Phone No:7972144767
Sold To/Issued To:
K2 Construction
For Whom/ID Proof:
Pancard AAQFK4679R

भारत INDIA
INDIA NON JUDICIAL
1
CITIZENCREDIT CO-OPERATIVE BANK LTD
Rua De Ourem
Panaji-Goa - 403001
GOA
गोवा
सत्यमेव जयते
भारतीय गैर न्यायिक

JUN-21-2024 13:03:11
₹ 0863600/-
ZERO EIGHT SIX THREE SIX ZERO ZERO
Other
381523717189749916 48-00020806
3815237 35/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.
Authorised Signatory

3362/24
26/06/2024

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
SALCETE-GOA

DEED OF SALE

This deed of sale is executed on this 21st day of the month of June 2024.

BETWEEN

(1a) MR. SAVIO JEROME E AZAREDO Alias SAVIO AZAREDO Alias SAVIO JERONE EDWARD AZAREDO, son of late Mr. Joao Piedade Sebastiao Azaredo, aged 56 years, Businessman, married, Portuguese National, holding Passport bearing No[redacted] holding O.C.I Card No:[redacted], residing at H No. 279,Francis Costa Vaddo, Utorda, P.O. Majorda, Salcete, South Goa -403713 Holder of PAN card No.[redacted] and Aadhar Card No. [redacted] and his wife **(1b) MRS. PAMELA AZAREDO**, daughter of late Mr. Nascimento Juliao Fernandes, aged 48 years, Business, married, British National holding Passport No [redacted] residing at 78 Dalmeney Ave London SWQ64RP , Bearing Overseas Citizen Of India no: [redacted],Holder of PAN card No.[redacted] Both represented in this Act by their Brother/Brother-in-law respectively, the said Mr. Antonio Bruno Mossolone Fortunado Azaredo Alias Antonio Bruno Azaredo by virtue of the General Power of Attorney dated 24th April 2024 executed before the Notary Public, Narahari D Keni, Margao-Goa, under Reg No: 363/2024 hereinafter called the **VENDORS** ((which expression shall mean and include unless repugnant to the context his heirs successors and other legal representatives) OF THE FIRST SIDE;

JR-REGISTRAR OF SALCETE

AND

(2a) MISS. KEZIAH MARIA AURORA REGO, daughter of late Mr. Joseph Joaquim Santana Rego, aged 28 years, spinster, Indian National, employed residing at H. No. 549/A, 21 Lake View Colony, Miramar, Panaji, Goa, 403001, holding PAN card No.[redacted] and Aadhar Card No.[redacted] **(2b) MR. KISH ANTHONY FRANCISCO COSME DA SANTANA REGO,** son of late Mr. Joseph Joaquim Santana Rego, aged 26 years, bachelor, self- employed, Indian National, residing at H. No. 549/A, 21 Lake View Colony,

Kish Rego

Miramar, Panaji, Goa, 403001, holding PAN card No. [redacted] and Aadhar Card No. [redacted], both partners of **M/S K2 CONSTRUCTION AND DEVELOPERS**, a partnership firm duly registered under the Indian Partnership Act before the Registrar of Firms under No. 251/11 at Panaji, Goa, hereinafter called the **PURCHASERS** (which expression shall mean and include unless repugnant to the context his heirs successors and other legal representatives) OF THE SECOND SIDE;

WHEREAS there exists a property better described in the schedule No. I.

WHEREAS the said property belonged to Rosario Sebastiao Rebello and accordingly his name has been entered in the matriz Predial of Taluka Revenue office of Salcete, under No. 629 and this register of Matriz was prepared during the Portuguese regime i.e. prior to 1961.

WHEREAS the said Rosario Sebastiao Rebello and his wife Mrs. Deodita Martins both of whom passed away on 08/02/1926 and 03/01/1946 respectively leaving behind their son Mr. Manuel Rebello and his name is appearing in the form I and XIV;

WHEREAS the said Manuel Rebello and his wife Maria Elvina Rebello by a deed of sale dated 18/1/1994 registered under No. 629 at Pages 578 to 595 of Book No. I Vol No. 353 on 09/02/1994 before the Sub-Registrar of Salcete, at Margao sold to the same to Mrs. Edviges Rodrigues e Fernandes and her husband Mr. Francis John Fernandes and ever since then i.e. since 18/1/1994 the said property was in possession and ownership of the said Edviges Rodrigues E Fernandes and her husband Mr. Francis John Fernandes.

WHEREAS accordingly the name of Edviges Rodrigues e Fernandes has been mutated in the form I and XIV.

WHEREAS on 12/4/2007 the said Edviges Rodrigues e Fernandes and her husband sold the said property to the vendors here in Savio

Kishor Rego

Jerome E Azaredo by the deed of sale dated 12/4/2007 the same is registered under No. 1907 at Pages 177 to 197 of Book No. I Vol No. 2423 on 19/04/2007 before the Sub-Registrar of Salcete at Margao, Goa.

WHEREAS the said vendor Savio Jerome E Azaredo is married to Mrs Pamela Azaredo in the regime of community of assets and therefore both the vendors herein are the co-owners of the said property.

WHEREAS the said Savio Azaredo obtained the Sanad of Conversion dated 13/3/2009 from the office of the Collector South Goa District Margao Goa for the whole property bearing survey No. 172/2 converting it for the purpose of residential use.

WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the SAID PLOT survey under survey no 172/2 of Village Verna Taluka Salcete, Goa admeasuring an area of 1925 square meters for the price of **Rs. 1,72,71,500/- (Rupees One Crore Seventy-Two Lakhs Seventy-One Thousand and Five Hundred Only)** and the purchaser has agreed to purchase the same for the said price.

NOW THIS DEED WITNESSES AS UNDER:

1. . In consideration of the above agreement and payment of Rs1,72,71,500/- (Rupees One Crore Seventy- Two Lakhs Seventy-One Thousand and Five Hundred Only) paid to the vendors, out of which Rs. 95,00,000/- (Rupees Ninety-Five Lakhs Only) paid by the purchaser on 09th May 2024 vide RTGS with Ref No. 000000000213 and the balance amount of Rs. 36,40,157 /-(Rupees Thirty-Six Lakhs Forty Thousand One Hundred Fifty-Seven only) paid by the purchaser on 21st June 2024 vide RTGS with Ref No. 000000000250 and balance amount of Rs 41,31,343/- (Rupees Forty-One Lakhs Thirty-One

Thousand Three Hundred Forty-Three only) TDS paid with ref No K2415819217929 on 06th June 2024 in this act BY THE PURCHASER to the VENDORS (the receipt whereof the Vendors do hereby admit and acknowledge having received and therefrom grant the PURCHASER full discharge and forever acquit, release and discharge the Purchaser), the vendors do hereby sell, assign, convey and assure unto the Purchaser forever all that property better described in the Schedule No. I hereunder together with the plants, trees, liberties, easements, profits, privileges, rights, attachments and appurtenances whatsoever to the said property described in the Schedule No. I, belonging or in any way appertaining to or with the same property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed or enjoyed or reputed or known as part thereof or be appurtenant thereto, AND ALL the estate, right, title and interest, use, inheritance, property, benefit, claim and demand whatsoever, both at law and in equity of the vendors into out of or upon the said property described in the Schedule No. I TO HAVE AND TO HOLD the said property hereby sold to the PURCHASER and all and singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with their and every of their rights and appurtenances unto and to the use and benefit of the PURCHASER subject to the payment of taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in any respect thereof to the Government or the Panchayat or any other local authority, which taxes, rates, assessments and duties shall be exclusively payable by the PURCHASER.

GISTRAR OF SALCETE
TE-GOA

Bzarado Bzarado Keelogg.. Kish Riego

2. AND THE VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever, the vendors or any person or persons lawfully or equitably claiming by, from or through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the vendors now have in themselves good right, power and absolute authority to grant, sell, assign, convey and assure the property described in the Schedule No. I hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said property described in the Schedule No. I along with whatever is standing therein, receive the income, issues and profits thereof and of every part thereof for his own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the vendors or any person or persons lawfully and equitably claiming or to claim by, from, under or in trust for them and that the said property hereby sold is free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the vendors well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had made, done, executed, occasioned or suffered by the vendors or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under or in trust for them and further that they the vendors and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof or from, under or in trust for them shall and will from time to time and at all times hereafter at

GISTRAR OF SACHEBANDI
TE-GOA

Rhavedo Rhavedo Kishor Rego Kishor Rego

the request and at the cost of the Purchaser do and execute or cause to be done or executed all such further and other acts, deeds, matters or things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said property described in the Schedule No. I unto and to the use of the Purchaser as shall be reasonably required.

3. The VENDORS further covenant with the PURCHASER as under:

(a) That the Land Revenue charges due in respect of the property described in the Schedule No. I have been paid in full up to date and that in the event of any land revenue charges being found to have remained in arrears or unpaid, the same shall be paid by the vendors directly to the authorities concerned.

(b) That the vendors shall and will, from time to time and at all times hereafter, at the request and cost of the Purchaser, whensoever required sign such further documents or papers for the purpose of having the ownership and possession thereof recorded in the name of the Purchaser in all government records including the Land Registration Office, Revenue Office, Record of Rights, etc., the Vendors shall give and declare their No Objection to have the property shown in the name of the Purchaser in the form I and XIV with respect to the survey No. 172/2 by way of mutation or otherwise and without any further notice or reference to the Vendors.

(c) If the Purchaser suffer any loss or incur any expenses by reason of any defect in the title of the Vendors, then in such event the Vendors and/or their heirs, executors

Bzarello Bzarello Kezlogo.. Kish Rego

and administrators shall and will indemnify the purchaser against all such loss or expenses including loss suffered by reason of loss of enjoyment or of proprietary interest in the said property described in the Schedule No. I or any part thereof or by reason of being subjected to any legal proceedings to protect the property hereunder purchased and/or its title thereto.

(d) That the said property conveyed and the possession of which has been delivered to the purchaser is of complete and absolute ownership of the Vendors and is not subject to any tenancy or other rights of whatsoever nature, easements or rights in the nature of easements or any other encumbrances whatsoever.

4. In case the Purchaser is ever dispossessed from the property hereby sold or any part thereof by reason of any defect in the title of the vendors, the vendors do hereby agree and undertake to repay to the Purchaser the whole sale price or, as the case may be, such portion thereof as shall bear proportion to the property wherefrom the Purchaser is dispossessed and this money shall be returned without any interest.

5. The circle market price of the property described in the schedule No. I is Rs.1,72,71,500 (Rupees One Crore Seventy-Two Lakhs Seventy-One Thousand Five Hundred only), hence the stamp duty paid Rs. 8,63,600 (Rupees Eight lakhs Sixty-Three Thousand Six Hundred only)

6. The executants declare that the subject matter of this sale deed does not pertain to occupancies of person belonging to schedule

Kish Rego

caste and schedule tribes as per Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

SCHEDULE NO. I

All that distinct and separate plot of land admeasuring 1925 sq.mts independently surveyed under survey No. 172/2 of Verna Village Salcete Taluka, Goa, being part and parcel of the larger property known as MUGRUPOIM, situated at ward Mugrupoim at Verna village within the jurisdiction of the Gram Panchayat of Verna Taluka of Salcete, District of South Goa, and State of Goa, not registered in the Land Registration office but enrolled in the Taluka Revenue Office of Matriz No. 629 and this plot is bounded as follows:

On the North: By Road Bamborda Mogru Poim.

On the South: By Dry Nallah.

On the East: By the property surveyed under survey No. 172/3.

On the West: By the property surveyed under survey No. 172/1

This property is situated at ward Mugrupoim at Verna village within the jurisdiction of the Gram Panchayat of Verna Taluka of Salcete, Registration District of South Goa, State of Goa.

SIGNED SEALED AND DELIVERED

By the within Named

Vendor:

SAVIO JEROME E AZAREDO Alias SAVIO AZAREDO Alias SAVIO JERONE EDWARD AZAREDO through his attorney **MR. ANTONIO BRUNO MOSSOLONE FORTUNADO AZAREDO**

L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

SIGNED SEALED AND DELIVERED

By the within Named

Vendor

PAMELA AZAREDO through her attorney **MR. ANTONIO BRUNO MOSSOLONE FORTUNADO AZAREDO**

L.H.F.P

R.H.F.P

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

SIGNED SEALED AND DELIVERED

By the within Named

Purchaser

KEZIAH MARIA AURORA REGO

As partners of **K2 CONSTRUCTIONS AND DEVELOPERS**

L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

Rzaret Rzaret Kish Rego

SIGNED SEALED AND DELIVERED

By the within Named

Purchaser

KISH ANTHONY FRANCISCO COSME DA SANTANA REGO

As partners of **K2 CONSTRUCTIONS AND DEVELOPERS**

Kish Rego

L.H.F.P	**R.H.F.P**
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

Kish Rego

IN THE PRESENCE OF:

1. CRUZ PIEDADE REGO
Aadhaar No:9792 0612 9659

2. GANPAT RAMA HADFADKAR
Aadhaar No:6034 5821 2808

Kish Rego

SUB REGISTRAR OF SALCETE-GOA

Government of Goa

Directorate of Settlement and Land Records

Survey Plan

Salcete Taluka, Verna Village

Survey No.: 172 , Subdivision No.: 2

Scale 1:1000 Reference No.: CMAR24-13851-1370714

REGISTRAR O
TE-GOA

This record is computer generated on 22-04-2024 11:28:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in/.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - **26-Jun-2024 01:35:55 pm**

Document Serial Number :- **2024-MGO-3362**

Presented at **01:33:38 pm** on **26-Jun-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	863600
2	Registration Fee	518150
3	Mutation Fees	2000
4	Processing Fee	1200
	Total	**1384950**

Stamp Duty Required :**863600/-**

Stamp Duty Paid : **863600/-**

JB-REGISTRAR OF SALCETE GOA

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**K2 Construction & Developers Represented By Its Partner Kish Anthony Francisco Cosme Da Santana Rego ,Father Name:**Joseph Joaquim Santana Rego,**Age:** 26, **Marital Status:** Unmarried ,**Gender:**Male,**Occupation:** Business, **Address1 -** Office No 201, Edcon Galleria, Opp Sunshine Bldg, Panaji, Goa-403001, **Address2 -** Ilhas, Panaji, Goa, **PAN No.:** [redacted]			Kish Rego

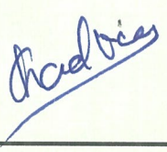
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**K2 Construction & Developers Represented By Its Partner Keziah Maria Aurora Rego , Father Name:Joseph Joaquim Santana Rego, Age:** 28, **Marital Status:** Unmarried ,**Gender:**Female,**Occupation:** Other, Office No 201, Edcon Galleria, Opp Sunshine Bldg, Panaji, Goa-403001Ilhas, Panaji, Goa-403001, **PAN No.:** [redacted]			Keziah Rego
2	**K2 Construction & Developers Represented By Its Partner Kish Anthony Francisco Cosme Da Santana Rego , Father Name:Joseph Joaquim Santana Rego, Age:** 26, **Marital Status:** Unmarried ,**Gender:**Male,**Occupation:** Business, Office No 201, Edcon Galleria, Opp Sunshine Bldg, Panaji, Goa-403001Ilhas, Panaji, Goa, **PAN No.:** [redacted]			Kish Rego
3	**Antonio Bruno Azaredo , Father Name:Joao Sebastiao Azaredo, Age:** 63, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, H no 279, Francis Costa, Vaddo, Utorda, Salcete, Goa, **PAN No.:** [redacted] **, as Power Of Attorney Holder for Savio Jerome E Azaredo**			Azaredo

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**Antonio Bruno Azaredo , Father Name:Joao Sebastiao Azaredo, Age:** 63, **Marital Status: ,Gender:**Male,**Occupation:** Business, H no 279, Francis Costa, Vaddo, Utorda, Salcete, Goa, **PAN No.[redacted], as Power Of Attorney Holder for Savio Jerome E Azaredo**			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Cruz Piedade Rego,Age: 46,DOB: 1978-01-28 ,Mobile: 9850450403 ,Email: ,Occupation:Government Service , Marital status : Married** , Address:403722, H No 48 Poriebhat Near Holy Cross Chapel Salcete Verna, H No 48 Poriebhat Near Holy Cross Chapel Salcete Verna, Verna, Salcete, SouthGoa, Goa			
2	Name: **Ganpat Rama Hadfadkar,Age: 61,DOB: 1963-04-12 ,Mobile: 9822142795 ,Email: ,Occupation:Other , Marital status : Married** , Address:403523, H No 88/4 Poiro Wado Carona Near Pomburpa Village Panchayat Pomburpa North Goa Goa, H No 88/4 Poiro Wado Carona Near Pomburpa Village Panchayat Pomburpa North Goa Goa, Pomburpa, Bardez, NorthGoa, Goa			

Sub Registrar

Civil Registrar -Cum- Sub Registrar

Document Serial Number :- **2024-MGO-3362**

Document Serial No:-2024-MGO-3362

Book :- 1 Document
Registration Number :- **MGO-1-3246-2024**
Date : 26-Jun-2024

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Civil Registrar
-Cum-
Sub Registrar
Salcete

Prisma Oliveira
UDC