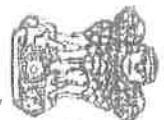


(Rupees: Five lakhs Ninety Six thousand Seven hundred Only)

For CITIZENCREDIT™  
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CO-OP CO-OPERATIVE  
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PUNACIO - GOA 403 602  
D-5/SIT/V/C/L/35/3/2011-40



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INDIA

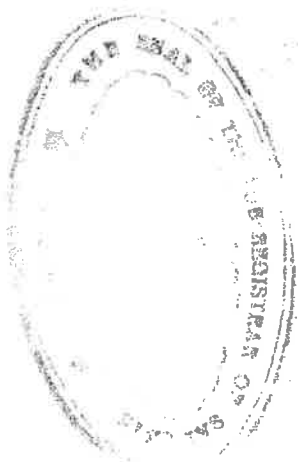
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GOA

श्रुत 03465 NON JUDICIAL  
119426 JAN 11 2013

Rs.0596700/- PB7223  
12:17

Name of Purchaser M/S. NEVILTON CONSTRUCTIONS  
PROP. INACIO FERNANDES



Viola Fernandes

Prop.

## DEED OF SALE

R. Castore Prop.

This DEED OF SALE is made at  
MARGAO, SALCETE, GOA, on this  
FOURTEENTH day of JANUARY of the Year  
Two Thousand and Thirteen (14/01/2013),

B E T W E E N

Mr. ROSARIO MENINO CASTANHA, son  
of late John Rosario Castanha alias Joao  
Rosario Castanha . alias Juao Rosario  
Castanha, aged 55 years, unmarried,  
inservice, British ,National of Indian Origin,  
Holder of OCI Card bearing No.A1024513 and  
Pan Card bearing No.AUZPC2903K, resident at  
Flat No.303, Ashirwad Building, Opposite  
Meenaxi Hotel, Margao, Salcete, Goa,  
hereafter called "THE VENDOR" (which  
expression, shall, unless repugnant to the  
context, include his heirs, assigns and legal  
representatives) OF THE ONE PART,

A N D

...3/-

*R. Castanha* *18/01/13*



Mrs. VIOLA FERNANDES, daughter of late Estevao Fernandes and wife of Inacio Fernandes, aged 48 years, housewife, Indian National, Holder of Pan Card bearing No. AADPF5002G, resident at 1<sup>st</sup> Floor, ACI Building, Ratwado, Navelim, Salcete, Goa, hereafter called "THE PURCHASER" (which expression shall unless repugnant to the context include her assigns, successors and representatives) OF THE OTHER PART and WITNESSES:-



WHEREAS THE VENDOR has represented to THE PURCHASER as follows:

- a) That at Navelim Village of Salcete Taluka there is a property known as "MORDY" or "DOGRY", which is known in the Survey Records as "DONGARRI MODDI", which is described in the Land Registration Office of Salcete under No.17274 of New Series and is enrolled in the Land Revenue Office under Matriz No. 295 and is fully described in the SCHEDULE I below;

*R. Cestanka*



- b) That a distinct and independent part of the property constituting 1/22<sup>nd</sup> part was vide Deed of Sale, dated 27<sup>th</sup> August 1924, drawn before the Notary of Salcete, Shri. Carlos Caetano de Souza, at folios 3 to 5 of Book No.304, sold jointly to Joao Rosario Castanha and Conceicao Manuel Castanha. The said distinct part came to be separately described under Land Registration No.34924 and surveyed under Survey No.9/4 of Navelim Village and is fully described in the SCHEDULE II below;

- c) That vide Partition Deed dated 27/7/1973, duly registered in the Office of the Sub Registrar of Salcete, under registration No. 835, at pages 304 to 310, Book No.1, Volume No. 113, dated 2/8/1973, read with Deed of Additament dated 26/12/1974, registered in the Office of the Sub Registrar, under No. 110, at pages 180 to 185, of Book.No.1,

...5/-

R. Carstaula ~~1973~~

Volume No.136 dated 17/2/1975, the said Conceicao Manuel Castanha along with his wife, Esperanca Dias e Castanha and the widow of Joao Rosario Castanha, Arcangela Castanha, divided the property described in the SCHEDULE II below, amongst themselves, by metes and bounds;

d) That by virtue of the said Partition Deed the property described in the SCHEDULE II below was divided into two Plots, namely, Plot A and Plot B, reserving access roads; the said Plot B is fully described in the SCHEDULE III below;

e) That although the children of Joao Rosario Castanha were not parties to the said Partition Deed dated 27/7/1973 and the said Deed of Additament, the said heirs had accepted the Partition of the said property and the allotment of Plot B to their mother, Arcangela Castanha;

...6/-

R. Castanha

*[Signature]*

f) That Special Inventory Proceeding bearing No.49/2012/A were instituted on the death of the said Joao Rosario Castanha and Arcangela Castanha, and the said Plot B described in the SCHEDULE IV below was enlisted therein, and has vide Final Chart of Partition dated 6/12/2012 and Order dated 6/12/2012 been allotted solely to THE VENDOR herein;

k) That THE VENDOR is the absolute and exclusive owner in possession of the said Plot B described in SCHEDULE III below;

AND WHEREAS THE VENDOR has declared and covenanted unto THE PURCHASER as follows:-

(a) That he is in lawful occupation, possession and enjoyment of the said Plot B;

...7/-

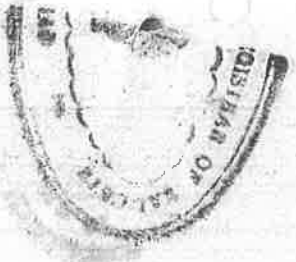
R. Castanha *ppp*

- (b) That he has an absolute right to dispose and/or sell the said Plot B and /or deal with it in any manner whatsoever.
- (c) That there is no legal bar or impediment for this transaction and that the said Plot B is free from encumbrances, liens and/or charges.
- (d) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon THE VENDORS regarding the said Plot B;
- (e) That neither the said Plot B nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income

...8/-

R. Carstanka *phd*

Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.



- (f) That neither the said Plot B or any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- (g) That there is no mundkar or tenant or agricultural tenant or any other type of encumbrance on the said Plot B and or any part thereof;
- (h) That he is fully entitled to enter into this Deed with THE PURCHASER and that he has full right and authority to sign and execute the same.
- (i) That he has not agreed, committed or contracted or entered into any agreement

...9/-

R. Venkata Reddy



for sale or lease or any other Agreement  
with third parties in respect of the said  
Plot B;

AND WHEREAS THE VENDOR has  
offered to sell the said Plot B to THE  
PURCHASER, and, believing the above  
representation to be true and accurate, and  
being satisfied with the documents of title,  
THE PURCHASER has offered to purchase the  
said Plot B;

NOW THEREFORE THIS DEED  
WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and  
in consideration of Rs.1,98,90,000/- (Rupees  
One Crore Ninety Eight Lakhs Ninety  
Thousand Only) paid by THE PURCHASER to  
THE VENDOR (the receipt whereof THE  
VENDOR does hereby acknowledge and  
wherefor THE VENDOR does hereby grant  
full discharge) THE VENDOR does hereby  
...10/-

R. Carstare. *[Signature]*

TRANSFER BY WAY OF SALE to THE PURCHASER, ALL THAT Plot B, admeasuring 2210 sq.mts, fully described in the SCHEDULE III below, so that THE PURCHASER shall HOLD and ENJOY the same, ever hereafter as her own absolutely, free from any encumbrance or charge whatsoever;

(a) The said consideration of Rs.1,98,90,000/- (Rupees One Crore Ninety Eight Lakhs Ninety Thousand Only) is paid by THE PURCHASER to THE VENDOR by Cheque bearing No.9470 dated 14/1/2012, drawn on the Bank of India, Navelim Branch;

2. The market value of the property hereby sold is Rs.1,98,90,000/- (Rupees One Crore Ninety Eight Lakhs Ninety Thousand Only);
3. THE VENDOR does hereby covenant with THE PURCHASER as follows:

...11/-

R Venkata *Reddy*



- a) That the title of THE VENDOR in the property hereby sold is perfect and unassailable and that THE VENDOR does have the right, power and authority to sell the same without let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whensoever reasonably required THE VENDOR shall at the cost of THE PURCHASER do all that should be necessary or convenient to ensure that THE PURCHASER peaceably holds and enjoys the property hereby sold to her;
- d) That in the event THE PURCHASER is ever dispossessed from the property hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDOR, THE VENDOR shall fully compensate THE PURCHASER and shall save THE PURCHASER from loss.

...12/-

R. Castorela. plds

4. Possession of the said Plot described in SCHEDULE III below, is hereby handed over by THE VENDOR to THE PURCHASER.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDOR hereby declares that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

#### SCHEDULE I

: ALL THAT PROPERTY known as "MORDY" or "DOGRY", which is known in the Survey Records as "DONGARRI MODDI", situated at Navelim Village of Salcete Taluka and Sub District, District of South Goa, State of Goa, within the jurisdiction of the Village

...13/-

*R. Carstare* *1989*



Panchayat of Navelim, which is described in the Land Registration Office of Salcete under No.17274 of New Series and is enrolled in the Land Revenue Office under Matriz No. 295; the said property is BOUNDED on the EAST by the Public Road, On the WEST by the property of Francisco Dias and others, on the NORTH by that of Francisco Dias and others, and on the SOUTH by that of Ignacio Sebastiao Diniz, Caetano Ferrao and Domingos S. Ana Dias and others.

#### SCHEDULE II

ALL THAT DISTINCT AND INDEPENDENT PART of the property described in the SCHEDULE I above, which is separately described in the Land Registration Office of Salcete under No.34924 and surveyed under Survey No. 9/4 of Navelim Village, and admeasures 4750 sq.mts (Four Thousand Seven Hundred Fifty Square Metres), which is BOUNDED on the EAST by the reserved road,

...14/-

*R. Carstenc* *Adms*

on the WEST by the part of the property described in the SCHEDULE I above, on the NORTH by the Public Road, and on the SOUTH by the reserved Road.

### SCHEDULE III

ALL THAT PLOT B of the property fully described in the SCHEDULE II above, which admeasures 2210 sq.mts (two thousand two hundred and ten square metres) and is more clearly shown on the Plan hereto annexed; the said Plot is surveyed under No. 9/4 (part) of Navelim Village, and is BOUNDED on the EAST by Plot A of the property described in the SCHEDULE II above, on the WEST by the property of Falcao Mendes, Antonio Piedade Gomes and others, on the NORTH by the Public Road and on the SOUTH by the Reserved Road.

...15/-

R. Carstania

Plus



IN WITNESS WHEREOF the parties  
hereto have set and subscribed their respective  
photographs, signatures, and finger prints in  
the presence of Witnesses, on the day, month,  
year and place first herein above mentioned.

THE VENDOR:



*R. Castanha*

(Mr. ROSARIO MENINO  
CASTANHA)

*R. Castanha*



(Right finger impressions of Mr. ROSARIO  
MENINO CASTANHA)



(Left finger impressions of Mr. ROSARIO  
MENINO CASTANHA)

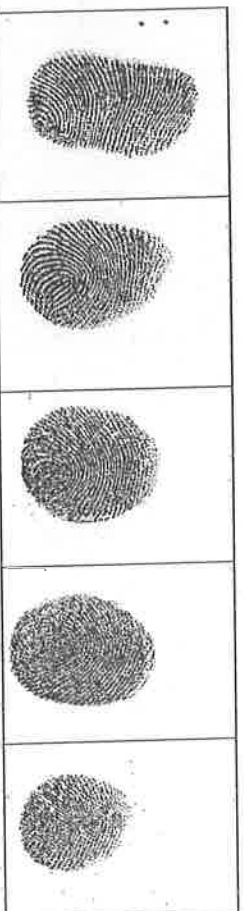
...16/-

*R. Castanha* *Plus*

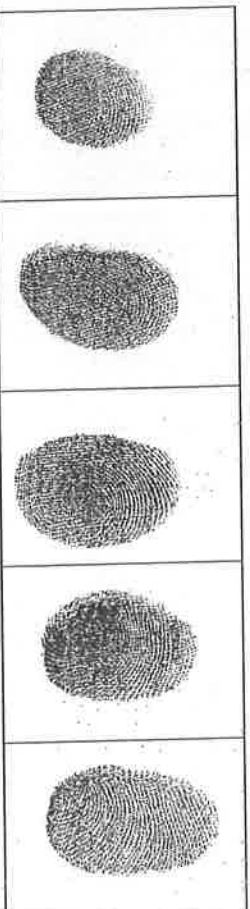
THE PURCHASER:



*V. Fernandes*  
(Mrs. VIOLA  
FERNANDES)



(Right finger impressions of Mrs. VIOLA  
FERNANDES)



(Left finger impressions of Mrs. VIOLA  
FERNANDES)

WITNESSES:

1. *Theresa Monuher*

2. *W7*

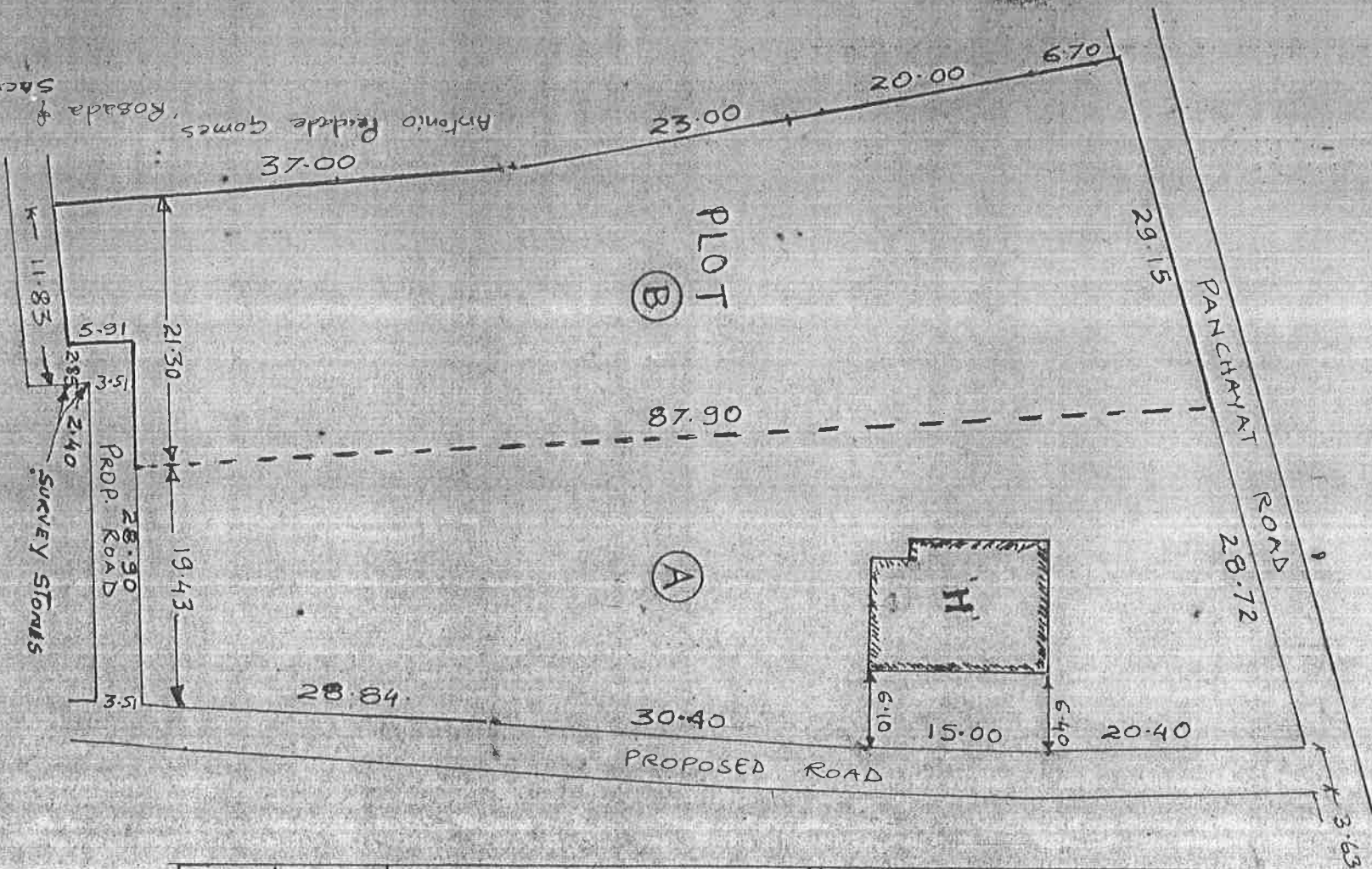
*R. Constante* *Phds*





PLAN OF PLOT CALLED "DONGARI" MOD. 1<sup>a</sup>  
 BEARING S. 1/4 OF NAVELIN VILLAGE  
 SITUATED AT NAVELIN SACETE - GOA

R. Cuatrecasas



SURVEY Number	PLOT	NAME	AREA	HOUSE 'H' BELONGS TO
9/4	A	JOHN FLORIANO CASTANHA FRANSQUINA X DE SILVA E CASTANHA	2210 M <sup>2</sup>	JOHN FLORIANO CASTANHA
9/4	B	ROSARIO MENINO CASTANHA	2210 M <sup>2</sup>	

NOTE: ALL DIMENSIONS IN METRES



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 14-01-2013 12:19:51 PM

Document Serial Number : 252

Presented at 12:08:00 PM on 14-01-2013 in the office of the Sub-Registrar ( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	994500.00
2	Processing Fees	200.00
Total :		994700.00

Stamp Duty Required: 521700.00

Stamp Duty Paid: 596700.00

Viola Fernandes presenter

Name	Photo	Thumb Impression	Signature
Viola Fernandes , D/o. Late Estevao Fernandes , Married,Indian, age 48 Years, House- Wife, r/o 1st Floor, ACI Building, Ratwado, Navelim, Salcete - Goa			

Endorsements

Executant


1 . Rosario Menino Castanha , S/o. Late John Rosario Castanha , UnMarried, British National of Overseas Citizen of India, age 55 Years, Service, r/o Flat No. 303, Ashirwad Building, Opposite Meenaxi Hotel, Margao, Salcete - Goa

Photo	Thumb Impression	Signature

2. Viola Fernandes , D/o. Late Estevao Fernandes , Married, Indian, age 48 Years, House-Wife, r/o 1st Floor, ACI Building, Ratwado, Navelim, Salcete - Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o. Teofilo Vas ,Married, Indian, age 42 Years, Advocate, r/o Margao, Salcete - Goa	

Sub-Registrar  
Suraj R. Vernekar)  
Sub Registrar



Book-1 Document

Registration Number MGO-BK1-00245-2013

CD Number MGOD65 on

Date 14-01-2013

*Sunil*

Sub-Registrar *Sunil M. M. M. M.*

Sub Registrar

Scanned By:- *A.C.C*

Signature:-

*A*

Designed and Developed by C-DAC, ACTS, Pune