifty Only) paid vide RTGS dated 11.07.2017 in favour of the VENDOR No 22.

xii) a sum of Rs. ^{30,92,300/-} ~~30,50,000/-~~ (Rupees Thirty Lakhs ^{NINETY TWO THOUSAND} ~~Fifty~~ Thousand ^{HUNDRED} Only) paid vide Cheque bearing Cheque No. 048524 dated 22.07.2017 drawn on Punjab National Bank, Margao Branch in favour of the VENDOR No. 26.

the payment and receipt of the said entire consideration of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakhs Only), to the VENDORS

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and each of them do hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof, the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and assure by way of sale unto the PURCHASERS for the consideration received, the "SAID PART OF PROPERTY" described in the SCHEDULE-B hereunder written and as shown in the plan annexed hereto, together with all that is situated in the "SAID PART OF PROPERTY" including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PART OF PROPERTY", that the PURCHASERS shall own, possess, enjoy and hold the "SAID PART OF PROPERTY" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PART OF PROPERTY" hereby sold and conveyed in favour of the PURCHASERS.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PART OF PROPERTY" to the PURCHASERS and the PURCHASERS have taken the possession of the "SAID PART OF PROPERTY".

3. That the PURCHASERS may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PART OF PROPERTY" hereby sold to them as their own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.

4. The VENDORS further covenant with the PURCHASERS as under:-
a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASERS shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PART OF PROPERTY" unto the PURCHASERS and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

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b) that they have jointly and or severally, not entered into any agreement, understanding and or arrangement for sale, development, construction and or disposal or otherwise howsoever with any party in respect of the **"SAID PART OF PROPERTY"** or any part thereof;

c) That they have jointly and or severally, not created any charge and encumbered the **"SAID PART OF PROPERTY"** or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respects of the **"SAID PART OF PROPERTY"** or any part thereof;

d) That VENDORS have good, clear, legal, marketable, subsisting title over the **"SAID PART OF PROPERTY"** hereby sold and that the same are free from all encumbrances;

e) That the **"SAID PART OF PROPERTY"** is completely in settlement zone.

5. That all taxes such as land tax etc. or otherwise and or any outgoings in regard to the **"SAID PART OF PROPERTY"** shall be borne and paid by the VENDORS up to the date of registration of this sale deed and thereafter by the PURCHASERS.

6. The VENDORS hereby authorizes the PURCHASERS to get transferred in their name the **"SAID PART OF PROPERTY"**, purchased by them by the present deed with the competent authorities and the VENDORS specifically give their No Objection for carrying out mutation and for including their name in the survey records of survey No. 101/2 of Raia Village of Salcete Taluka and hereby waive any notice that may be required to be addressed to the VENDORS under any law in force.

7. The VENDORS undertakes to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the **"SAID PART OF PROPERTY"**. Further, the VENDORS do hereby agree to indemnify and

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keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought by or commenced against the PURCHASERS by any third party or against the VENDORS or any of them and in which the PURCHASERS is subject to any loss, damage etc. in respect to the "SAID PART OF PROPERTY" hereby sold.

8. ALL the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

9. That the sale consideration of the "SAID PART OF PROPERTY" is Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakhs only). A sum of Rs. 6,38,000/- was paid towards 2.90 % of the stamp duty at the time of registration of Agreement for Sale dated 29.05.2017, therefore the present Deed of sale is engrossed on 1.60 % balance stamp paper of Rs. 3,52,000/-.

SCHEDULE - A

(OF THE SAID ENTIRE PROPERTY)

ALL THAT LANDED PROPERTY known as "Capoeira of Tanque" or "Cabeceira de Tanque" or " Santemol " situated at Raia, within the limits of Village Panchayat of Raia, Raia Village, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, entirely described in the Land Registration Office of Salcete under No. 19481 new, enrolled in the Land Revenue Office under Matriz No. 339 and bounded as under:

EAST: By public road and Aforamento of Alexo Caetano Rodrigues or Joaquim;
WEST: By public road;
NORTH: By public road; and
SOUTH: By land Naicanguelim of the heirs of Joao Sancho de Quadros.

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SCHEDULE - B
(OF THE SAID PART OF PROPERTY)

ALL THAT PART OF PROPERTY now sold is a part of the larger property described in Schedule A herein above, admeasuring an area of 3,075 Sq. mtrs. The said part of the property is described in the Land Registration Office of Salcete under Description No. 35049 and inscribed under inscription no. 28063 and is presently surveyed under survey no. 101/2 of village Raia of Salcete Taluka. The **SAID PART OF THE PROPERTY** is delineated in red colour in the plan annexed hereto and is presently bounded as under:

EAST: By Survey Number 101/3;

WEST: By Survey Number 101/1;

NORTH: By Road and

SOUTH: By Survey Number 101/5.

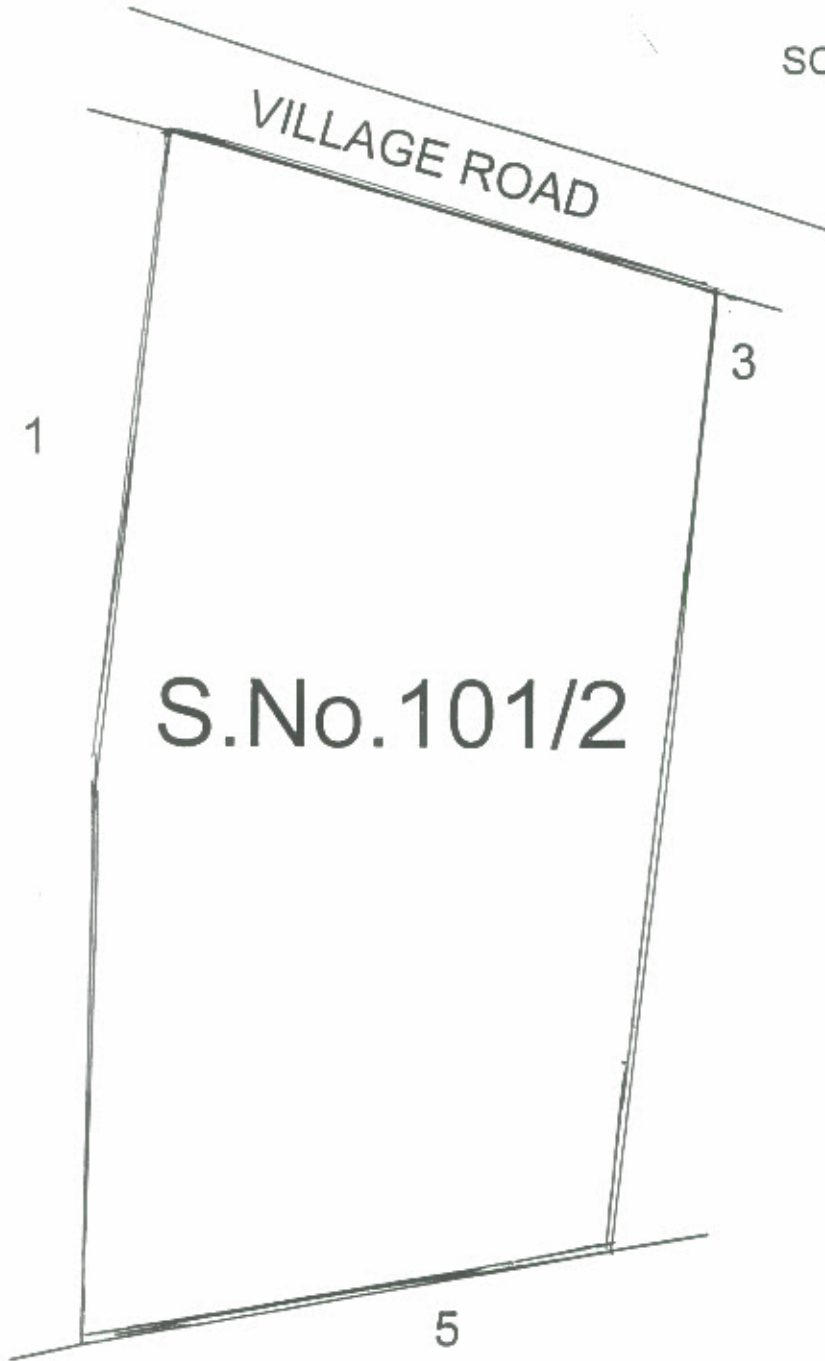
IN WITNESS WHEREOF, the parties to this Deed have set and subscribed their respective hands on the day, month and year first herein above mentioned.

Accondes

Deeds

PLAN
SHOWING PLOT BEARING SURVEY No. 101/2
OF VILLAGE RAIA, SALCETE TALUKA, GOA


SCALE 1:500



S.No.101/2

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Signed & Delivered
by the within named
VENDORS



Fernandes

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**MR. ANDRE GERALDO FERNANDES alias
FR. GERALD ANDREW FERNANDES**

(for self and as Attorney holder for Vendor No. 1 to 25)

Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF
MR. ANDRE GERALDO FERNANDES alias
FR. GERALD ANDREW FERNANDES**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF
MR. ANDRE GERALDO FERNANDES alias
FR. GERALD ANDREW FERNANDES**

Fernandes

Sales

Signed & delivered by the within named

PURCHASERS:



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MR. SUHAS HAROLD SANJEEVRAO

(for self and as Attorney holder for PURCHASER No. 2)

Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF
MR. SUHAS HAROLD SANJEEVRAO**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF
MR. SUHAS HAROLD SANJEEVRAO**

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WITNESSES:

1. Name CHARLY DE SA: Charly de Sa
Address: H.No. 281/U, RELIANCE ESTATES,
MAIYA, CURTORIM, SALCETE - GOA.

2. Name SAMEER D. NAIK SDN
Address: F-1, PANCHWATI APTS, UPPER BAZAR
PONDA - GOA

Attest

Secy

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Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 12-07-2017 01:46:27 PM




Serial Number : 3264

Presented at 01:13:00 PM on 12-07-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
	Registration Fee	770000.00
2	Processing Fees	970.00
	Total :	770970.00

Stamp Duty Required: 352000.00 Stamp Duty Paid: 352000.00

Suhas Harold Sanjeevrao presenter

Name	Photo	Thumb Impression	Signature
Suhas Harold Sanjeevrao, S/o. Late P.M. Sanjeevrao, Married, Indian, age 53 Years, Business, r/oRH2. Mystical Rose of Monte Hill, Opp Military Gate, Margao, Salcete, Goa Forself & as the POA for the Purchaser No.2 vide POA dtd:12/5/2017 executed before Notary Ravindra G. Tilve, Margao, Goa Reg No.153/2017 and POA dtd: 12/6/2017 executed before Notary Pravin V.Mehta, Mumbai under sr.No.437/17			

Executant

1 . Andre Geraldo Fernandes, S/o. Late Antonio Floriano Roque Fernandes, UnMarried, Indian, age 73 Years, Priest, r/oChurch of Our Lady of Victories, 118, L J Road, Mahim, Mumbai 400016 Forself & as the POA for the other Vendors vide POA dtd: 7/4/2017 executed before Notary Yadvesh C Dubey, Mumbai and POA dtd: 21/3/2017 executed before Vice Consul Consulate General of India, Dubai, and duly atested before Addl. Collector South Dated : 22/5/2017 and POA dtd: 15/3/2017 executed before Notary Yadvesh C Dubey and before Asst. Consular Officer Embassy of India, Muscat, dated 23/3/2017 and certified by Addl. Collector South dated 22/5/2017 and POA dtd: 27/3/2017 executed before Notayr Pravind Mehta, Mumbai and POA dtd: 29/3/2017 executed before Asst. Consular High Commision of India, London and duly attested before Addl. Collector South Goa dtd: 22/5/2017 and POA dtd: 19/3/2017 exucted before Asst. Consulate Embassy of India, Muscat and duly atested before Addl. Collector South dated 22/5/2017 and POA dtdL 20/3/2017 executed before Notary M.S. Prasad, Mumbai and POA dtD: 16/3/2017 executed before Solicitor and Notary Public at Brampton Ontario, Canada, and duly certified By Consul, Consulate General of India, Toronto and duly attested before Add. Collector South Goa dtd: 22/5/2017 and POa dtd: 18/4/2017 executed before Notary M.S. Prasad, Mumbai under Sr.No. RH/3/1930 and POA dtd: 17/4/2017 executed before Vice Consul of

India, Dubai and duly attested before Add. Collector South dated 26/5/2017 and POA dtd: 28/4/2017 executed before Notary N.R. Gupta, Mumbai Sr. No. 2303/2017 and POA dtd: 28/4/2017 executed before Vice consul of India, Dubai and certified by Addl. Collector South dated 26/5/2017

Photo	Thumb Impression	Signature
		<i>Nernanda</i>

REGISTRAR
 2. Sunil Harold Sanjeevrao, S/o. Late P.M. Sanjeevrao, Married, Indian, age 53 Years, Business r/BRH2. Mystical Rose of Monte Hill, Opp Military Gate, Margao, Salcete, Goa Forself & as the POA for the Purchaser No. 2 vide POA dtd: 12/5/2017 executed before Notary Ravindra G. Tilve, Margao, Goa Reg No. 153/2017 and POA dtd: 12/6/2017 executed before Notary Pravin V. Mehta, Mumbai under sr. No. 437/17

Photo	Thumb Impression	Signature
		<i>Sunil</i>

Identification

Sr No.	Witness Details	Signature
1	Charly De Sa, S/o. Ismael De Sa, Married, Indian, age 69 Years, Retired, r/o Maina Curtorim, Salcete, Goa	<i>Charly De Sa</i>

ON
 Sub-Registrar
 CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 SALCETE

Denotation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 638000/- has been paid thereon.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

S
 CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 SALCETE

certified that Mutation fees of Rs. 2500/- has been paid vide char. No. 201700503384 dated 12/07/2017.

S
 CIVIL REGISTRAR
 - CUM -
 SUB-REGISTRAR
 SALCETE



Book-1 Document
Registration Number MGO-BK1-03227-2017
CD Number MGOD113 on
Date 13-07-2017

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

REGISTRAR
- CUM -
REGISTRAR
SALCETE