

PO-A and found -



गोवा GOA

013050

13  
Rupees twenty five thousand only.  
mb. Nalwar Goa Enterprises  
Dahip Mehta  
Security two thousand rupees only.

Serial No. 1267/1007  
Presented at the Office of  
Sub-Registrar of Bardez  
between the hours of 4.10 P  
6.10 P 05/04/1997

Stamping (Police) 60 172000  
Copying and authentication 200  
Total 172200  
172150

**DEED OF SALE**

SUB-REGISTRAR  
BARDEZ  
*Tamir*

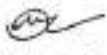
SUB-REGISTRAR  
BARDEZ



गोवा GOA

013042

Sr. No. 13 Place of issue Mumbai Date of issue 4/4/2007  
Value of stamp paper Rupees Twenty five Thousand only  
Name of the purchaser M/s Navkar Goa Enterprises  
Residing at Mumbai Dilip Patel  
As there is no other of the same value  
Stamp Two thousand only  
Additional Stamp of the same value  
along with attached

  
Signature of the official tender

  
Signature of the Purchaser



THIS DEED OF SALE is executed on this 5<sup>th</sup> day of April in










गोवा GOA

013043

No. No. 13 Place of Issue Mumbai Date of Issue 11/4/2007  
 Value of Stamp Rupees Twenty Five Thousand only  
 Name of the payee M/s Naskar Goa Enterprises  
 Building Mumbai Dilip Naskar  
 As there is no one lakh  
Seventy two thousand rupees only  
 Additional one lakh  
 along with.

  
 Signature of the official

  
 Signature of the Treasurer



the year Two Thousand Seven (2007)







गोवा GOA

013048

Sr. No. 13 Date of issue 4/4/2007  
Value Rupees Twenty Five Thousand only  
Name M/s Navtar Goa Enterprises  
Residence Mumbai Debtor Habit  
Zed One lakh  
Twenty two thousand rupees only  
Address   
along   
[Signature] [Signature]



BETWEEN

Taxi [Signature]





गोवा GOA

013051

Sr. No. 13 Part of Verdict Part Date of issue 04/05/07  
 Value of stamp paper Rupees Twenty five thousand only.  
 Name of the party Mr. Manoj Kumar Enterprises  
 Residing Mumbay Dahip nest  
 As there one debt  
Security two thousand rupees only  
 Additional \_\_\_\_\_  
 Along with \_\_\_\_\_

*[Signature]*  
*[Signature]*



1. Mrs. Martinha Santana D'Souza e Pereira w/o late Mr.

*Toshiba*

*[Signature]*





गोवा GOA

013047

Sl. No. 13 Place of Vendor: Dudhgaon Date of issue 4.11.2007  
 Value of stamp paper Rupees Twenty Five Thousand only  
 Name of the purchaser M/s Newkar Goa Enterprises  
 Residing at Mumbai Dahy Nights  
 An amount of Rs. 20000 are left  
Seventy Two thousand rupees only  
 Additional conditions of sale as attached along with.

  
Signature of the official vendor

  
Signature of the purchaser



Xavier Pereira, d/o late Nicolau Tolentino De Souza, 71 years



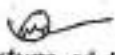





गोवा GOA

006707

Sr. No. .... 13 ..... Place of Vend' - Panaji Date of issue ... 4/14/2007  
 Value of stamp paper Rupees Twenty Thousand only  
 Name of the purchaser M/s Naukar Goa Enterprises  
 Residing at Mumbai. ... Dity ... Mehra ...  
 As there is no stamp of value of Rs. ... available  
 Security two thousand rupees only  
 Additional stamp paper for the completion of the value is attached  
 along with.

  
 Signature of the ex officio vendor

  
 Signature of the Purchaser



of age, married, resident of Pooja Apartments, Flat no. 001,

  
 Toni





भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

061781

Sr. No. 13 Date of issue 4/4/2007  
Value of stamp Rupees Five Hundred only  
Name of the party M/s Naukar Goa Enterprises  
Residing at Mumbai  
As the amount of Rs. Two thousand rupees only  
Addtional Rs. Two thousand rupees only  
along with

Signature of the official

Signature of the recipient



Khar, Mumbai, (2) Mrs. Sameera Fernandes w/o Bernard S.

Toshiba

Signature

50



भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

061782

Sr. No. 13 Place of Issue: Panaji Date of Issue 4/4/2007  
 Value: Rupees five Hundred only  
 Payable to: M/s Navkar Goa Enterprises  
 Residence: Mumbai Only Netly  
Security 1000 Thousand only only  
 Address: \_\_\_\_\_  
 Date: \_\_\_\_\_



Fernandes, d/o late Mr. Xavier Pereira, 38 years of age,

70



भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

061783

13

St. No. .... 4/4/07  
Value of this receipt ..... Five hundred only  
Name of the party ..... M/s Naukar Goa Enterprises  
Residing at ..... Mumbai Ditya Netha  
As per this receipt .....  
Security for ..... One lakh  
thousand rupees only

*[Signature]*

*[Signature]*



married, (3) Mr. Bernard Savio Fernandes s/o late Mr. James

*[Signature]*

*[Signature]*

*[Signature]*



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 13 Date of Issue 4/4/2007

061784

Value of the paper Five Hundred only

Part of the paper M/S NAVKAR GOA Enterprises

Recd. By Duly Receipt

As per the bill Security Two thousand rupees only

Addressed to

*[Signatures]*



Fernandes, married, 44 years of age (4) Miss Shamita Pereira,

*[Signature]*

*[Signature]*

*[Signature]*

d/o late Mr. Xavier Pereira, 35 years of age, unmarried, all resident of Vancouver, Canada (5) Mrs. Candida Esperanca de Souza alias Candida Rebello, d/o late Niclau Tolentino de Souza, late Thomas Rebello, 68 years of age, married, and her husband (6) Mr. Joel Annunciation Rebello s/o late Thomas Rebello, 70 years of age, both resident of Malad Mumbai, all represented herein by their duly constituted Attorney Mr. Jose Antonio Tito Vas s/o late Mr. Alberto Vas, 46 years of age, married, businessman, r/o H. No. 676/5A, Portawado, Siolim, Bardez, Goa, by virtue of the Power of Attorney dated 20/03/2007 executed before the Nctary Shri Vijay V. Rohra, Mumbai, hereinafter called the **SELLERS** (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, successors, administrators and assigns) **OF THE FIRST PART;**

AND

M/s Navkar Goa Enterprises, a partnership firm registered in Mumbai, having its registered office at 220, Commerce House,

*Joel*

*h*



N. M. Road, Fort Mumbai 1, represented by its partner Shri Dilip Mehta, 57 years of age, married, represented by his Attorney Shri Anshul Dilip Mehta, aged 26 years, business, Indian National, Resident of 31A, Everest Apartment, Mt. Pleasant Road, Malabar Hill, Mumbai 400006, by virtue of the Power of Attorney dated 26/4/2006, hereinafter called the PURCHASER (which expression shall unless repugnant to the context and meaning thereof include its, executors, successors, administrators and assigns) OF THE SECOND PART;

AND

Mr. Jose Antonio Tito Vas son of late Mr. Alberto Vaz, 45 years of age, married, Indian National, resident of H. No. 676/5A, Portawado, Siolim, Bardez – Goa hereinafter called the CONFIRMING PARTY (which expression shall unless repugnant to the context and meaning thereof include its, executors, successors, administrators and assigns) OF THE THIRD PART;

*Jose Antonio Tito Vas*

*[Signature]*

WHEREAS the sellers herein are represented by their Attorney Mr. Jose Antonio Tito Vas by virtue of the Power of Attorney executed on 20/03/2007.

WHEREAS there exist a property known as "QUELENAICACHEM BATA" or "GALI" situated in the village of Guirim within the jurisdiction of the Village Panchayat of Guirim, Taluka and Sub District of Bardez Goa, North District, State of Goa, described in the Land Registration Office of Bardez under No. 1829 at pages 534 of Book B-12 Inscribed under no. 19397 and enrolled in the Taluka Revenue Office of this Judicial Division under No. 1755 of the first circumscription of Guirim bearing Survey No. 105 sub-division No. 4 admeasuring 4150 sq. mts., more particularly described in SCHEDULE I herein below.

AND WHEREAS the said property originally belonged to Maria Loretta Fernandes e Caldeira and her husband Francisco Agostinho Caldeira.

*Jose Antonio Tito Vas* *[Signature]*



AND WHEREAS by deed of Sale dated 20-5-1938 the said property better described in Schedule I hereunder was purchased by Mr. Nicolau Tolentino de Souza from Maria Loretta Fernandes e Caldeira and her husband Francisco Agostinho Caldeira.

AND WHEREAS by a Deed of Gift dated 2-6-1959 the said property was gifted by Mr. Nicolau Tolentino de Souza and his wife Rosalina De Souza to Martina Santana de Souza and Candida Esperanca de Souza.

AND WHEREAS by an Oral Agreement for Sale, the Sellers had agreed to sell the said property to the Confirming Party pursuant to which the Confirming Party has paid the entire agreed consideration to the Sellers. By virtue of the said oral agreement the Sellers had agreed to convey the said property either to the Confirming Party or to the party to be nominated by the Confirming Party.

*João de* 

AND WHEREAS the Confirming Party has represented to the Purchaser that there is an approved project for 12 villas in the said property with all the licenses / permissions / NOCs from all the concerned authorities obtained by the Confirming Party in the name of the Sellers.

AND WHEREAS the purchaser has approached the Sellers and the Confirming Party to purchase the said property bearing Survey No. 105 sub-division No. 4 admeasuring 4150 sq. mts. which property is more particularly described in Schedule I hereunder.

AND WHEREAS the Sellers have agreed to sell and the Purchaser has agreed to purchase the said property belonging to the Sellers for the total consideration of Rs 86,00,000/- (Rupees Eighty Six Lakhs only), to be payable by the purchaser to the Confirming Party, which sum shall be inclusive of the sum already paid by the Confirming Party to the Sellers. The same is market value of the said property. Stamp duty is paid on the actual market value.

*Tosin* *J*

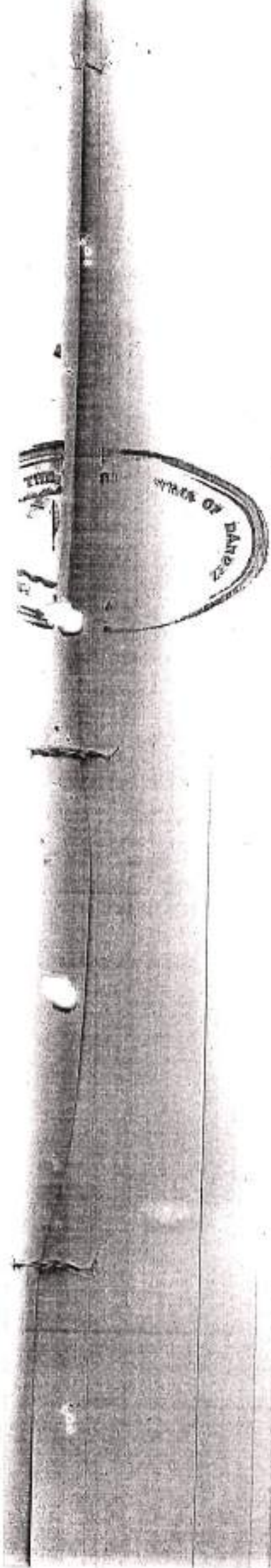


NOW THEREFORE THIS DEED OF SALE WITNESSETH  
AS UNDER

1. The SELLERS do hereby sell, convey, transfer and assign to the PURCHASER in consideration of the sum / consideration already paid by the Confirming Party to the Sellers, the receipt of which amount the Sellers do hereby admit and acknowledge and in consideration of Rs. 86,00,000/- (Rupees Eighty Six Lakhs only), paid by the Purchaser to the Confirming Party, which sum is paid in the name of the firm M/s Nathan Real Estate Developers wherein the Confirming Party is a partner, which sum shall be inclusive of the sum already paid by the Confirming Party to the Sellers, the receipt of which amount the Confirming Party does hereby admit and acknowledge, all that property known as "QUELENAICACHEM BATA" or "GALI" situated in the village of Guirim within the jurisdiction of the Village Panchayat of Guirim, Taluka and Sub District of Bardez Goa, North District, State of Goa.

*To the*

*h.*



described in the Land Registration Office of Bardez under No. 1829 at pages 534 of Book B-12 Inscribed under no. 19397 and enrolled in the Taluka Revenue Office of this Judicial Division under No. 1755 of the first circumscription of Guirim bearing Survey No. 105 subdivision No. 4 admeasuring 4150 sq. mts., more particularly described in SCHEDULE I hereinbelow. **TOGETHER WITH ALL** the rights, ways, waters, water sources, liberties, privileges, easements and appurtenances, whatsoever belonging to the Said property or any part or portion thereof or in any way reputed to, belonged to or be occupied therewith or be appurtenant thereto; **AND ALL** the rights, titles, estates, interests, claims and demands whatsoever of the Sellers to the Said property; **TO HAVE AND TO HOLD** the same to the Purchaser absolutely and forever.

2. The Sellers and the Confirming Party do hereby covenant with the Purchaser that notwithstanding any act or deed by the Sellers they, at all material times had and now have,

*Toni Neri* 



good right, full power and absolute authority to transfer their right in the said property conveyed unto the Purchaser by way of sale and that the purchaser may at all times hereafter own, hold, occupy, possess and enjoy the said property conveyed as his own.

3. The said property shall be held and enjoyed by the purchaser without any interruption or disturbance whatsoever by the Sellers or any persons whomsoever claiming under, through or in trust for them or any one of them and that the purchaser is put in physical possession of the said property on the date of the signing of this deed.

4. The said property better described in Schedule I hereby conveyed is free from any encumbrances whatsoever and the exclusive possession and enjoyment of the Said Property, free from any encumbrances, is handed over to the PURCHASER at the time of execution of this deed.

*Toni...*

*[Signature]*



5. The Sellers and the Confirming Party do hereby covenant / undertake, that they will assist the Purchaser in all respect, and at all point of time, after the execution, registration of this deed of sale, by executing any document, including the Deed of Rectification if any, No Objection or Declaration or Affidavit for better flow of the right, title and interest in the said property, in the name of the PURCHASER, in the Survey records.
  
6. The Sellers and the Confirming Party do hereby covenant to give the No Objection to the Notice in Form no. X and or XII that will be issued by the Talathi concerned, as required under the Land Revenue Code, at the time of carrying out the mutation.
  
7. The Sellers and the Confirming Party do hereby covenant, that they have not entered into any Agreement for Sale or have not created any third party rights in any manner whatsoever, in respect of any of the said proposed villas and /or the said property and / or any part thereof.

*Toni*

*J. B.*



8. The Purchaser is hereby indemnified and absolutely kept indemnified by the Sellers from any loss or damage whatsoever on account of any defect in the title to "the said property better described in Schedule I" or any other reason attributable to the Sellers.

9. That a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) is paid to the Confirming Party in the name of the firm M/s Nathan Real Estate Developers for the various services rendered by the said firm like obtaining various licenses, N.O.C.s, approvals etc. from various departments pertaining to the said property.

10. The said sum of Rs. 86,00,000/- and Rs. 30,00,000 is paid as under :-

Rs. 35,00,000/- by Demand draft bearing no. 016375 dated 04/04/2007

Rs. 40,50,000/- by Demand draft bearing no. 421819 dated 04/04/2007

*Toni K...* *Sub...*

Rs. 40,50,000/- by Demand draft bearing no. 527879 dated  
04/04/2007

11. That the Confirming Party does hereby confirm the present sale being made by the Sellers to the Purchaser and further covenant that they will not claim for any specific performance of contract or any other right of whatsoever nature with the Sellers with regards to said property in pursuance to the said oral agreement.
12. That the CONFIRMING PARTY does hereby confirm the fact that on the execution, registration of this deed of sale the said oral agreement shall be treated as nullity for all the legal purposes.
13. That the CONFIRMING PARTY has obtained necessary conversion Sanad bearing no. RB/CNV/BAR/185/2006 AND RB/CNV/BAR/186/2006, in respect of the said property better described in Schedule I. That the

Tariq

Subh



CONFIRMING PARTY has obtained necessary approval from the Town and Country Planning Department, Govt. of Goa, Mapusa, bearing no. DB/21181/2006/3030, dated 29/12/06 in respect of the said property better described in Schedule I.

14. The said property hereby conveyed is shown / marked in Red ink in the plan attached to this Deed and shall form an integral part of this Deed.

IN WITNESS WHEREOF this Deed is executed by the SELLERS, the PURCHASER and the CONFIRMING PARTY in the presence of witnesses, who signed below on the day and year first herein above mentioned.

*Tomás*

*J. B.*

SCHEDULE I

All the property known as QUELENAICACHEM BATA or GALI situated in the village of Guirim within the jurisdiction of the Village Panchayat of Guirim, Taluka and Sub District of Bardez Goa, North District, State of Goa, described in the Land Registration Office of Bardez under No. 1829 at pages 534 of Book B-12 Inscribed under no. 19397 and enrolled in the Taluka Revenue Office of this Judicial Division under No. 1755 of the first circumscription of Guirim bearing Survey No. 105 sub-division No. 4 admeasuring 4150 sq. mts and is bounded as follows:-

On the East : By drain;

On the West : By the property bearing Survey no. 105 sub-division 1, 6 and 3;

On the North : By property bearing Survey no. 103 sub-division 43, 44, 45, 46, 47 and 52;

On the South : By property bearing Survey no 105 sub-division 9 and 10

*F. J. D. S.*      *[Signature]*



SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED SELLERS

- (1) Mrs. Martina Santana de Souza e Pereira
- (2) Mrs. Sameera Fernandes
- (3) Mr. Bernard Savio Fernandes
- (4) Miss Shamita Pereira
- (5) Mrs. Candida Esperanca de Souza alias Candida Rebello
- (6) Mr. Joel Annunciation Rebello

Through their Attorney  
Mr. Jose Antonio Tito Vas

L.H.F.P.

R.H.F.P.



*Jose Antonio Tito Vas*

*[Signature]*



SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASER

M/s Navkar Goa Enterprises  
represented by its partner  
Shri Shri Dilip Mehta,  
through his Attorney  
Shri Anshu R. Mehta



NAV KAR GOA ENTERPRISES - NAV KAR GOA ENTERPRISES

*[Handwritten signature]*  
PARTNER

PARTNER

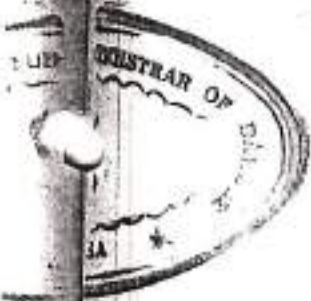
L.H.F.P.

R.H.F.P.



*[Handwritten signature]*

*[Handwritten signature]*





SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED






CONFIRMING PARTY

Mr. Jose Antonio Tito Vas






*Jose Antonio Tito Vas*



L.H.F.P.

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

R.H.F.P.

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

*Jose Antonio Tito Vas*

*J. A. Tito Vas*

WITNESSES:-

1. Shimuti Kape



2. Keshani Marajkar

K. Marajkar

T. S. K.





GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT & LAND RECORDS

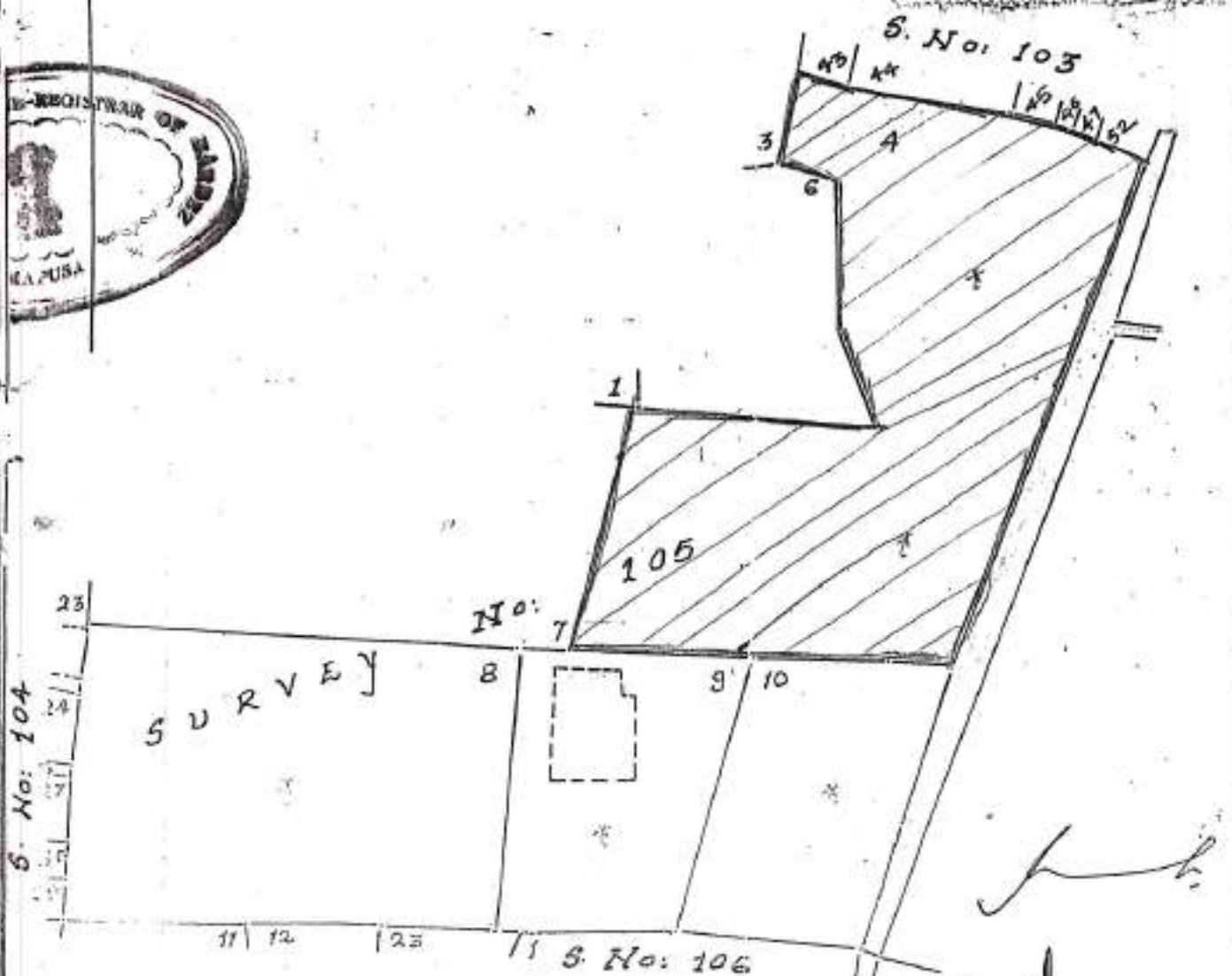
2021  
5-12-12

PLAN  
SHOWING THE PLOTS SITUATED  
AT **QUIRIM** VILLAGE  
OF **BARDEZ** TALUKA

S. NO./SUB DIV. NO. 105/4, 8, 9, 10

SCALE-1: 1000

N



*[Handwritten signature]*  
T. S. B.

CHECKED BY  
*[Signature]*  
10.12.02

TRACED FROM P.T. SHEET NOS. 16  
OF QUIRIM VILLAGE ON 10-12-12  
BY SMITA YANAIKAR  
F.S.

*[Large handwritten signature]*

1) Mr. Jose Antonio Tito Vas, s/o. Late Alberto Vas, 46 yrs of age, married, businessman, r/o. H.No. 676/5A, Portawado, Sidari, Borda - Goa. Power of attorney holder for Sellers.

a) Mrs. Martinha Santana Souza Pereira, 71 yrs of age, married, r/o. Mumbai

b) Mrs. Sameera Fernandes, 38 yrs of age, married,

c) Mr. Bernard Savio Fernandes, 44 yrs of age, married,

d) Mrs. Shamita Pereira, 35 yrs of age, unmarried, all r/o. Cariada.

e) Mrs. Candida Esperanca de Souza, 63 yrs of age, married,

f) Mr. Joel Annunciation Rebello, 70 yrs of age, r/o. Mumbai.

2) Mr. Jose Antonio Tito Vas, s/o. Late Alberto Vas, 46 yrs of age, married, businessman, r/o. Sidari, Borda - Goa. Confirming Party

3) Shri Anshul Dilip Mehta, aged 26 yrs; business, r/o. 31A, Everest Apts. Mt. Pleasant Road, Malabar Hill, Mumbai. Power of attorney holder for purchaser Shri Dilip Mehta, 57 yrs of age, married, partner of M/s Navkar Goa Enterprises a partnership firm; having its office at Mumbai.

All are Indian Nationals.

Accounting party's Land

admits execution of the so called

1) Toziha

2) Toziha



NAY KAR GOA L...RPRISSES  
ARISHUL MEHTA

PARTNER

*[Handwritten signature]*

*Pranati K. Karf...*

state that he/she/... only knw ws  
the above excutants .....

..... and identify him / them.

*Pranati Karf*

*[Handwritten signature]*

*Pranati Karf*

*[Handwritten signature]*

SUB-REGISTRAR  
DAPCHA

registered No. 1903  
at pages 62 to 91  
Book No. 7 Volume No. 2079  
date 17/04/2007

Sub-Registrar

