

(Rupees Seven Lakhs Eighty Eight Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA MEMBER CO-OP, HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD

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NON JUDICIAL गोवा
FEB 29 2020



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GOA

Name of Purchaser.....Nanu Estates Private Limited



2020 - BRZ - 1181
18/03/2020

DEED OF SALE

Abu D'Souza

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THIS DEED OF SALE is made at Mapusa, Bardez Goa, on this 10th day of the month of March in the Year Two Thousand Twenty (10.03.2020);

BETWEEN

1. Mrs. **AIDA LUCILIA FRANCISCO D'SOUZA** alias **AIDA LUCILIA FRANCISCA D'SOUZA** alias **AIDA DE SOUZA** alias **AIDA ANTONIO D'SOUZA**, daughter of Cyril Fernandes and widow of Antonio Joao Pedro da Conceicao e Souza alias Anthony D'Souza, aged about 70 years, Indian National holding Income Tax [REDACTED] Aadhaar [REDACTED] Mobile Phone No. [REDACTED] and E-Mail ID [REDACTED] landlady, residing at House No. 812, Porta Vaddo, Siolim, Bardez, Goa 403517; and her son,

2. Mr. **ALEX D'SOUZA** alias **ALEX ANTONIO D'SOUZA**, son of late Antonio Joao Pedro da Conceicao e Souza alias Anthony D'Souza, aged about 47 years, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED]



Alex D Souza

(Signature)

(Signature)

(Signature)

Mobile Phone No. [REDACTED] and E-Mail ID [REDACTED]
[REDACTED] landlord, married; and his wife,

3. Mrs. MARIA ANNA DE SOUZA alias MARIA ANNA ALEX D'SOUZA alias MARIA ANNA DSOUZA, wife of Alex D'Souza, aged about 44 years, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] and E-Mail ID [REDACTED] housewife, both residing at House No. 812/A, Porta Vaddo, Near Agus Saibin Chapel, Siolim, Bardez, Goa 403517; all hereinafter referred to as "the VENDORS" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all their heirs, legal representatives, successors, administrators, executors and assigns) of the **FIRST PART;**

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956, and registered under Corporate Identity No.

Alan D Souza

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U70200GA2007PTC005509 2007-2008 with the Registrar of Companies at Panaji, Goa; having its registered office at Nanu House, House No. 1448, Varde Valaulicar Road, Margao, Goa 403 601, holding [REDACTED] Email ID: [REDACTED] hereinafter referred to as "the **PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall include its successors, administrators, executors and assigns) OF THE SECOND PART.

WHEREAS, the **PURCHASER** is represented herein by its Director, Mr. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 42 years, Indian National holding Income Tax [REDACTED] Aadhaar Card No. [REDACTED] businessman, married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margão, Goa 403 602, duly authorised in this behalf vide Resolution of its Board of Directors dated 29.11.2007, a True Copy whereof is being presented to the Sub-Registrar of Bardez at Mapusa, Goa, at the time of presenting this Instrument before him for the purposes of registration under The Indian Registration Act, 1908;

Attest D. S. S. S.

(Signature)

(Signature)

(Signature)

AND WHEREAS the **VENDORS** have represented to the **PURCHASER** as under: -

- (a) That there exists a land comprising of an area of 6,975 square meters of thereabout fully surveyed under Survey No. 72/1 or may be Sub-Division No.1 of Survey No. 72 of Siolim village falling within the area of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, which is a distinct and separated northern part of the erstwhile bigger property denominated "**VITULA** of Antonio Francisco de Nazareth" or "**BOGUIACHEM BATTA**", locally known as "**BHEDICHE BHAT**" also identified as "**TARIDE BHATT**", described, as a whole, in the Land Registration Office of Bardez under Description No. 2427 of Book B No. 7 of New Series, not found enrolled in the Matriz records of Siolim village in Bardez Taluka Revenue Office. This land, is bounded as follows:-

East:- By property denominated "Chinchecho Gofu" erstwhile belonged to the heirs of Manuel Mascarenhas, Antonio de Souza & Francis de Souza, presently by Sub-Divisions



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No. 2, 3, 5 & 8 of Survey No. 72 of Siolim village;

West:- By public path, now a public road;

North:- By water drain, beyond which lies the property denominated "Bogueachem Batta" erstwhile owned by Anta Xette; and

South:- By the southern part of the above mentioned property "VITULA of Antonio Francisco de Nazareth" or "BOGUIACHEM BATTA", which is presently surveyed under Sub-Division No. 9 of Survey No. 72 and by land bearing Sub-Division No. 7 of Survey No. 72 of Siolim village.

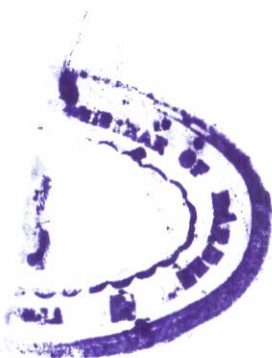


- (b) That the above described land which is hereinafter referred to as "the said property" for the sake of brevity and convenience, is a distinct and separated northern part of the property denominated "**VITULA**" or "**BOGUEACHEM BATI**" or even "**BHEDICHE BHAT**", which, as a whole, is described in the Land Registration Office of Bardez under Description No. 2427 of Book B No. 7, not found enrolled for the purposes of Matriz Records, surveyed for the purposes

Per D. Souza

of record of rights of Siolim village under Survey No. 72/1, situated in the village of Siolim falling within the area of Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa in the State of Goa;

- (c) That the entire property of which the said property described hereinabove forms the northern part, is finally inscribed in favour of Mr. Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza, being $1/3^{\text{rd}}$ (one-third) share thereof under Inscription No. 24131 dated 27.02.1932 in Book No. G-30 and remaining $2/3^{\text{rd}}$ (two-third) share thereof vide Inscription No. 24132 also dated 27.02.1932 in the same Book No. G-30;
- (d) That the said Mr. Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza expired on 04.12.1949, leaving behind him his widow and moiety sharer by name Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza and seven (7) children, who are (1) Mrs. Olga de Conceicao de Souza Barreto alias Olga Avelar Barreto married to Mr. Francisco Fortunato Avelar Barreto; (2) Mrs.



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Hilda Roza de Conceicao de Souza alias Hilda de Souza, married to Mr. Jose Rosario Damaceno de Souza; (3) Mr. Benjamin Rudolfo Celestino da Conceicao e Souza alias Ben de Souza, married to Mrs. Justiniana das Dores Obtulia Viegas de Souza; (4) Mr. Antonio Jose Salvador da Conceicao e Souza alias Jose de Souza married to Maria Lina Conceicao de Azavedo Souza; (5) Mrs. Maria Antonetta Piedade Conceicao e Souza Machado, married to Mr. Guilherme Perpetuo Hamilton de Souza Machado; (6) Mr. Justiniao Baltaza Adiodato de Conceicao Souza alias Adiodato de Souza married to Mrs. Zelma Anita Patricia de Souza, and (7) Mr. Antonio Joao Pedro de Conceicao e Souza alias Anthony D'Souza married to Mrs. Aida Lucilia Francisco de Souza i.e. the member No. 1 of the **VENDORS**, as his exclusive heirs;

- (e) That the said Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza, being the widow of the said late Mr. Justiniano Baltazar de Souza, subsequently expired on 17.11.1966, leaving behind her, as her exclusive heirs, the said (1) Mrs. Olga de Conceicao de Souza Barreto alias Olga Avelar

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Barreto married to Mr. Francisco Fortunato Avelar Barreto; (2) Mrs. Hilda Rosa de Conceicao de Souza alias Hilda de Souza, married to Mr. Jose Rosario Damaceno de Souza; (3) Mr. Benjamin Rudolfo Celestino da Conceicao e Souza alias Ben de Souza, married to Mrs. Justiniana das Dores Obtulia Viegas de Souza; (4) Mr. Antonio Jose Salvador da Conceicao e Souza alias Jose de Souza married to Mrs. Maria Lina Conceicao de Azavedo Souza; (5) Mrs. Maria Antonetta Piedade Conceicao e Souza Machado, married to Mr. Guilherme Perpetuo Hamilton de Souza Machado; (6) Mr. Justininao Baltaza Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza, and (7) Mr. Antonio Joao Pedro de Conceicao e Souza alias Anthony D'Souza, married to Mrs. Aida Lucilia Francisco de Souza i.e. the member No. 1 of the **VENDORS**;

- (f) That the above said husband of Mrs. Olga de Conceicao de Souza Barreto viz. Mr. Francisco Fortunato Avelar Barreto, expired on 21.08.1959, leaving behind him, as his widower and moiety sharer,

Antonio de Souza

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the said Mrs. Olga de Conceicao de Souza Barreto, and, as his exclusive heirs, he left behind his children (1) Mrs. Ema Filomena Avelar Barreto de Souza Proenca alias Ema Proenca married to Mr. Jose Aleixo de Souza Proenca; (2) Mrs. Maria Irene Avelar Barreto Menezes alias Maria Irene Menezes married to Mr. Luis Antonio Domingos Precioso Sebastiano de Menezes; and (3) Mr. Antonio Francisco Avelar Barreto married to Mrs. Maria Ivette Barreto;

- (g) That, vide the "Deed of Release" drawn on 01.05.1975 by the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Ilhas at Panaji, Goa, at pages 77 onwards of his Book No. 606, the said Mrs. Olga de Conceicao de Souza Barreto, along with the said Mrs. Maria Irene Avelar Barreto Menezes alias Maria Irene Menezes together with her husband, Mr. Luis Antonio Domingos Precioso Sebastiano de Menezes; and Mr. Antonio Francisco Avelar Barreto, relinquished and renounced all their rights in the inheritance of the said late Mr. Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza and his deceased wife, Mrs. Lucilia Francisco Florina de Conceicao e

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Souza alias Lucilia de Souza, in favour of other co-heirs under the specific provision of Article 2029 of the Portuguese Civil Code then in force in the State of Goa;

- (h) That, vide the "Deed of Release" drawn on 13.06.1975 by the Notary Ex-Officio of Salcete at Margao, Goa, at pages 9(v) to 5 of his Deeds Book No. 1272, the said Mrs. Ema Filomena Avelar Barreto de Souza Proenca alias Ema Proenca together with her husband, Mr. Jose Aleixo de Souza Proenca, relinquished and renounced all their rights in the inheritance of the said late Mr. Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza and his deceased wife, Mrs. Lucilia Francisco Florina de Conceicao e Souza alias Lucilia de Souza, in favour of other co-heirs under the specific provision of Article 2029 of the Portuguese Civil Code then in force in the State of Goa;
- (i) That, vide the same "Deed of Release" drawn on 01.05.1975 by the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Ilhas at Panaji, Goa, at pages 77 onwards of his Book No. 606, the said Mrs.

As per my

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Hilda Rosa de Conceicao de Souza alias Hilda de Souza together with her husband, Mr. Jose Rosario Damaceno de Souza and the said Mrs. Maria Antonetta Piedade Conceicao e Souza Machado together with her husband, Mr. Guilherme Perpetuo Hamilton de Souza Machado, also relinquished and renounced all their rights in the inheritance of the said late Mr. Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza and his deceased wife, Mrs. Lucilia Francisco Florina de Conceicao e Souza alias Lucilia de Souza, in favour of other co-heirs under the specific provision of Article 2029 of the Portuguese Civil Code then in force in the State of Goa;

- (j) That the said Mr. Benjamin Rudolfo Celestino da Conceicao e Souza alias Ben de Souza and his wife, Mrs. Justiniana das Dores Obdulia Viegas de Souza expired respectively on 09.04.2007 and 30.09.2017, leaving behind them, as their exclusive heirs, their children by names Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza, Mrs. Maria Ingrid Sarojini De Souza married to

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Mr. Elgar Estevao De Sa, Mrs. Maria Soraya Nalini de Souza married to Mr. Lionel Moraes; and Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;

- (k) That, Mrs. Maria Soraya Nalini de Souza and her husband, Mr. Lionel Moraes are married under Ante Nuptial Contract of Separation of Assets; and got divorced under the Decree of Divorce dated 03.03.2003 of the IIIrd Addl. Civil Jude, Senior Division, at Margao, Goa, in Special Civil Suit No. 109/1998/III;
- (l) That the said Mr. Antonio Jose Salvador da Conceicao e Souza alias Jose de Souza and his wife, Maria Lina Conceicao de Azavedo Souza expired respectively on 31.08.2004 and 31.07.1990 leaving behind them, as their exclusive heirs, their children being Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker, Mrs. Dalila Maria Lucilia de Souza, married to Mr. Michael Hehir, Mrs. Sonia Maria Alzira D'Souza Hughes married to Mr. Robert George Henry Hughes, Mrs. Maria Jose Lina de Souza Costa Ferreira married to Mr. Eduardo

Antonio D Souza

A-O

Hughes

Hehir

Augusto Schulza da Souza Costa Pereira, Miss Maria Mirindi Perpetua de Souza, Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias, Mr. Jose Jesus de Azavedo Souza married to Wannaporn Rienjang de Azavedo de Souza;

- (m) That the above named Mrs. Dalila Maria Lucilia de Souza and her husband Mr. Michael Hehir, were married under the Regime of Separation of Assets;
- (n) That, Mr. Jose Jesus de Azavedo Souza and his wife, Wannaporn Rienjang de Azavedo de Souza alias Wairapor Rieujiang de Azavedo Souza, were married under the Regime of Separation of Assets; and got divorced under the Decree of Divorce dated 19.01.2006 which has become final on 03-02-2006 of the First Court of Tribunal of Family and Minors of the Judicial Division of Cascais at Portugal;
- (o) That, Mrs. Maria Jose Lina de Souza Costa Ferreira and her husband, Mr. Eduardo Augusto Schulza da Souza Costa Pereira, were married under the Regime of Separation of Assets; and got divorced under the Decree of Divorce dated 13.12.2004 which has



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become final on 28.01.2005 of the First Court of Tribunal of Family and Minors of the Judicial Division of Cascais at Portugal;

(p) That the said Mr. Antonio Joao Pedro de Conceicao e Souza alias Anthony D'Souza expired on 15.01.1995, leaving behind him his widow and moiety sharer, namely, Mrs. Aida Lucilia Francisco de Souza i.e. the member No. 1 of the **VENDORS** and, as his sole and universal heir, he left behind him his only child by name Mr. Alex D'Souza i.e. the member No. 2 of the **VENDORS** married to Mrs. Maria Anna de Souza i.e. the member No. 3 of the **VENDORS**;

(q) That, Mrs. Sonia Maria Alzira D'Souza Hughes married to Mr. Robert George Henry Hughes alias Henry Hughes, were married under the Regime of Separation of Assets; and, subsequently the said Sonia Maria Alzira D'Souza Hughes expired on 09-09-2005 without leaving any descendants, and, as such, her share in the inheritance is devolved unto her collaterals;

Alex D'Souza

Aida

George

Sonia

(r) That, in view of the devolution of rights mentioned above, the said property is exclusively owned and possessed by the below named heirs and successors of late Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza and his wife Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza:-

- (i) Mr. Justiniano Baltazar Oliver Olavao de Souza married to Mrs. Meena Otilia De Souza;
- (ii) Mrs. Maria Ingrid Sarojini De Souza married to Mr. Elgar Estevao De Sa;
- (iii) Ms. Maria Soraya Nalini de Souza;
- (iv) Mrs. Brenda Lucilia de Souza married to Mr. Henry Rege Gabriel Almeida;
- (v) Mrs. Marlene Virginia Filomena de Conceicao de Souza Walker married to Mr. Martin Walker;
- (vi) Ms. Dalila Maria Lucilia de Souza;
- (vii) Ms. Maria Jose Lina de Souza Costa Ferreira;
- (viii) Ms. Maria Mirindi Perpetua de Souza;
- (ix) Mrs. Tulia Maria de Souza Dias married to Mr. Oscar Proenca Dias;
- (x) Mr. Jose Jesus de Azavedo Souza;

Handwritten signatures:
A. D. Souza A. D. Souza A. D. Souza A. D. Souza

(xi) Mr. Justininao Baltazar Adeodato de Conceicao Souza alias Adeodato de Souza married to Mrs. Zelma Anita Patricia de Souza;

(xii) Mrs. Aida Lucilia Francisco de Souza (i.e. the member No. 1 of the **VENDORS**;

(xiii) Mr. Alex D'Souza (i.e. the member No. 2 of the **VENDORS**) married to Mrs. Maria Anna de Souza (i.e. the member No. 3 of the **VENDORS**);

(s) That, for the purposes of partition of all assets left behind by the said late Mr. Justiniano Baltazar Lourenco Batista de Souza alias Justiniano Baltazar de Souza and his deceased wife, Mrs. Lucilia Francisca Florina de Conceicao e Souza alias Lucilia de Souza; Mr. Justiniano Baltazar Adeodato de Conceicao Souza has initiated Inventory Proceedings No. 70/2001/C in the Court of the Civil Judge, Senior Division at Mapusa, presently allotted to the Civil Judge, Junior Division (C Court) of Mapusa, in which the above mentioned devolution of rights are reflected;

(t) That, the interested parties to the said Inventory No. 70/2001/C have subdivide the said property in to five

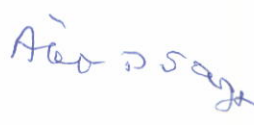
Alex D'Souza   

(5) distinct and separated Plots identified by alphabets A, B, C, D and G as depicted in the **PLAN-I** annexed to and forming integral part of this Deed; and filed Consent Terms allotting each of the plots among them, and obtained from the court a Consent Decree on 23-02-2018 to that effect;

(u) That, as per the said Consent Terms and Consent Decree, the Plot-G described in the **SCHEDULE** hereto and hereinafter referred to as "the subject land" for the sake of brevity and convenience, is allotted to the **VENDORS** herein;

AND WHEREAS, in view of the devolution of rights mentioned hereinabove, the **VENDORS** became the exclusive owners in possession of the subject land in the manner stated hereinabove;

AND WHEREAS, the said **Plot-G** admeasuring 2,000 square meters has been partitioned and separated from the entire property and such separated Plot-G is allotted new **Survey No. 72/1-A** for an area of 2,000 square meters recorded in the name of the **VENDORS** herein as occupiers thereof, vide the Order dated 16-12-2019 passed




by the Deputy Collector & Sub-Divisional Officer, Bardez,
in Partition Case No. 15/463/2018/PART/LAND;

AND WHEREAS the **VENDORS** have agreed to sell the
subject land to the **PURCHASER** and the
PURCHASER has agreed to purchase the same from the
VENDORS purely based on the above mentioned
representations made by the **VENDORS**.

**NOW THIS DEED OF SALE WITNESSES AS
FOLLOWS:**

1. For a total price consideration of **Rs.1,75,00,000/-**
(Rupees One Crore Seventy Five Lakhs Only), paid by
the **PURCHASER** to the **VENDORS** in the manner
stated hereafter, the **VENDORS** do hereby CONVEY,
TRANSFER and CONFIRM, by way of absolute sale,
UNTO and in favour of the **PURCHASER**, the
subject land described in the **SCHEDULE** hereto,
along with all the compounds, fences, structures, trees,
etc., whatsoever, situated therein, free from all
encumbrances, obligations, claims, demands,
whatsoever, so that the **PURCHASER**, for all times
hereinafter, shall HOLD, HAVE, POSSESS and

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ENJOY the subject land hereby sold, as the absolute owner thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the subject land or the holder thereof, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the **VENDORS** or their predecessors in title.

2. The **VENDORS** hereby declare having delivered to the **PURCHASER**, the possession of the subject land, and the **PURCHASER** acknowledges to have received such possession from the **VENDORS**.

3. Share of the members of the **VENDORS** in the above mentioned total price consideration, is as under:-

Name of the Vendor/s	Share	Share in Price	TDS @ %	Balance Payable
Mrs. Aida de Souza, a widow:	½	87,50,000	87,500	86,62,500
Mr. Alex D'Souza and his wife, Mrs. Maria Anna de Souza.	½	87,50,000	87,500	86,62,500
Total:		1,75,00,000	1,75,000	1,73,25,000

Aida D. Souza

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4. The above mentioned price consideration is paid by the **PURCHASER** to the **VENDORS**, in the following manner:-

Name of the Vendor/s	Payment details	TDS remittance details
Mrs. Aida De Souza	Cheque No. 181037 for Rs.49,50,000/-	Challan No. 00903 dated 16-08-2018 for Rs.50,000/-
Mr. Alex D'Souza.	Cheque No. 181038 for Rs.49,50,000/-	Challan No. 00700 dated 16-08-2018 for Rs.50,000/-
Note: Both the above referred cheques are dated 13-08-2018 and drawn on Margao branch of The Goa State Co-operative Bank Limited.		
Mrs. Aida De Souza.	Cheque No. 014593 for Rs.37,12,500/-	Challan No. 00113 dated 10.03.2020 for Rs.37,500/-
Mr. Alex D'Souza.	Cheque No. 014594 for Rs.37,12,500/-	Challan No. 00125 dated 10.03.2020 for Rs.37,500/-
Note: Both the above referred cheques are dated 09.03.2020 and drawn on Margao branch of Syndicate Bank.		

Aida De Souza (Signature) George (Signature)

All the members of the **VENDORS** do hereby acknowledge having received the entire price consideration from the **PURCHASER** in the manner stated herein above and discharge the **PURCHASER** from payment thereof.

5. The **VENDORS** covenants with the **PURCHASER** as under: -

- (a) That the **VENDORS** are the exclusive owners in possession of the subject land hereby sold and every part thereof, and that the **VENDORS** have clear, unencumbered and valid title to the same and every part thereof;
- (b) That neither the subject land hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;
- (c) That neither the subject land or any part thereof is the subject matter of any notification under The Land Acquisition Act, 1894, or The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act,



Am P. S. Singh *16/2/20* *George* *Chik*

2013, or any other law of compulsory acquisition of land;

- (d) That neither the subject land hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;
- (e) That the subject land hereby sold and every part thereof is free from all encumbrances, whatsoever;
- (f) That the subject land hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;
- (g) That the title of **the VENDORS** to the subject land hereby sold and to every part thereof is free, clear and marketable;
- (h) That the subject land hereby sold is provided with unobstructed and uninterrupted proper road access;

Handwritten signatures and initials:
 Andrew (circled), Masozzi, and a signature that appears to be "Laird".

(i) That the **VENDORS** shall indemnify the **PURCHASER** against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in the subject land hereby sold; and

(j) That the **VENDORS** shall execute all further documents which may be found necessary by the **PURCHASER** to be executed for conferring or confirming proper and better title of the subject land hereby sold and every part thereof unto or in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the subject land hereby sold, exclusively in the name of the **PURCHASER**.

6. The **VENDORS** do hereby express their consent and no objection for the **PURCHASER** to apply for mutation of records in Form I & XIV in respect of the subject land hereby sold, by deleting the presently existing name/s therefrom and by recording the name of the **PURCHASER** as sole Occupant thereof. The **VENDORS** do hereby further express that in the proceedings of such mutation, the concerned Land

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George

John

Revenue/ Survey Authority/ Collector/ Addl. Collector/ Deputy Collector need not issue any Notice to the **VENDORS** and service of such Notice is hereby expressly waived by the **VENDORS**.

7. Market value of the subject land hereby sold is also Rs.1,75,00,000/- and stamp duty of **Rs.7,88,000/-** (rounded off) calculated @ 4.5% thereon is paid on this Deed.

SCHEDULE

(Description of the subject land hereby sold)

All that land bearing new **Survey No. 72/1-A** of village **Siolim** of Bardez Taluka of North Goa District in the State of Goa, having an area of **2,000** square meters, forming distinct and separated part of the bigger property denominated "**VITULA of Antonio Francisco de Nazareth**" or "**BOGUIACHEM BATTA**", locally known as "**BHEDICHE BHAT**" also identified as "**TARIDE BHATT**", described, as a whole, in the Land Registration Office of Bardez under **Description No. 2427** of Book B No. 7 of New Series, not found enrolled in the Matriz records of Siolim village in Bardez Taluka Revenue Office. The subject land is bounded as under:-

At D. S. S.

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East:- By the lands bearing Sub-Divisions No. 1, 2 & 3 of Survey No. 72 of village Siolim;

West:- By the land bearing Survey No.72/1 of village Siolim;

North:- Partly by water drain and by Survey No. 72/1 of village Siolim; and

South:- By Survey No. 72/1 of village Siolim.

The subject land hereby sold is shown within red coloured boundary lines in the **PLAN-II** annexed hereto and forming integral part hereof.



At D Souza

(Signature)

(Signature)

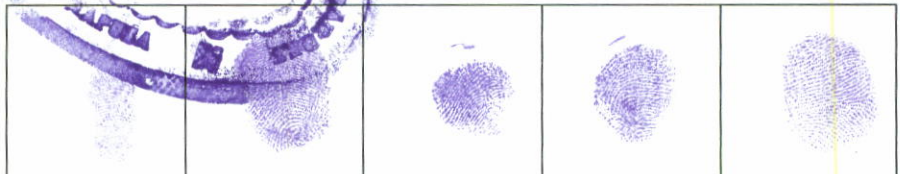
(Signature)

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, month and years first hereinabove mentioned.



Aida D. Souza
 SIGNED AND DELIVERED by the
 Within named member No. 1 of the
 VENDORS, Mrs. Aida De Souza.

Left hand fingers impression of Mrs. Aida De Souza



Right hand fingers impression of Mrs. Aida De Souza



Aida D. Souza
 last finger is
 amputated.

Aida D. Souza *Aida* *Souza* *Aida*



A.D.S.

SIGNED AND DELIVERED by the
Within named member No. 2 of the
VENDORS, Mr. Alex D'Souza.

Left hand fingers impression of Mr. Alex D'Souza



Right hand fingers impression of Mr. Alex D'Souza



Mouzz

SIGNED AND DELIVERED by the
Within named member No. 3 of the
VENDORS, Mrs. Maria Anna De
Souza.



Mouzz

Chik

Left hand fingers impression of Mrs. Maria Anna De Souza



Right hand fingers impression of Mrs. Maria Anna De Souza



Niresh
 SIGNED AND DELIVERED by the
 Within named PURCHASER, Nanu
 Estates Private Limited, by its Director,
 Mr. **Niresh Pravas Naik**.

Left hand fingers impression of Mr. Niresh Pravas Naik



Niresh Pravas Naik *Niresh* *Niresh* *Niresh*

Right hand fingers impression of Mr. Niresh Pravas Naik



WITNESSES:-

Signature:

1.

2.

Name:

Jose Agostinho
Melvin Galdino
D'Souza

Nilesh Krishna
Powar

Address:

C1, Venusta
Classic, behind
Costa Factory,
Aquem Alto,
Margao, Goa 403
601.

211, Hsg. Board
Colony, Pundalik
Nagar, Porvorim,
Bardez, Goa 403
521.

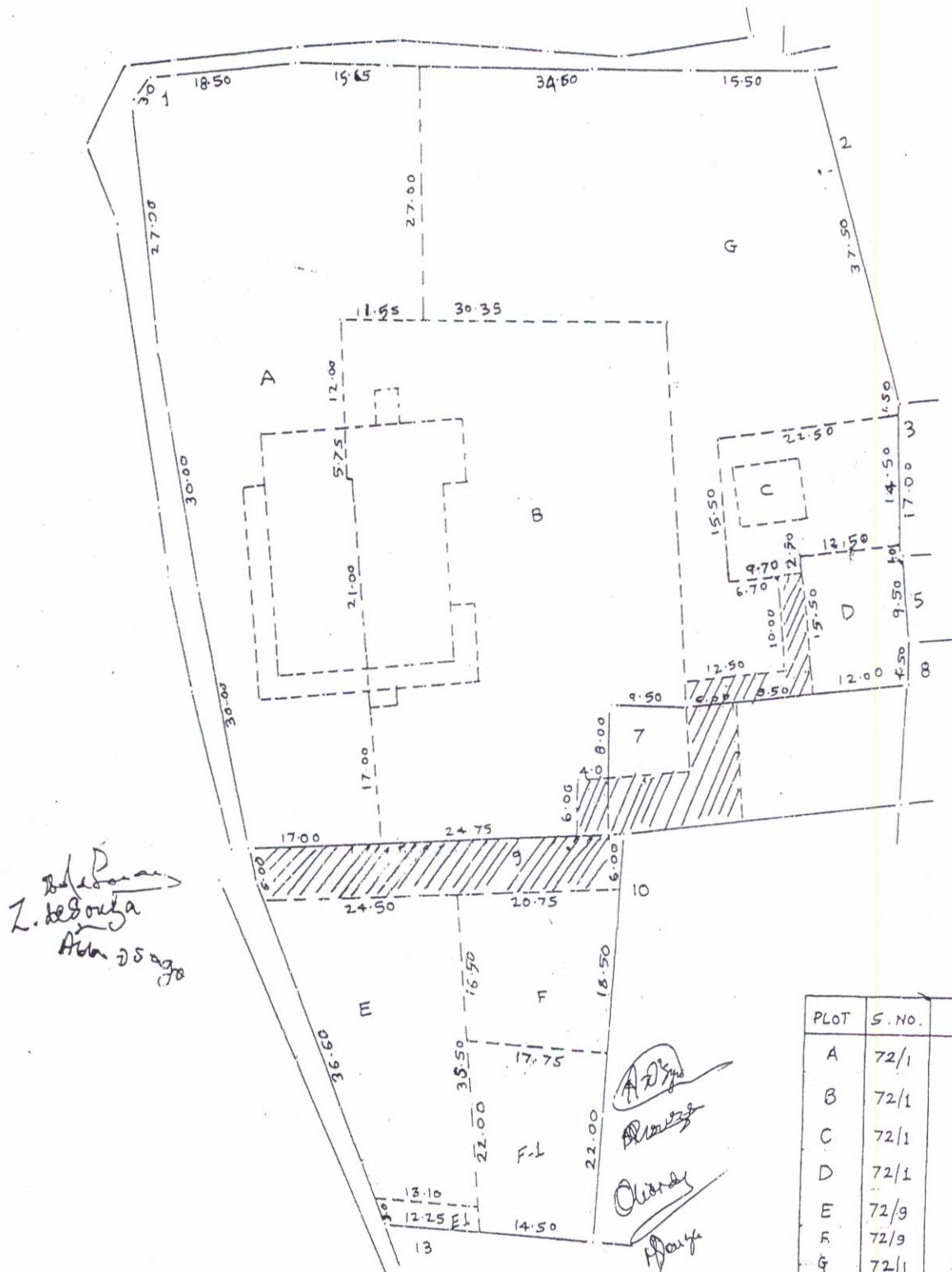
SKETCH No. 1

PLAN

SHOWING PLOTS SITUATED AT SIOLIM VILLAGE
OF BARDEZ TALUKA. SURVEY / SUB-DIVISION NO. 72 / 1, 7, 8, 9

SCALE = N.T.S.

PLAN-I



Handwritten notes:
Z. de Souza
A. de Souza

Handwritten signatures:
A. de Souza
A. de Souza
A. de Souza

PLOT	S. NO.	AREA
A	72/1	2170.00 m ²
B	72/1	2200.00 m ²
C	72/1	325.00 m ²
D	72/1	175.50 m ²
E	72/9	657.00 m ²
F	72/9	345.00 m ²
G	72/1	2000.00 m ²
ROAD	72/1	100.50 m ²
ROAD	72/9	285.00 m ²
F.L.	72/9	38.60 m ²
F.L.	72/9	350.00 m ²

Handwritten notes:
A. de Souza
A. de Souza
A. de Souza



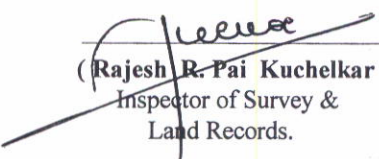
PLAN-II

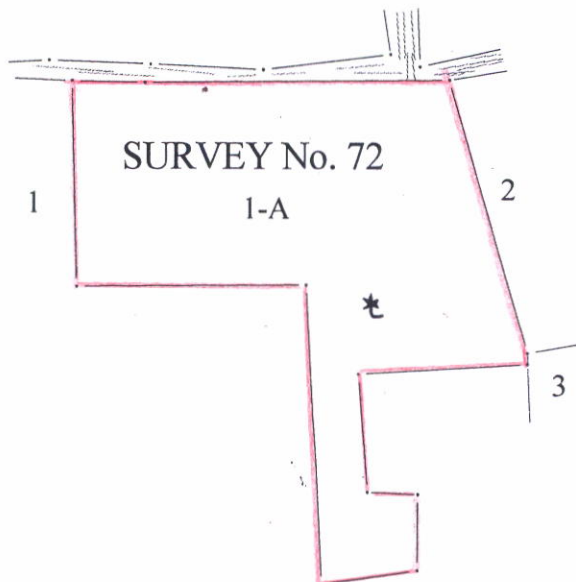
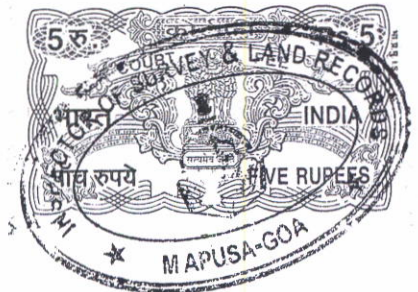
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 1310



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 72/ 1-A
Scale : 1 :1000


(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Vrushali Arolkar (D'Man Gr. II)
On : 12-02-2020

22/02/2020 (RS)
Compared By:



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 18-Mar-2020 11:03:48 am
Document Serial Number :- 2020-BRZ-1181
Presented at 11:03:42 am on 18-Mar-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	787500
2	Registration Fee	612500
3	Mutation Fees	2500
4	Processing Fee	660
Total		1403160

Stamp Duty Required :787500Stamp Duty Paid : 787500

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Premanand Raghunath Corgauncar ,S/o - D/o Raghunath Corgauncar Age: 63, Marital Status: ,Gender:Male,Occupation: Service, Address1 - 203-C, Dhan-Laxmi Nagar, Bhatlem, Panaji, Goa 403 001, Address2 - , PAN No.: AACCN6488Q			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Aida Lucilia Francisco DSouza Alias Aida Lucilia Francisca DSouza Alias Aida De Sousa Alias Aida Antonio DSouza ,S/o - D/o Cyril Fernandes Age: 70, Marital Status: Widow ,Gender:Female,Occupation: Land Lady, Address1 - House No. 812, Porta Vaddo, Siolim, Bardez, Goa, Address2 - , PAN No.: AVVPD1949H			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Alex DSouza Alias Alex Antonio DSouza ,S/o - D/o Late Antonio Joao Pedro Da Conceicao E Souza Age: 47, Marital Status: Married , Gender: Male, Occupation: Land Lord, Address1 - House No. 812-A, Porta Vaddo, Near Agus Saibin Chapel, Siolim, Bardez, Goa, Address2 - , PAN No.: AMLPD0936B			
3	Maria Anna De Souza Alias Maria Anna Alex DSouza Alias Maria Anna DSouza ,S/o - D/o Cyril Fernandes Age: 44, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - House No. 812-A, Porta Vaddo, Near Agus Saibin Chapel, Siolim, Bardez, Goa, Address2 - , PAN No.: AMLPD0935C			
4	Premanand Raghunath Corgauncar ,S/o - D/o Raghunath Corgauncar Age: 63, Marital Status: , Gender: Male, Occupation: Service, Address1 - 203-C, Dhan-Laxmi Nagar, Bhatlem, Panaji, Goa 403 001, Address2 - , PAN No.: AACCN6488Q			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jose Agostinho Melvin Galdino DSouza, 43 ,1976-12-20 ,8550998208 , ,Advocate , Marital status : Unmarried 403601, C1, C1, Venusta Classic , Behind Costa Factory Aquem Alto Margao Margao, Salcete, SouthGoa, Goa			
2	Nilesh Krishna Powar, 41 ,1978-12-18 ,9423819551 , ,Service , Marital status : Married 403521, House No. 211, House No. 211, Housing Board Colony, Pundalik Nagar Porvorim Panaji, Tiswadi, NorthGoa, Goa			

18/03/2020

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-1181

Book :- 1 Document

Registration Number :- **BRZ-1-1130-2020**

Date : 18-Mar-2020

18/03/2020

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

**SUB-REGISTRAR
BARDEZ**



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 18-Mar-2020 11:35:33

Date of Receipt: 18-Mar-2020

Receipt No : 2019-20/9/4560

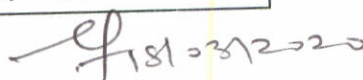
Serial No. of the Document : 2020-BRZ-1181

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Premanand Raghunath Corgauncar** for Registration of above Document in Book-1 for the year 2020

Registration Fee	612500	E-Challan	• Challan Number : 202000319795 • CIN Number : CKM5081786	612500
Processing Fee	660	E-Challan	• Challan Number : 202000319795 • CIN Number : CKM5081786	660
Total Paid	613160 (Rupees Six Lakh Thirteen Thousands One Hundred And Sixty only)			

Probable date of issue of Registered Document: / /


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

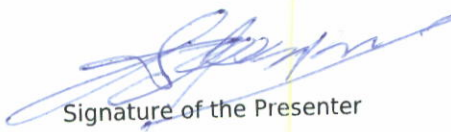
Name of the Person Authorized :

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **18-Mar-2020**

Signature of the person receiving the Document


Signature of the Presenter


Signature of the Sub-Registrar