

(Rupees Six Lakhs Four Thousand Two Hundred Only)

For CITIZEN CREDIT™  
CO-OP BANK LTD

*[Signature]*  
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 43015  
176299



NON JUDICIAL गोंया  
APR 09 2019

2870 SIX 2870 FOUR TWO 2870 2870 15:32

R.0604200/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser MODELS LEISURE VENTURES



### DEED OF SALE

This Deed of Sale is executed at Panaji on this 9<sup>th</sup> day of the month of April of the year 2019.

*[Signature]*

**BETWEEN:**

✓(1) **MRS.MARIA FATIMA RITA VIEGAS** alias **MARIA FATIMA RITA DE SOUZA** alias **MARIA VIEGAS** alias **MARIA FATIMA VIEGAS**, aged 46 years, wife of Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas, alias Alfred Viegas alias A. Willy Viegas, alias William Viegas, daughter of Alex Conceicao DSouza alias Aleixo Conceicao De Souza, widow, house wife, Indian National, having PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Telephone Number [REDACTED] Email address [REDACTED] resident of Rita Villa, H. No.476, Near the Bridge, Altafondem, Moira, Goa, represented herein by her Attorney **MR.MICHAEL MELWYN VIEGAS**, duly constituted by General Power of Attorney dated 16/01/2019 executed before the Notary Shivprasad V. Manerker, under Registration no.623 at Panaji;



✓(2) **MR.JASON VIEGAS** alias **JASON BENJAMIN VIEGAS**, aged 26 years, son of Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas alias Alfred Viegas alias A. Willy Viegas, alias William Viegas, bachelor, service, Indian National, having PAN Card No.Nil, Aadhaar Card No.Nil, Telephone Number [REDACTED] Email address [REDACTED] resident of H. No.30/10, Piale Morod, Caranzalem, Taleigao, Goa 403002, represented herein by his Attorney **MR.MICHAEL MELWYN VIEGAS**, duly constituted by General Power of Attorney dated 01/03/2019 executed before the

*Handwritten signatures in blue ink, including 'M. Viegas' and 'fb'.*

Notary Shivprasad V. Manerker, under Registration no.2154 at Panaji;

✓ (3) **MS.JENIFER VIENA VIEGAS alias JENIFER VIEGAS**, aged 25 years, daughter of Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas, alias Alfred Viegas alias A. Willy Viegas, alias William Viegas, spinster, service, Indian National, having PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Telephone Number [REDACTED], Email address [REDACTED], resident of Rita Villa, H. No.476, Near the Bridge, Altafondem, Moira, Goa, represented herein by her Attorney MR.MICHAEL MELWYN VIEGAS, duly constituted by General Power of Attorney dated 16/01/2019 executed before the Notary Shivprasad V. Manerker, under Registration no.623 at Panaji;

(4) **MR.JOSHUA XAVIER CONCEPTION VIEGAS**, aged 22 years, son of Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas, alias Alfred Viegas alias A. Willy Viegas, alias William Viegas, bachelor, service, Indian National, having PAN Card No. Nil, Aadhaar Card No [REDACTED], Telephone Number [REDACTED] Email address [REDACTED] resident of Rita Villa, H. No.476, Near the Bridge, Altafondem, Moira, Goa, represented herein by his Attorney MR.MICHAEL MELWYN VIEGAS duly constituted by General Power of Attorney dated 17<sup>th</sup> February 2019, executed before Harjeet Singh, Vice Consul, Consulate General of India Dubai (U.A.E.) at Dubai and thereafter adjudicated by the Additional Collector-1 of North Goa District on 21/02/2019;

✓(5) **MR.JONATHAN JESUS VIEGAS**, aged 21 years, son of ✓  
Mr.Alfred William Viegas alias Alfredo William Viegas alias  
William Alfred Viegas, alias Alfred Viegas alias A. Willy Viegas  
alias William Viegas, bachelor, service, Indian National, having  
PAN Card No [REDACTED] Aadhaar Card No [REDACTED]  
Telephone Number [REDACTED] Email address  
[REDACTED] resident of Rita Villa, H.No.476, Near  
the Bridge, Altafondem, Moira, Goa represented herein by his  
Attorney MR.MICHAEL MELWYN VIEGAS, duly constituted by  
General Power of Attorney dated 16/01/2019 executed before the  
Notary Shivprasad V. Manerker, under Registration no.623 at  
Panaji;

(6) **MR.MICHAEL MELWYN VIEGAS alias MICHAEL**  
**VIEGAS**, son of late Mr.Aleixinho Benjamim Francisco Lourdes  
Viegas alias Alexinho Benjamim Francisco Lourdes Viegas alias  
Aleixinho Benjamin Francisco Lourdes Viegas, aged 48 years,  
married, business, Indian National, PAN No. [REDACTED]  
Aadhaar Card No. [REDACTED], Telephone Number [REDACTED]  
email address: [REDACTED] and his wife;

✓(7) **MRS. SOCORINHA BARRETO**, daughter of Francisco ✓  
Barreto, 46 years of age, service, Indian National, having PAN  
Card No [REDACTED] Aadhaar Card No. [REDACTED]  
Telephone Number [REDACTED] email address:  
[REDACTED], both residing at Flat No.2C/S-1,  
Models Estate II, Behind Kamat Classic, Caranzalem, Goa -  
403002, represented herein by her Attorney MR.MICHAEL  
MELWYN VIEGAS duly constituted by Power of Attorney dated  
29/09/2015, executed before Adv.Wilfred A. F. Boadita, under

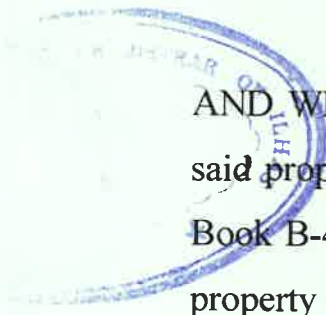
Registration No.10166/2015 on 30/09/2015 at Panaji, hereinafter called the "VENDORS" (which expression shall mean and include their respective heirs, successors, assigns and legal representatives) parties OF THE ONE PART;

AND

**M/S. MODELS LEISURE VENTURES**, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 7<sup>th</sup> Floor, Karim Mansion, St.Inez, Panaji, Goa, PAN Card No. [REDACTED] Phone No [REDACTED] email address: [REDACTED] represented herein by its Partners **MR. PETER VAZ**, 51 years of age, son of late Mr.DiogoVaz, married, business, Indian National, residing at bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, having PAN No. [REDACTED] Aadhaar Card No [REDACTED] Phone No. [REDACTED], email address: [REDACTED] and **MRS. NATALINA VAZ**, aged 48 years, wife of Mr. Peter Vaz, married, business, Indian National, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, PAN No. [REDACTED], Aadhaar Card No [REDACTED] Phone No. [REDACTED] email address: [REDACTED] represented herein by her duly constituted Power of Attorney Holder, Mr. Peter Vaz, vide Power of Attorney, executed before Notary Public Wilfred A.F. Boadita, registered under No.4034/2014 dated 18/03/2014 at Panaji, hereinafter called the "PURCHASER" (which expression shall mean and include its respective heirs, successors, assigns and legal representatives) parties OF THE SECOND PART;



WHEREAS there exist a property known as "DONDREM" situated at Taleigao Village, within the Jurisdiction of Taleigao Village Panchayat, Taluka and Sub District of Ilhas, North Goa District of State of Goa, of which property, one half being the southern half of the said property 'DONDREM' is found described independently in the Land Registration Office under No. 15817 of Book B-41 and enrolled in the Taluka Revenue Office under Matriz No.959 and presently surveyed under Survey No.54/4 of Village Taleigao having an area of 1515 sq.mts, the property described above is herein after referred to as 'the SAID PROPERTY' better described in the SCHEDULE herein under written, and delineated in red colour outline in the plan enclosed to the present deed.



AND WHEREAS, the said one half being the southern half of the said property was earlier described under no: 15816 at page 185 of Book B-41 (new), which was the description number for the entire property 'Dondrem' consisting of the Southern half and the northern half.

AND WHEREAS, the said property 'DONDREM' consisting of two divisions as stated above, was owned and possessed by Gregorio Jose Santana Viegas of Taleigao (now deceased) and inscribed in his name under No. 15363 in Book F-23, at page 186 and recorded in the Land Revenue Records under Matriz No. 959.

AND WHEREAS, after the demise of the said Gregorio Jose Santana Viegas, Orphanological Inventory Proceedings were

instituted in the Second Office of the Civil Court of Ilhas, bearing No. 1392/47/C in which inventory, the SAID PROPERTY, was described under Item No. 11, was allotted in equal proportion to his two sons, Emerico Minguel Jose Viegas & Aleixinho Benjamin Francisco Lourdes Viegas.

AND WHEREAS, after the allotment in the said Orphanological Inventory Proceedings, a Deed of Exchange dated 9.5.1973, registered with the Sub-Registrar of Ilhas on 2.6.1973 under no. 335 at pages 375 to 382 in Book No. 1.Vol No. 74, came to be executed between Mr. Emerico Minguel Jose Viegas and his wife, Lilia Viegas on One Part, and Mr.Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas and his wife, Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas, on other part, whereby, Mr.Emerico Minguel Jose Viegas and his wife, Lilia Viegas exchanged their entire undivided half share in the said property which was described under Item No. 11 in the said inventory i.e. the southern half of the property described under no. 15817, with Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas and his wife, Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas.

AND WHEREAS, by virtue of the said Deed of Exchange, Mr.Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas and his wife, Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas,

became the absolute owners in possession of the SAID PROPERTY described in the SCHEDULE hereunder written.

AND WHEREAS, the said Mr.Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas and his wife, Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas, were married under the regime of Community of Property/Assets.

AND WHEREAS, the said Mr.Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas expired on 16.2.1976 leaving behind his widow and the moiety holder, Mrs.Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas, and her children i.e. two sons i.e. Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas and Mr. Michael Melwyn Viegas as the only legal heirs.

AND WHEREAS, Mrs.Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas and her sons i.e. Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas and Mr. Michael Melwyn Viegas, as the Vendors, entered in to an Agreement dated 3.7.1990 with one Mr. A. J. Braganza, as the Purchaser, for a consideration which consideration was payable partly in money and partly in kind i.e. built up area.



AND WHEREAS, Mr. A. J. Braganza filed an application under Section 103 of the Goa, Daman, & Diu Land Revenue Code to the Deputy Collector & Sub Divisional Officer, Panaji Sub Division, Panaji, which case was registered under Case No. LRC/MISC/8/1991, for the purpose of correction of survey records, namely, the area pertaining to the Said Property, and the Hon'ble Dy. Collector and the SDO by an order dated 9.7.1991 granted the application for correction thereby correcting the area from 1393 sq. mtrs. to 1515 sq mtrs., as the plot admeasures 1515 sq.mts. on site.

AND WHEREAS, Mr. A. J. Braganza, by utilizing the Power of Attorney given in his favour by the Vendor No.6, Mrs.Maria Arcangela Vaz & Mr.Alfred William Viegas, obtained permission and demolished the existing house.

AND WHEREAS, dispute arose between parties to the said Agreement dated 3.7.1990, and Mr. A. J. Braganza, i.e. the Purchaser in the said Agreement dated 3.7.1990 filed a civil suit, namely Special Civil Suit No. 75/1990/A on 20.3.1993 for appointment of an Arbitrator under Section 20 of the Arbitration Act, 1940 to the dispute.

AND WHEREAS, Mrs.Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas and her sons i.e. Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas and Mr.Michael Melwyn Viegas filed a civil suit, namely Special Civil Suit No. 102/1993/A on 5.4.1993 for the dismissal of the claim of Mr. A. J. Braganza, for compensation, damages and to restrain the said Claimant Mr. A. J. Braganza from interfering with the SAID PROPERTY.

AND WHEREAS, Mr.Alfred William Viegas alias Alfredo William Viegas alias William Alfred Viegas son of Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas expired on 13/05/1999 leaving behind his widow and moiety holder Maria Fatima Rita de Sousa (Vendor No.1), and their children Mr.Jason Benjamin Viegas, Ms. Jenifer Viena Viegas, Mr. Joshua Xavier Conception Viegas, and Mr.Jonathan Jesus Viegas, (Vendor No.2 to 5) as his legal heirs.

AND WHEREAS, after extensive contested litigations between the parties, Mr. G. D. Kamat was appointed as the Sole Arbitrator by an order dated 12.2.2008, passed by the Id. Civil Judge Senior Division.

AND WHEREAS, after the death of the Sole Arbitrator, Mr.G.D. Kamat, Mr. N. A. Brito (Retired High Court Judge) was appointed as the Sole Arbitrator to resolve dispute between the parties to the agreement dated 3.7.1990.

AND WHEREAS, by an Award passed on 10.10.2017, the Sole Arbitrator, Mr. N. A. Brito granted the claim of the claimant Mr. A. J. Braganza, and forwarded the award copy and the records and proceedings back to the Civil Judge Senior Division.

AND WHEREAS, Mrs.Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas, Maria Fatima Rita de



Sousa (Vendor No.1), and her children (i) Mr.Jason Benjamin Viegas (ii) Ms.Jenifer Viena Viegas, (iii) Mr. Joshua Xavier Conception Viegas, and (iv) Mr.Jonathan Jesus Viegas, (Vendor Nos.2 to 5), Mr.Michael Melwyn Viegas (Vendor No.6) and Mrs. Socorinha Barreto (Vendor No.7) challenged the said Arbitral Award dated 10.10.2017 by filing an application under Section 34 of the Arbitration and Conciliation Act, 1996, which application came to be registered as Arbitration Application No. 1/2018, and posted for hearing and disposal before the Principal District Judge, North Goa, Panaji.

AND WHEREAS, all the Parties to the said Proceedings i.e. the Arbitration Application No. 1/2018 amicably settled the entire dispute by filing the consent terms dated 13.03.2019 before the Principal District Judge, North Goa, Panaji.

AND WHEREAS, the terms, inter alia, provided that the Applicants, i.e. the VENDORS, herein, shall give the SAID PROPERTY admeasuring an area of 1515sq. mtrs. for development to the PURCHASER, herein, that the VENDORS shall compensate Mr. A. J. Braganza in the said Settlement and Agreement with the PURCHASER and Mr. A. J. Braganza shall be allotted Apartment bearing Nos. 2/SI-2 and 2/SE-2 on the sixth and seventh floor respectively, having super built up area of 260 sq. mtrs. in the project of the PURCHASER by name 'Models Avalon' at Taleigao as per the agreement enclosed to the Said Consent Terms dated 13/03/2019, that the said Mr. A. J. Braganza shall withdraw all the cases filed against Mrs.Maria Arcangela Vaz alias Maria Arcangela,



Vaz e Viegas alias Maria Arcangela Vas and 8 others, that the Power of Attorney dated 3.7.1990 and the agreement dated 3.7.1990 shall stand terminated in view of the compensation paid to Mr. A. J. Braganza as per the consent terms, that the award dated 10.10.2017 passed by the Sole Arbitrator, Mr. N. A. Brito shall stand set aside and modified in terms of the consent terms between the parties, and that in view of the compensation paid to the said Mr. A. J. Braganza towards full and final settlement of all his claim as stated in the consent terms, the VENDORS shall have full liberty and absolute right to deal with the SAID PROPERTY with any other party of his choice without reference to the said Mr. A. J. Braganza.

AND WHEREAS as per the Consent Terms the VENDORS are bound to sell the SAID PROPERTY to the PURCHASER herein.

AND WHEREAS, the said Consent Terms were accepted by the Hon'ble Principal District Judge, North Goa, Panaji, and passed a final order dated 14/03/2019, thus disposing of the said Arbitration Application No. 1/2018 in the terms of the said Consent Terms filed and accepted by all the parties to the said Arbitration Proceedings.

AND WHEREAS, upon the death of late Mr. Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas and Mrs. Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas, Deed of Succession was executed on 05/04/2019, registered under Book No. 740 at Folio 16 was drawn before the Civil Registrar cum Sub

*M Viegas* *fb*

Registrar and Special Notary Ex-Officio in the said Judicial Division, with Notarial Office situated at Panaji, Goa and Mrs.Maria Fatima Rita de Sousa (Vendor No.1), and her children (i) Mr.Jason Benjamin Viegas (ii) Ms.Jenifer Viena Viegas, (iii) Mr. Joshua Xavier Conception Viegas, and (iv) Mr.Jonathan Jesus Viegas, (Vendor Nos.2 to 5), Mr.Michael Melwyn Viegas (Vendor No.6) and Mrs. Socorinha Barreto (Vendor No.7) were declared to be the sole and universal heirs of late Mr.Aleixinho Benjamim Francisco Lourdes Viegas alias Alexinho Benjamim Francisco Lourdes Viegas and Mrs.Maria Arcangela Vaz alias Maria Arcangela Vaz e Viegas alias Maria Arcangela Vas.

AND WHEREAS, the VENDORS being the absolute owners in possession of the SAID PROPERTY, and in terms of the agreement between the VENDORS and the PURCHASER in the said Consent Terms dated 13/03/2019 and the Order dated 14/03/2019 in Arbitration Application No.1/2018 of the Principal District Judge, Panaji, Goa, now desire to sell, transfer, convey and assign to the PURCHASER the SAID PROPERTY for a total consideration of Rs.1,34,10,000/- (Rupees One Crore Thirty Four Lakhs Ten Thousand Only).

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

1. In pursuance of above said agreement set out in the consent terms dated 13/03/2019 and the Order dated 14/03/2019 and in payment of consideration of Rs.1,34,10,000/- (Rupees One



Crore Thirty Four Lakhs Ten Thousand Only) paid to the VENDORS by the PURCHASER herein, the receipt whereof the VENDORS hereby admit and acknowledge, whereby the VENDORS stand fully paid (and VENDORS do hereby acknowledge and admits having received the above and grant the PURCHASER full discharge), the VENDORS do hereby sell, transfer, grant, convey, intend and assure UNTO the PURCHASER by way of sale the SAID PROPERTY bearing Survey No.54/4 of the Revenue Village Taleigao, Tiswadi, Goa, which is more particularly described in the SCHEDULE herein after written, along with plinth area of the demolished house as shown in the survey plan, TO HAVE and TO HOLD all and singular the said share hereby sold, granted, released, conveyed, intended, expressed and assured so to be with it and every of its rights, appurtenances UNTO and TO the use and benefit of the PURCHASER forever as absolute owner, free from any encumbrances, subject to the payment of any taxes to the public body in respect from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the SAID PROPERTY as absolute owner hereby granted with its appurtenances and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption claim and demand of whatsoever from the VENDORS or from any person.

2. In case the PURCHASER is ever dispossessed from the SAID PROPERTY or any part thereof by reason of any defect in the title of the VENDORS to the same or any part thereof, the VENDORS hereby undertake and bind their heirs, executors,



administrators, successors, legal representatives and assigns to fully compensate the PURCHASER and to indemnify and keep indemnified the PURCHASER from all or any loss that they may suffer on account of defect in title of the VENDORS to the SAID PROPERTY.

3. The VENDORS title to the above said property is clear and marketable and there are no encumbrances of whatsoever nature affecting the said property.
4. The VENDORS state and declare that they have not entered into any agreement for sale or conveyance in respect of above SAID PROPERTY with any third party besides the one dated 3.7.1990 executed in favour of Mr. A. J. Braganza, which stand terminated in view of the consent terms filed in Arbitration Application No. 1/2018, and consent order passed by the Hon'ble Principal District Judge, North Goa, Panaji.
5. The VENDORS state and declare that they have not mortgaged the aforesaid property to any Individuals, Bank, Financial Institution, Co-operative Credit Society and have not obtained any loan on the said property and the same is free from any encumbrances of whatsoever nature.
6. The said property is not subject matter of any Land Acquisition Proceedings, or any other legal disputes whatsoever.
7. There are no Mundkar, tenants, or caretaker in respect of the said property and the possession of the said property is fully with the VENDORS.
8. The VENDORS state and declare that there are no cases, litigations, complaints, pending before any Court of Law,



magistrate or any Government, Semi Government authorities in respect of aforesaid property.

9. The VENDORS do not have any objection for the PURCHASER to carry out the necessary mutation in Survey No. 54/4 of Taleigao Village of Tiswadi Taluka and to enter their names in the record of Right.

10. The PURCHASER covenants that it has fulfilled all the obligations cast upon it under the Consent Terms dated 13.03.2019 and have handed over to Mr. A. J. Braganza, vacant and peaceful possession of the Apartment bearing Nos. 2/SI-2 and 2/SE-2 on the sixth and seventh floor respectively, having super built up area of 260 sq. mtrs. in the project of the PURCHASER by name Models Avalon at Taleigao as per the agreement enclosed to the Said Consent Terms dated 13.03.2019.



11. The VENDORS have handed over the peaceful, lawful and vacant possession of the said property to the PURCHASER at the time of execution of present sale deed.

12. The Executants declare that the subject matter of this Deed of Sale does not pertain to occupancies of persons belonging to Schedule Caste and Schedule Tribe.

13. The Market Value of the said property is Rs.1,34,10,000/- (Rupees One Crore Thirty Four Lakhs Ten Thousand Only) and as such the stamp duty of Rs.6,04,200/- (Rupees Six Lakhs Four Thousand Two Hundred Only) is affixed to this Deed.

*[Handwritten signatures in blue ink]*

## SCHEDULE

All that property known as "DONDREM" situated at Taleigao Village, within the Jurisdiction of Taleigao Village Panchayat, Taluka and Sub District of Ilhas, North Goa District of State of Goa, of which property, the said one half being the southern half of the said property 'DONDREM' is found described independently in the Land Registration Office under No. 15817 of Book B-41 and enrolled in the Taluka Revenue Office under Matriz No.959 and presently surveyed under Survey No.54/4 of Village Taleigao having an area of 1515 sq. mts., along with the house shown in the survey plan but completely demolished at the loco and without house number. The plan of the said property is demarcated in red boundary line and is annexed hereto and the property is bounded as under:



On the North : by the northern half of the SAID PROPERTY earlier described under no. 15816 now by land surveyed under no. 54/1

On the South : by the property of the heirs of Vital Francisco Paulo de Mendonsa now surveyed under no. 54/5.

On the East : by the remaining part of the property of the same name belonging to Simaruti Parab now surveyed under no. 54/3, and 54/6 now sold in plots.

On the West: By the Public Road.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED OF SALE on this day, month and the year first hereinabove written.



SIGNED EXECUTED AND )  
DELIVERED BY THE )  
WITHIN NAMED VENDORS )

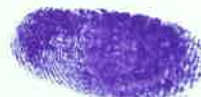
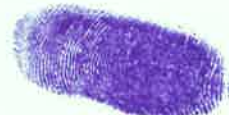
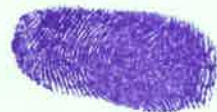
In the Presence of witnesses )

MR. MICHAEL MELWYN VIEGAS  
For self and as Power of attorney  
holder for VENDOR Nos. 1, 2, 3, 4, 5 & 7



L.H.F.P. of Mr. Michael Melwyn  
Viegas

R.H.F.P. of Mr. Michael Melwyn  
Viegas



1. Mune. CHERRY Anne NOWES.

2. Emendra Moniz EMENDRA Moniz



SIGNED EXECUTED AND ) For M/S MODELS LEISURE  
VENTURES

DELIVERED BY THE )

WITHIN NAMED )

PURCHASER )

In the Presence of witnesses )

MR. PETER VAZ  
PARTNER



For self and as Power of Attorney Holder for Mrs. Natalina Vaz

L.H.F.P. of Mr. Peter Vaz

R.H.F.P. of Mr. Peter Vaz



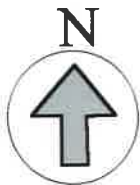
1. Cherry Ann Nunes

2. Emendra Moniz

*Handwritten signatures and initials at the bottom right of the page.*



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**PANAJI - GOA**



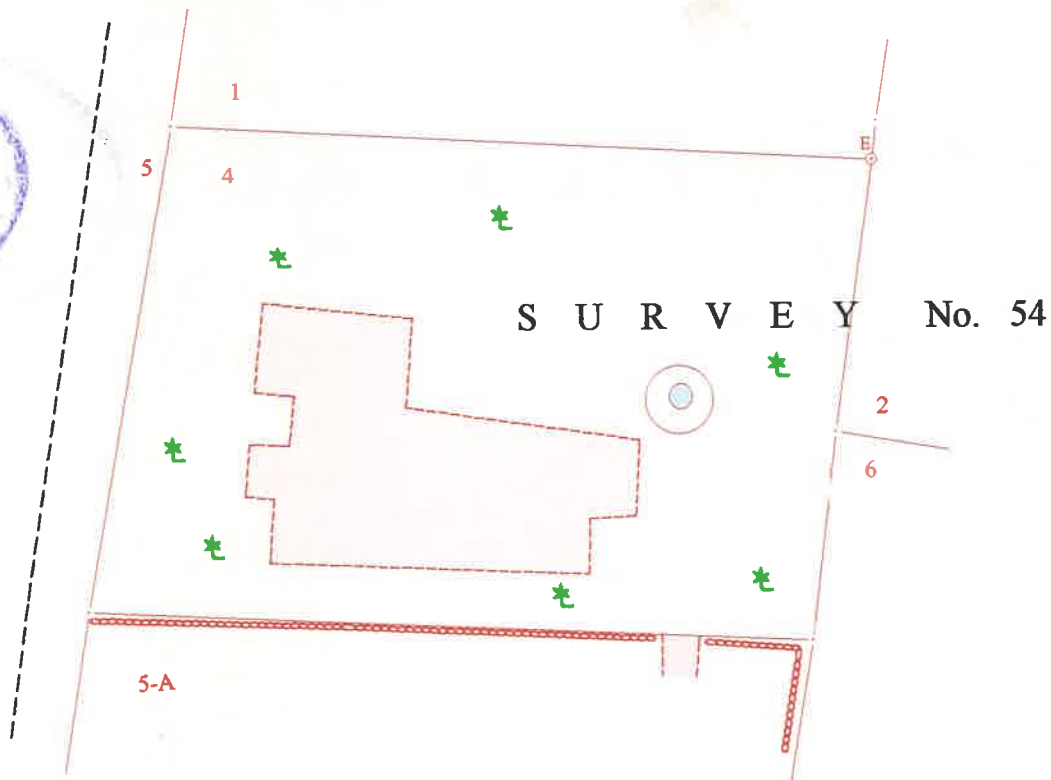
Plan showing plots situated at

Taleigao Village

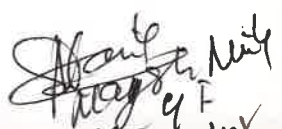
TISWADI Taluka

S.No./Sub Div No. 54 / 4

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Compared by :   
26/10/05



Date : 12/04/2019

Page 1 of 1

Taluka TISWADI  
Village Taleigao  
Name of the Field Dondrem Bhat  
शेताचे नांव

Survey No. 54  
सर्वे नंबर  
Sub Div. No. 4  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.12.32	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.32

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.02.70	0000.00.13	0000.02.83	0000.15.15

Remarks शेरा

LRC/MISC/8/91 dated 09/07/1991

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
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S.No.	Name of the Occupant वस्तीवासीचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Maria Arcangela Vaz			

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाराचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाराचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

CERTIFIED TRUE COPY

Copy applied on \_\_\_\_\_  
Copy ready on \_\_\_\_\_  
Copy delivered on 12/4/2019  
Paid fees Rs. \_\_\_\_\_  
Nil fees \_\_\_\_\_ only)  
By receipt No. 254

Mamlatdar of Tiswadi  
Panaji-Goa



**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - **06-May-2019 12:05:55 pm**Document Serial Number :- **2019-PNJ-882**Presented at **12:05:06 pm** on **06-May-2019** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows




Sr.No	Description	Rs.Ps
1	Stamp Duty	603500
2	Registration Fee	469350
3	Mutation Fees	2500
4	Processing Fee	1140
<b>Total</b>		<b>1076490</b>

Stamp Duty Required :**603500**Stamp Duty Paid : **603500****Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Durgadas Shirodkar ,S/o - D/o Pandurang Martins</b> <b>Age: 42,</b> <b>Marital Status: ,Gender:Male,Occupation: Service,</b> <b>Address1 - H.No.376 Aivao Wada Dona Paula Goa,</b> <b>Address2 - ,</b> <b>PAN No.:</b>			







**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Durgadas Shirodkar ,S/o - D/o Pandurang Martins</b> <b>Age: 42,</b> <b>Marital Status: ,Gender:Male,Occupation: Service,</b> <b>Address1 - H.No.376 Aivao Wada Dona Paula Goa,</b> <b>Address2 - ,</b> <b>PAN No.:</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>Durgadas Shirodkar ,S/o - D/o Pandurang Martins</b> <b>Age: 42,</b> <b>Marital Status: , Gender:Male, Occupation: Service,</b> <b>Address1 - H.No.376 Aivao Wada Dona Paula Goa,</b> <b>Address2 - ,</b> <b>PAN No.: </b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Adeep Pandu Shirodkar, 37 ,1981-10-16 </b> <b>,Service , Marital status : Married</b> <b>403108</b> <b>Siridao, Tiswadi, NorthGoa, Goa</b>			
2	<b>Uday Eshwar Murgaokar, 37 ,1981-10-16 , </b> <b>,Service , Marital status : Married</b> <b>403002</b> <b>Taleigao, Tiswadi, NorthGoa, Goa</b>			

  
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Document Serial No:-2019-PNJ-882

Book :- 1 Document  
Registration Number :- **PNJ-1-852-2019**  
Date : 06-May-2019

*Aparanta*  
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

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