

Rupess Three lakhs fifty thousand only

Phone No: 9767481349  
Sold To/Issued To:  
SUN ESTATES DEVELOP  
For Khom/ID Proof:  
Pancard



NOV-20-2021 16:04:25

₹ 0350000/-

₹ 0350000/-

Other:  
38162621638291266828-00001273  
3815262 38/02/02/2021-RD1

For CITIZEN CREDIT™  
CO-OP BANK LTD.

Authorised Signatory

Name of Purchaser: Sun Estates Developers LLP



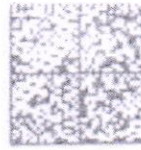
DEED OF SALE

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Awazare  
S. Nazare

Rupess Ten lakhs only

Phone No: 9767481349  
Sold To/Issued To  
SUN ESTATES DEVELOP  
For Khom/ID Proof  
Pancard



NOV-30-2021 16:54:04

₹ 1000000/-

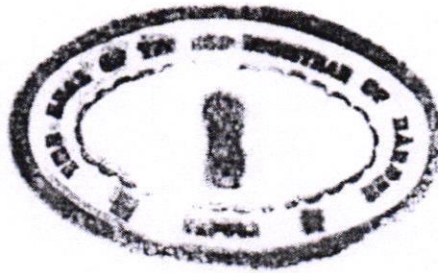
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3815262 38/02/02/2021-RD1

For CITIZEN CREDIT™  
CO-OP BANK LTD.

Authorised Signatory

Name of Purchaser: Sun Estates Developers LLP

2021-BRZ-4618  
02-12-2021



DEED OF SALE

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S. Nazare.

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**THIS DEED OF SALE** is entered into at Mapusa, Bardez, Goa on this **2nd** day of **December, 2021**, by and

**B E T W E E N**

(1) **MR. JOHN ALFRED NAZARETH**, son of late Pedro Caitano Nazareth, 78 years of age, married, retired, holder of PAN Card bearing no. \_\_\_\_\_, Aadhaar Card bearing no. \_\_\_\_\_, Indian National, and his wife; (2) **MRS. MARGARET JOHN NAZARETH**, daughter of late Sebastian Dacruz, 72 years of age, married, housewife, Indian National, holder of PAN Card bearing No. \_\_\_\_\_ Aadhaar Card No. \_\_\_\_\_, Both residents of House No. 154, Bairo Alto, Assagao, Bardez, Goa - 403507; (3) **MR. ANTONIO AGNELO NAZARE**, son of late Peter Caetano Nazare, 70 years of age, married, retired, holder of PAN Card bearing no. \_\_\_\_\_, Aadhaar Card bearing no. \_\_\_\_\_, Indian National, and his wife; (4) **MRS. SHEILA MARCELLES NAZARE**, daughter of late Maurice Joseph Saldanha, 65 years of age, married, housewife, Indian National, holder of PAN Card bearing No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Both residents of House No. 154, Bairo Alto, Assagao, Bardez, Goa - 403507; hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context and meaning thereof be deemed to include their respective



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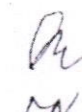
heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART**;

**A N D**

**SUN ESTATES DEVELOPERS LIMITED LIABILITY PARTNERSHIP**, registered under LLP Identification No. AAN-1325 with Ministry of Corporate Affairs, Registrar, Goa, holding PAN Card bearing No. **AE . . . . .**, having its Registered Office at H.No.331/3, Opposite Bank of India, Bhati Wada, Nerul, Bardez, Goa - 403114, herein represented vide Board Resolution dated 16/11/2021 through its Manager - Admin, **MR. SIDHARTH MORAJKAR**, son of late Sagun Morajkar, aged 45 years, married, business, holder of PAN card bearing No. **AE . . . . .**, holding Aadhar card bearing No. **0200 0000 0000**, Indian National and resident of Saipem, Candolim, Bardez, Goa), having contact number 9767481349 hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context and meaning thereof be deemed to include his heirs, legal representatives, executors, administrators and/or assigns) of the **SECOND PART**.

The Vendors have represented to the Purchaser as follows:-



  
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- A. That there exists a property known as **"ALTA"** also known as **"UNDOR"** admeasuring **3050 sq.mtrs**, Village of Assagao, Bardez, Goa, surveyed in the Old Cadastral Survey under No. 919, described in the Land Registration Office of Bardez under No. 19524 at Folio 150 of Book B-50 and is not enrolled in the Taluka Revenue Office for Matriz and shall hereinafter be referred to as the **"Said Larger property"** and is better described in **Schedule I** herein.
- B. That the Said Larger Property was originally owned and possessed by one Maria Joaquina Dias, she having acquired right to the same in the status of widow and as such, said Maria Joaquina Dias became the absolute owner in possession of the Said Lager Property.
- C. That the Said Larger Property came to be surveyed in the Old Cadastral Survey maintained by the erstwhile Portuguese regime under Old Cadastral Survey under No. 919.
- D. That vide Deed of Sale dated 10/02/1930, registered before the Sub Registrar of Bardez under Registration No. Folio 73 overleaf to Folio 75 overleaf of Book No. 365, said Maria Joaquin Dias as absolute owner of the Said Lager Property sold



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and or conveyed half of the Said Larger Property to one Etelvina Vas e Nazareth.

- E. Upon purchase of the portion of the Said Larger Property, said Etelvina Vas e Nazareth owned and occupied the said portion which corresponds to half of the Said Larger Property as a distinct and separate unit disannexed from the Said Lager Property.
- F. That the said portion purchased by Etelvina Vas e Nazareth by Deed of Sale dated 10/02/1930, at the time of promulgation of survey records in terms of the provisions of Land Revenue Code came to be surveyed under Survey No. 128/9 and 128/10 of Village Assagao.
- G. The other half of the Said Lager Property came to be sold by said Maria Joaquina Dias to one Franklin B. Pires and the said balance portion purchased by Franklin B. Pires came to be surveyed under records of right of Village of Assagao under Survey No. 128/11.
- H. The subject matter of the present Deed of Sale is the property bearing **Survey Nos. 128/9** and **128/10** which admeasures **1550 sq.mtrs** and **200 sq.mtrs** respectively (totally admeasuring **1750 sq.mtrs**), shall herein after be referred to



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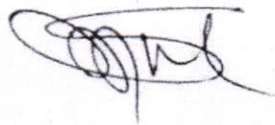
as the **"Said Property"** and is better described in **Schedule II** herein and is delineated in the plan annexed hereto in red shading.

I. That said Etelvina Vas e Nazareth was married to one Josinho Nazareth also known as Antonio Jose Nazareth alias Antonio Jose Nazare under the regime of communion of assets.

J. That said Josinho Nazareth also known as Antonio Jose Nazareth alias Antonio Jose Nazare expired on 14/12/1947 leaving behind his moiety holder said Etelvina Vas e Nazareth and his sole and universal heirs his only son Shri. Pedro Caetano Nazare married to Smt. Antonieta Peregrina da Cruz e Nazareth.

K. That said Shri. Pedro Caetano Nazare, Antonieta Peregrina da Cruz e Nazareth and their mother Etelvina Vas e Nazareth expired on 03/08/1990, 01/8/1995 and 01/08/1968 respectively leaving behind as their sole and universal heirs following children namely :-

- a) Mr. John Nazareth married to Mrs. Margaret D'Cruz.
- b) Mrs. Maria Lourdes Nazare married to Mr. Quitino Santan D'Souza.



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c) Mr. Antonio Agnelo Nazare married to Mrs. Sheila Marcellus Saldanha e Nazare.


L. That said Mrs. Maria Lourdes Nazare and her husband Mr. Quitino Santan D'Souza by Deed of Relinquishment and Succession dated 18/07/1994, relinquished and or renounced their right in favour of their co-owners, being the inheritance left by their parents and grandparents.

M. That by virtue of said Deed of Relinquishment and Succession dated 18/07/1994, the above referred persons came to be declared as sole and universal heirs of the persons referred to above.

N. That in the Inventory Proceeding instituted upon the death of Shri. Pedro Caetano Nazare, who is the son of Etelvina Vas e Nazareth, the said property which came to be listed at Item No. 2 came to be allotted in auction to Mr. John Nazareth and Mr. Antonio Agnelo Nazare i.e. Vendor at Serial No. 1 and Vendor at Serial No. 3. The Vendor at Serial No. 2 and the Vendor at Serial No. 4 are the respective spouses of Vendor at Serial No. 1 and Vendor at Serial No. 3 and as such, the Vendors herein became the absolute owner in possession in respect of the Said Property.



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- O. That upon acquiring right to the Said Property by virtue of the said allotment made in the said Inventory Proceeding, the Vendors herein carried out mutation and got their name included in the survey records.
- P. That the Vendors herein are desirous of conveying and or transferring the Said Property better described in Schedule II in favour of the Purchaser herein.
- Q. That the Said Property is free from any encumbrances and/or defect in title.
- R.  The Vendors further represent that except for the Vendors herein, there are no other person or persons who can claim right over the Said Property described in Schedule - II hereto.
- S. That there is no road or access passing through the Said Property described in Schedule II, as an access to any other person, nor there is any easement right of way to any other person through the Said Property.
- T. That the Said Property is not the subject matter of any land acquisition under the Land Acquisition Act.



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U. That there are no statutory dues, due and payable to any government and/or semi-government bodies in respect of the Said Property.

V. That there are no litigations and/or disputes of any nature over the Said Property described in Schedule II.

W. That the Vendors has represented to the Purchasers that except for this Deed of Sale, the Vendors have not entered into any agreement to transfer and or convey the Said Property described in Schedule II with any other person or persons.

X. **AND WHEREAS**, based on the said representations made by the Vendors, the Purchaser have agreed to purchase the Said Property better described in Schedule II for a total consideration of sum of **Rs.3,00,00,000/- (Rupees Three Crores Only)** which is the market value of the Said Property described in Schedule II hereto.



**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of payment of **Rs.3,00,00,000/- (Rupees Three Crores Only)** which is paid by the PURCHASER to VENDORS, after deducting an amount of **Rs.3,00,000/- (Rupees Three Lakhs Only)** towards 1%

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**T.D.S** on the said consideration in terms of the provisions of The Income Tax Act, at the request of the VENDORS in the following manner:-

- a. An amount of **Rs.5,00,000/- (Rupees Five Lakhs Only)** is paid by the PURCHASER vide RTGS dated 23/10/2021, receipt of which the VENDORS do hereby acknowledge);
- b. An amount of **Rs.10,00,000/-(Rupees Ten Lakhs Only)** is paid by the PURCHASER vide RTGS dated 25-11-2021, receipt of which the VENDORS do hereby acknowledge);
- c. An amount of **Rs.36,00,000/-(Rupees Thirty Six Lakhs Only)** is paid by the PURCHASER vide RTGS dated 26-11-2021, receipt of which the VENDORS do hereby acknowledge);
- d. An amount of **Rs.30,00,000/-(Rupees Thirty Lakhs Only)** is paid by the PURCHASER vide RTGS dated 26-11-2021, receipt of which the VENDORS do hereby acknowledge);
- e. An amount of **Rs.40,00,000/-(Rupees Forty Lakhs Only)** is paid by the PURCHASER vide RTGS dated 30-11-2021, receipt of which the VENDORS do hereby acknowledge);



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- f. An amount of **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** is paid by the PURCHASER vide RTGS dated 30-11-2021 , receipt of which the VENDORS do hereby acknowledge);
- g. An amount of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)** is paid by the PURCHASER vide RTGS dated 30-11-2021, receipt of which the VENDORS do hereby acknowledge);
- h. An amount of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)** is paid by the PURCHASER vide RTGS dated 30-11-2021, receipt of which the VENDORS do hereby acknowledge);
- i. An amount of **Rs.31,00,000/- (Rupees Thirty One Lakhs Only)** is paid by the PURCHASER vide RTGS dated 01-12-2021, receipt of which the VENDORS do hereby acknowledge);
- j. An amount of **Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)** is paid by the PURCHASER vide RTGS dated 01-12-2021, receipt of which the VENDORS do hereby acknowledge);



The VENDORS as the absolute owners of all that property known as "**ALTA**" also known as "**UNDOR**" surveyed in the records of rights of Village Panchayat

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*S. Nazare*

of Assagao under Survey No. 128/9 and 128/10 admeasuring 1550 sq.mtrs and 200 sq.mtrs respectively. The said property is surveyed in the Old Cadastral Survey under No. 919 which is better described in SCHEDULE II hereto, do hereby transfer, sell, convey, grant, release and assign by way of sale unto the PURCHASER along with all the privileges, accesses, easements, appurtenances thereto, to have and to hold the same unto the PURCHASER as absolute Owners thereof, free from any charge or encumbrances to be held and enjoyed by the PURCHASER forever, peacefully without any disturbance and/or hindrance from the VENDORS, and or any person claiming through them.



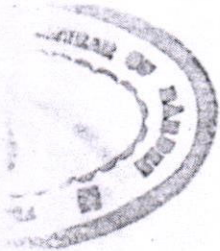
2. The VENDORS do hereby covenant with the PURCHASER as under:

- i. The VENDORS as the absolute owners of the Said Property, have a clear valid and marketable right, title and interest to the Said Property better described in Schedule II and are entitled and authorized to sell/alienate the same unto the PURCHASER.

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- ii. That should there be any defect in the title of the Said Property better described in Schedule II hereby conveyed, the VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for loss suffered on account of such defect, if any, and shall, at their own costs and expenses clear the defect in title of the Said Property, if any.
- iii. That the VENDORS shall at the cost and expenses of the PURCHASER do all that is required for better assuring and/or perfecting the title of the Said Property in Schedule II hereto in favour of the PURCHASER, which shall include all necessary acts to secure the mutation of the survey records in respect of said property in the name of the PURCHASER.
- iv. That the VENDORS have today put the PURCHASER in unconditional exclusive peaceful vacant possession of the Said Property to be held by the PURCHASER without any harm or hindrance from the VENDORS and/or any other person or persons claiming through the VENDORS.



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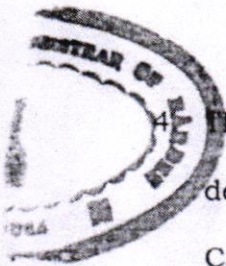
- v. The VENDORS covenant that there is no road or access through the said property described in Schedule I, as an access to any other person, nor there is any easement right of way to any other person through the said property.
- vi. The VENDORS covenant with the PURCHASER that there are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the title in respect of the Said Property better described in Schedule II.
- vii. The VENDORS covenant to the PURCHASER that no loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the Said Property described in Schedule II and/or against collateral security thereof.
- viii. The VENDORS covenant that no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, license, lien, or otherwise



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howsoever, with respect to the Said Property better described in Schedule II and they are competent and entitled to sell and transfer the same in the manner provided in these presents.

3. The VENDORS hereby accord their no objection to the PURCHASER to carry out mutation with respect to the Said Property better described in Schedule II hereto and the VENDORS hereby covenant that they shall do all that is required to ensure that the name of the PURCHASER is entered into the Record of Rights with respect to the Said Property.



The VENDORS hereby that the Said Property better described in Schedule II does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

5. For the purpose of Stamp Duty, the market value of the Said Property described in Schedule II hereby transferred is **Rs.3,00,00,000/- (Rupees Three Crores Only)** and accordingly stamp duty @ **4.5%** i.e. **Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)** is affixed to this Deed of Sale which is borne by the PURCHASER and

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Registration Fee @ 3% i.e. **Rs.9,00,000/- (Rupees Nine Lakhs Only)** which are borne and paid by the PURCHASERS.

**SCHEDULE I**

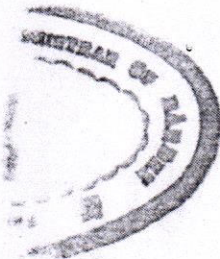
ALL that property known as "**ALTA**" also known as "**UNDOR**" admeasuring 3050 sq.mtrs, Village of Assagao, Bardez, Goa, surveyed in the Old Cadastral Survey under No. 919 and is bounded as under :-

**North** : By Survey No. 132/1

**South** : By Survey No. 128/33

**East** : By Survey No. 128/12

**West** : By Survey No. 128/8



**SCHEDULE II**

ALL that property known as "**ALTA**" also known as "**UNDOR**" surveyed in the records of rights of Village Panchayat of Assagao under **Survey No. 128/9** and **128/10** admeasuring **1550 sq.mtrs** and **200 sq.mtrs** respectively (totally admeasuring **1750 sq.mtrs**). The said property is surveyed in the Old Cadastral Survey under No. 919 and is delineated in the plan annexed hereto in red shading.

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S. Nazare

The property surveyed under Survey No. 128/9 admeasuring 1550 sq.mtrs is bounded as under :-

**North** : By Survey No. 132/1

**South** : By Survey No. 128/33

**East** : By Survey No. 128/10

**West** : By Survey No. 128/8

The property surveyed under Survey No. 128/10 admeasuring 200 sq.mtrs is bounded as under :-

**North** : By Survey No. 132/1

**South** : By Survey No. 128/33

**East** : By Survey No. 128/11

**West** : By Survey No. 128/9

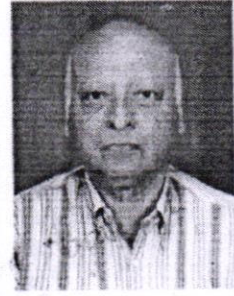


**IN WITNESS WHEREOF**, the parties hereto have signed this DEED OF SALE on the day, month and year first herein abovementioned in the presence of the witnesses signed herein under.

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**SIGNED AND DELIVERED**  
By the within named **VENDORS** of the  
**ONE PART:**



*John Alfred Nazareth*

*John Alfred*

(1) **MR. JOHN ALFRED NAZARETH**



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R. H. F. P

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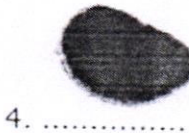
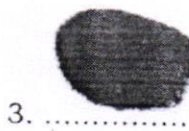
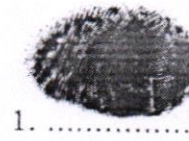
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(2) MRS. MARGARET JOHN NAZARETH

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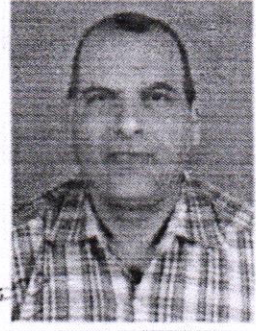
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S. Nazareth*

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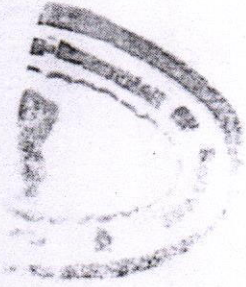
**(3) MR. ANTONIO AGNELO NAZARE**


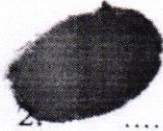





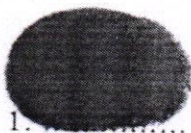




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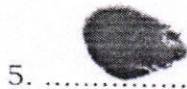
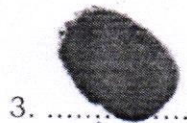
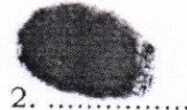
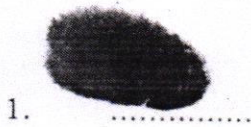
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(4) MRS. SHEILA MARCELLES NAZARE



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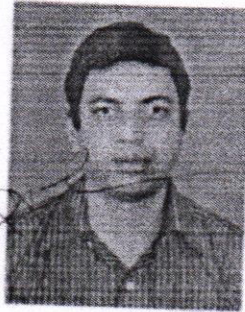
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SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER  
SUN ESTATES DEVELOPERS  
LIMITED LIABILITY PARTNERSHIP  
THROUGH ITS MANAGER - ADMIN

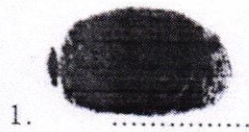


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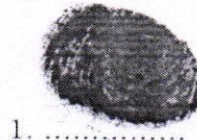
MR. SIDHARTH MORAJKAR



L. H. F. P



R. H. F. P



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*M*

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S. Nazare

**In the presence of:**

**1. ABHIJIT A. S. DESSAI**

Abhisai

**2. ROSEZETHA FERNADES**

Rernandes



[Signature]

Ah.

MV

Anezare

S. Nazare.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Dec-2021 01:07:46 pm

Document Serial Number :- 2021-BRZ-4618

Presented at 12:59:58 pm on 02-Dec-2021 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	1350000
2	Registration Fee	900000
3	Mutation Fees	3500
4	Processing Fee	1100
Total		2254600

Stamp Duty Required :1350000/-




Stamp Duty Paid : 1350000/-

Presente

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SIDHARTH MORAJKAR ,,Age: , Marital Status: ,Gender:,Occupation: , Address1 - HOUSE NO.331-3, OPPOSITE BANK OF INDIA, BHATI WADA, NERUL, BARDEZ, GOA - 403114, Address2 - ,			






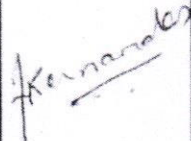
Executer

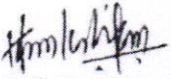
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOHN ALFRED NAZARETH , Father Name:LATE PEDRO CAITANO NAZARETH, Age: 78, Marital Status: Married ,Gender:Male,Occupation: Other, HOUSE NO.154, BAIRO ALTO, ASSAGAO, BARDEZ, GOA,			
2	MARGARET JOHN NAZARETH , Father Name:LATE SEBASTIAN DCRUZ, Age: 72, Marital Status: Married ,Gender:Female,Occupation: Housewife, HOUSE NO.154, BAIRO ALTO, ASSAGAO, BARDEZ, GOA,			
3	ANTONIO AGNELO NAZARE , Father Name:LATE PETER CAETANO NAZARE, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Other, HOUSE NO.154, BAIRO ALTO, ASSAGAO, BARDEZ, GOA,			
4	SHEILA MARCELLES NAZARE , Father Name:LATE MAURICE JOSEPH SALDANHA, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, HOUSE NO.154, BAIRO, ALTO, ASSAGAO, BARDEZ, GOA,			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	SIDHARTH MORAJKAR , , Age: , Marital Status: , Gender: , Occupation: , HOUSE NO.331-3, OPPOSITE BANK OF INDIA, BHATI WADA, NERUL, BARDEZ, GOA - 403114,			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ABHIJIT ANAND SAWANT DESSAI, Age: 39, DOB: 1982-06-04 , Mobile: 9823991169 , Email: , Occupation: Service , Marital status : Married , Address: 403704, 526 DEVNAMOL KALAY SANGUEM GOA, 526 DEVNAMOL KALAY SANGUEM GOA, Calem, Sanguem, SouthGoa, Goa			
2	Name: ROSEZETHA FERNANDES, Age: 31, DOB: 1990-11-10 Mobile: 7517248947 , Email: , Occupation: Advocate , Marital status : Married , Address: 403516, MADDO WADA CALANGUTE BARDEZ GOA, MADDO WADA CALANGUTE BARDEZ GOA, Calangute, Bardez, NorthGoa, Goa			



Sub Registrar

SUB REGISTRAR

BARDEZ

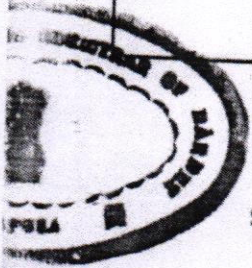
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Date : 02-Dec-2021



*[Handwritten Signature]*

SUB-REGISTRAR

Sub Registrar(Office of the ~~CHIEF~~ Registrar-cum-Sub Registrar, Bardez)