(Rupees Three Lakhs Sixty Thousand only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BERRIER CO-OP, HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

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For CITIZENCREDIT CO-OP. BANK LTD.

CITIZENCREDIT CO-OP. BANK LTD. Margao Branch

Authorised Signatory

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1/36/2021

Name of Purchaser...ANTHONY MARIO RODRIGUES
RANJANA NAIK.

CPR-1-133-2021

Ranjana Naik Rambli

THE SEAL OF THE SUB-REGISTRAR OF QUEPEM

DEED OF SALE

Mr. Wilbard T. M. A. Quadros

Santana S Fernandes

Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

This DEED OF SALE is made and executed on this 03rd day of month March, 2021 (03/03/2021) at Quepem, by and between:

1. **Mr. DIOGO FRANCISCO FERNANDES,** son of late Mr. Francisco Xavier Fernandes and late Mrs. Libania Fernandes, aged about 74 years, marital status bachelor, holding PAN), Aadhar Card bearing No. , resident of House No. 286-1, Biptimola, Quepem, Goa,

2. **Mrs. CIRILA EVANJELISTA QUADROS** alias **CIRILA ROSA FERNANDES** alias **CIRILA FERNANDES**, daughter of late Mr. Francisco Xavier Fernandes and late Mrs. Libania Fernandes and wife of late Evangelisto Virgilio Quadros, aged about 71 years, holding Aadhar Card bearing No. ,

3. **Mr. WILBARD TIMOTHY MARTIN ANTHONY QUADROS**, son of Mr. Evangelisto Virgilio Quadros, aged about 52 years, holding Income Tax Card bearing PAN , Aadhar Card bearing No. , married and his wife

4. **Mrs. MARIA BENDITA FERNANDES**, wife of Mr. Wilbard Timothy Martin Anthony Quadros, aged 48 years, PAN , Aadhar Card No. , resident of House No. 95, behind Datta Temple, Champheabhat, Cotto, Amona, Quepem, Goa 403705,

5. **Mrs. JERSEY ANTONETA FATIMA QUADROS** alias **JERSEY ANTONETTE FATIMA QUADROS,** daughter of late

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Mrs. Ranjana R. Naik

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Evangelisto Virgilio Quadros and wife of Mr. Joseph Cardinho, aged about 49 years, holding Aadhar Card bearing No. 2743 8503 5747, married and her husband

6. **Mr. JOSEPH CARDINHO**, son of Mr. Venacio Cardinho, aged 52 years, occupation service, both resident of Margao, Goa,

7. Mrs. **BLAZILA FLAVIA QUADROS,** daughter of late Evangelisto Virgilio Quadros, aged about 44 years, holding Income Tax Card bearing PAN , Aadhar Card bearing No. , marital status married and her husband

8. Mr. **JOAQUIM PEREIRA**, son of Mr. Lourenco Pereira, aged 46 years, holding Income Tax Card bearing PAN , holding Aadhar Card bearing No. , both nos. 7 and 8 are resident of 543, Sula Bhat, Agaciam, North Goa, 403204,

9. Mrs. SANTANA SOCORRITA FERNANDES alias **SUCORRITA ANDREW FERNANDES**, widow of Mr. Andrew Francis Fernandes, aged 80 years, occupation housewife, holding Income Tax Card bearing PAN , holding Aadhar Card bearing No. , resident of Nuvem, Salcete, Goa,

all Indian Nationals and all hereinafter collectively referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, successors, administrators and assigns) of the ONE PART.

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AND

1. **Mrs. RANJANA RAJESH NAIK alias RANJANA RAJESH NAIK KAMBLI**, widow of late Shri. Rajesh Naik Kambli, aged 38 years, occupation business, holding Income Tax Card bearing PAN , Aadhar Card No. , Contact No. , r/o House No. 32, Pedda, Near Maruti Temple, Margao, Salcete, Goa,

Mr. ANTHONY MARIO RODRIGUES, son of Mr. Anthnio Francis Jose Rodrigues, aged 54 years, occupation businessman, holding Income Tax Card bearing PAN , holding Aadhar Card bearing No. , Contact No. , resident of 161, Oromorod Vaddo, Sirlim, Dramapur, Salcete Goa, hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, successors, administrators and assigns) of the **SECOND PART.**

WHEREAS the member nos. 1, 2, 4, 5, 6, 7 and 8 of the VENDORS are represented in this deed by member no. 3 of the VENDORS on the basis of the following power of attorneys:

a) General Power of Attorney dated 11/08/2017, executed before Notary Shri. Mahendra Gavas under his Reg. No. 279/2017(1) read with Power of Attorney dated 27/06/2020,

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executed before Notary Shri. Joao V. Fernandes under his reg. No. 1000/2020 by Member no. 1 of the VENDORS;

b) Power of Attorney dated 27/06/2020, executed before Notary Shri. Joao V. Fernandes under his reg. No. 1001/2020 by Member nos. 2 and 4 of the VENDORS;

c) Power of Attorney dated 13/03/2020, executed before Notary Shri. Rajendra Raut Dessai under his Reg. No. 41489/2020 by Member nos. 5 and 6 of the VENDORS;

d) Power of Attorney dated 08/10/2020, executed before High Commission of India, London under GBRL C0250320 and adjudicated before Addl. Collector South Goa on 30/10/2020

the notarized copies of the above Power of Attorneys are filed in the office of the Sub-Registrar, Quepem along with this deed.

AND WHEREAS the VENDORS have represented that:

a) at Village Quepem of Quepem Taluka, Goa, there exist a landed property known as "XIR" also known as "XIRA" or "CUSMON", described in the Land Registration Office under No. 26467 of Book B-71 (hereinafter referred to as "SAID BIGGER PROPERTY and is better described in the SCHEDULE A hereunder written) and was owned by Cloves Jose Da Costa and his wife Mrs. Ida Joana do Rosario Monteiro;

b) that said Cloves Jose Da Costa and his wife Mrs. Ida Joana do Rosario Monteiro dis-annexed a portion of land from the

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Said Bigger Property consisting of residential house of Mrs. Maria Francisca Fernandes and sold the same to Mrs. Maria Francisca Fernandes alias Maria Francisca Libania Fernandes alias Libania Fernandes vide Deed of Sale with Quittance, Usurpation with Mortgage dated 21/10/1963 duly recorded by Public Sub-Notary Joao Hermogenes Estevao de Souza at folio 19 to 22v of Book No. 537 of the year 1963 and in pursuant thereto the said detached portion came to be separately described under Description No. 26581 at folio 121V of Book No. B-71 and came to be inscribed in the name of said Mrs. Maria Francisca Fernandes alias Maria Francisca Libania Fernandes alias Libania Fernandes under Inscription No. 23069 at folio 50 of Book G-28 as on 27/01/1965 with Hypothecation Charge of Mr. Cloves Jose Da Costa against Hypothecation Inscription No. 11825 and vide Endorsement dated 07/06/1969 the said Hypothecation Charge under Inscription No. 11825 was cancelled on account of full repayment of loan;

c) during the Survey operations conducted in the year 1972 in the State of Goa, the said detached portion of the Said Bigger Property came to be surveyed under Survey No. 153/14 of Village Quepem with an area as admeasuring 919.00 Sq. meters in the name of Mrs. Maria Francisca Libania Fernandes;

This property under Description No. 26581 and surveyed under Survey No. 153/14 of Quepem Village is

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hereinafter referred to as "SAID PROPERTY" and is better described in the SCHEDULE B hereunder written.

d) that said Mrs. Maria Francisca Libania Fernandes also got the Said Property converted for non-agricultural use vide Conversion Sanad dated 16/09/1983 under Ref. No. LRC/CONV/106/83/624 issued by Dy. Collector, Margao; that after obtaining necessary approvals and permissions from all the Civic authorities, said Mrs. Maria Francisca Libania Fernandes decided to construct a building in the Northern Portion of the Said Property comprising of ground floor plus upper two floors, with the construction of the ground floor of the Said Building consisting of six numbers of shops was completed and was allotted House No. 6/112 while the First and Second Floor though started could not be completed.

f) that said Mrs. Libania Francisca Fernandes alias Libania Fernandes alias Maria Francisca Libania Fernandes was married to Mr. Francisco Xavier Fernandes, the former expired on 05/08/1971 and later on 05/06/2000, leaving behind following legal heirs, as is declared vide Deed of Succession dated 08/04/2019, drawn in the office of the Sub-Registrar, Quepem at folio 76v to 77v of Deeds Book No. 606;

(i) Mr. Andre Teotonio Antonio Fernandes alias Andrew Francis Fernandes married to Mrs. Santana Socorrita Fernandes. Andre Teotonio Antonio Fernandes expired on

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22/01/2014 leaving behind his widow and moiety holder said Mrs. Santana Socorrita Fernandes and his only son Mr. Francis Xavier Charles Mariano Fernandes alias Xavier Andrew Fernandes. Said Xavier Andrew Fernandes expired on 22/05/2014 in the status of bachelor, leaving behind his mother said Mrs. Santana Socorrita Fernandes;

(ii) Mr. Diogo Candido Agnel Fernandes (Bachelor);

(iii) Mr. Nicolau Filomeno Gregorio Fernandes expired in the status bachelor on 15/01/2011;

(iv) Mrs. Cirila Rosa Fernandes alias Cirila Fernandes married to Evangelista Virgilio de Quadros alias Evangelista Virgilio Quadros. Said Evangelista Virgilio Quadros expired on 08/02/1999 leaving behind his wife and moiety holder Mrs. Cirila Rosa Fernandes alias Cirila Fernandes and the following three children:

(i) Mr. Wilbard Timothy Martin Anthony Quadros married to Maria Bendita Fernandes;

(ii) Mrs. Jersey Antonette Fatima Quadros married to Joseph Cardinho;

(iii) Mrs. Blazila Flavia Quadros married to Joaquim Pereira.

g) that the Said Property accordingly came to be owned by the following in the following ratio:

Mr. Diogo Candido Agnel Fernandes

Mr. Wilbard T. M. A. Quadros

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Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

(member no. 1 of the VENDORS) ...1/3rd share

Mrs. Cirila Rosa Fernandes

(member no. 2 of the VENDORS) ...1/6th share

Mr. Wilbard T. M. A. Quadros

and Maria Bendita Fernandes

(member no 3 & 4 of the VENDORS) ...1/18th share

Mrs. Jersey A. F. Quadros

and Joseph Cardinho

(member no. 5 & 6 of the VENDORS) ...1/18th share

Mrs. Blazila Flavia Quadros and

Joaquim Pereira

(member no. 7 & 8 of the VENDORS) ...1/18th share

Mrs. Santana Socorrita Fernandes

(member no. 9 of the VENDORS) ...1/3rd share

h) that the above mentioned owners of the Said Property decided to partition the Said Property amicably and in pursuance thereto they arrived at oral partition by which they divided the Said Property by meets and bounds into two equal halves being: Northern Portion along with existing building consisting of ground floor (completed) and first and Second Floor (incomplete) and Southern Portion along with the residential house bearing no. 6/76 and as per the mutual understanding the Said Northern Portion admeasuring Four Hundred and Fifty Nine decimal Fifty Square metres came to be allotted to the member nos. 1 to 8 of the VENDORS herein while the

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Southern Portion admeasuring Four Hundred and Fifty Nine decimal Fifty Square metres came to be allotted to the member no. 9 of the VENDORS herein, in pursuance whereto the respective plots are exclusively held by the respective members of the VENDORS as allotted;

the member nos. 1 to 8 of the VENDORS with the consent of the Member no. 9 of the VENDORS in the year 2017 arrived at oral understanding with the member no. 1 of the PURCHASERS, proposing to sell their Portion while the Member no. 9 of the VENDORS with the consent of the member nos. 1 to 8 of the VENDORS arrived at oral understanding with the member no. 2 of the PURCHASERS, proposing to sell her Portion of the SAID PROPERTY and the parties hereto have now decided to execute the present deed in respect of the SAID PROPERTY with the VENDORS making specific representations as under:

a) That they are the absolute owners of the their respective portions of the SAID PROPERTY and are in lawful occupation, possession and enjoyment of the same;

b) That they have absolute right to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;

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c) That they have clean, clear, subsisting and marketable title to the their respective portions of the SAID PROPERTY;

d) That there is no legal bar or impediment for sale of the SAID PROPERTY and that the same is free from encumbrances, liens and / or charges.

e) That no notices from the Central or State Governments or any 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 them regarding the SAID PROPERTY;

f) That the SAID PROPERTY or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;

g) That the SAID PROPERTY or any part thereof or any part or portion of the building or house standing therein is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;

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h) That there is / are no mundkar/s or tenant or any other type of encumbrance on the SAID PROPERTY and or on any part thereof;

i) That they have not agreed, committed or contracted or entered into any MOU/agreement for sale/construction /development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY and or building of house standing therein except oral understanding with the PURCHASERS herein as recited first herein above;

j) That there is no right of access nor any private or public access passes through the SAID PROPERTY;

k) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any change and or encumbered the SAID PROPERTY or any part thereof or any portion of the building or house standing therein, in any manner whatsoever;

l) that the building in the Said Northern Portion could not be completed due to financial difficulties and not due to any legal dispute or notice or stop work order of any authority;

m) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming

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to be the co-owner/s of the SAID PROPERTY and / or of violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party from the consideration paid herein;

n) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY to the use of the PURCHASERS in the manner as provided for in this deed;

o) That they wish to sell the SAID PROPERTY, for the total consideration of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) and have requested to pay Rs. 45,00,000/- to the member nos. 1 to 8 of the VENDORS and balance Rs. 45,00,000/- to the member no. 9 of the VENDORS.

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AND WHEREAS solely relying and believing the above representations and declarations as true and trustworthy, the member nos. 1 of the PURCHASERS has agreed to purchase from the member nos. 1 to 8 of the VENDORS and member no. 2 of the VENDORS has agreed to purchase from the member no. 9 of the VENDORS respectively their respective portions of the SAID PROPERTY for the total consideration of Rs. 90,00,000/- and have also paid the said consideration in the manner detailed out herein later.

AND WHEREAS the parties hereto thus execute the present deed, thereby the VENDORS transferring the right, title, interest and possession of the respective portions of the SAID PROPERTY unto the respective members of the PURCHASERS as agreed.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 of this deed, they the VENDORS, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, the SAID PROPERTY more particularly described in the Schedule B hereunder written in the manner as detailed out in the recital clause, including everything embedded in Earth and all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances

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whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS unto, out of or upon the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASERS in the manner as agreed in this deed.

2. The said consideration of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) have been paid by the PURCHASERS unto the VENDORS in the following manner:

<u>To the member nos. 1 to 8 of the PURCHASERS:</u>

A sum of Rs. 45,00,000/- have been paid in the following manner:

a) a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 000070 dated 02/08/2017 drawn on Bank of India, Aquem Branch, Margao, Goa drawn in favour of member no. 3 of the VENDORS;

b) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide Cheque No. 21914 drawn on Bank of India, Navelim, in favour of member no. 1 of the VENDORS cleared on 21/02/2019;

c) a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) vide Cheque No. 118922 dated 20/08/2020 drawn on Bank of

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India, Aquem, in favour of member no. 3 of the VENDORS cleared on 21/02/2019;

d) a sum of Rs. 6,66,250/- (Rupees Six Lakh Sixty Sixty Two Hundred and Fifty Only) vide Cheque No. 210143 dated 05/04/2021 drawn on Bank of India, Aquem, in favour of member no. 3 of the VENDORS;

e) a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Cheque No. 210145 dated 15/05/2021 drawn on Bank of India, Aquem, in favour of member no. 3 of the VENDORS;

f) a sum of Rs. 10,00,000/- (Rupees Ten lakhs Only) vide Cheque No. 210144 dated 05/05/2021 drawn on Bank of India, Aquem, in favour of member no. 3 of the VENDORS

g) a sum of a sum of Rs. 33,750/- (Rupees Thirty Three Thousand Seven Hundred and Fifty Only) deducted and paid as and by way of TDS as required under Section 194-IA of the Income Tax Act, vide Challan No. 05531 on 09/02/2021;

<u>To the member nos. 9 of the PURCHASERS:</u>

A sum of Rs. 45,00,000/- have been paid in the following manner:

a) a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide RTGS on 29/01/2021 bearing UTR No. UTIBR52021012900360761 to the account of member no. 9 of the VENDORS from the account of the member no. 2 of the PURCHASERS;

b) a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 031058 dated 26/01/2021 drawn on IDBI Bank

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in favour of member no. 9 of the VENDORS from the account of the member no. 2 of the PURCHASERS;

c) a sum of Rs. 14,66,250/- (Rupees Fourteen Lakhs Sixty Six Thousand Two Hundred and Fifty Only) vide Cheque No. 435949 dated 04/05/2021 drawn on State Bank of India, Margao Branch in favour of member no. 9 of the VENDORS from the account of the member no. 2 of the PURCHASERS;

d) a sum of a sum of Rs. 33,750/- (Rupees Thirty Three Thousand Seven Hundred and Fifty Only) deducted and paid as and by way of TDS as required under Section 194-IA of the Income Tax Act, vide Challan No. 70425 on 10/02/2021

the payment and receipt of the respective sum, the respective members of the VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof.

3. The VENDORS have simultaneous with execution hereof put the PURCHASERS in exclusive, vacant, lawful and peaceful possession of respective portions of the SAID PROPERTY and the PURCHASERS shall henceforth be entitled to possess and use their respective portions of the SAID PROPERTY in the manner they wish to.

4. The VENDORS declare that payments of sale consideration are made as per their own collective instruction given to the PURCHASERS and they declare that such payment is received by

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the VENDORS without any further claim or demand against the PURCHASERS from the VENDORS.

5. The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASERS in the manner herein conveyed and that it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold and enjoy the respective portions of the SAID PROEPRTY hereby conveyed with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

6. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASERS or their successors in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASERS or their successors in title or nominee/s in the manner hereby conveyed and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum, NOCs, Affidavits, declarations etc.

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The VENDORS further covenant that all the representations and declarations made by the VENDORS unto the PURCHASERS and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purposes and not repeated to avoid repetition.

The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.

8. From today, the PURCHASERS, become the absolute owner of the respective portions of the SAID PROPERTY and everything standing therein and thus, the VENDORS hereby authorize the PURCHASERS to get transferred in their respective names the "SAID PROPERTY", and the VENDORS specifically give No Objection for carrying out mutation, deletion of the name of Mrs. Maria Francisca Libania Fernandes and for inclusion of the names of the PURCHASERS in survey records of Survey No. 153/14 of Quepem Village and hereby waives any notice that may be required to be addressed to them under any law in force.

9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

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Mrs. Ranjana R. Naik

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10. The VENDORS declare and guarantee that the SAID PROPERTY is free from all encumbrances from all its side and the location and dimensions of the SAID PROPERTY as shown in the Plan annexed hereto completely tallies as to loco.

11. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and paid to the VENDORS; and the PURCHASERS shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

12. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages,

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recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASERS by any third party or against the VENDORS and in which the PURCHASERS are subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

13. The Original of this deed shall always remain in the custody of the member no. 1 of the PURCHASERS. The member no. 2 of the PURCHASER at his cost and expense shall be entitled to a Notarized copy of the same as and when required.

14. The Market value of the SAID PROPERTY is Rs. 90,00,000/- (Ninety Lakhs Only) and accordingly the present deed is engrossed on Stamp Paper of Rs. 3,60,000/-.

SCHEDULE A

(OF THE SAID BIGGER PROPERTY)

ALL THAT landed property known as "XIR", situated at Cusmanem, Village Quepem, Taluka and Sub-District of Quepem, district of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 26476 of Book B-71, and bounded as per Certificate of Description as under:

East	:	by the property of Shirwaikar;
West	:	by the property of Jeronimo Francisco da Silva;
North	:	by the property of Shirwaikar;
South	:	by Public Road.

Mr. Wilbard T. M. A. Quadros

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Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

SCHEDULE B

(Of the SAID PROPERTY)

ALL THAT property known as "XIR" or "CUSMON" admeasuring 919.00 Sq. meters forming a distinct and separate unit in itself, consisting of old residential house and building, being separately registered in the Land Registration Office of Quepem under Description No. 26581, folio 121V, of Book B-71, surveyed under Survey No. 153/14 of Village Quepem and as per certificate of Description is bounded as under:

East	:	by the property of Shirwaikar;
West	:	by the property of Pedro Furtado;
North	:	by the property of Clovis Jose da Costa;
South	:	by with land of Municipal Council.

The Said Property as per survey is bounded as under:

East	:	by Municipal Road;
West	:	by the property under Survey No. 155/5, 155/6 and 155/7 of Village Quepem;
North	:	by the property under Survey No. 153/4 of Village Quepem;
South	:	by the property under Survey No. 153/13 of Village Quepem.

The SAID PROPERTY is better identified in the plan annexed hereto and the same forms part of this deed.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, on the day, month and the year first hereinabove mentioned.

Mr. Wilbard T. M. A. Quadros

Santana S Fernandes

Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED VENDORS:

Mr. WILBARD TIMOTHY MARTIN ANTHONY QUADROS

For self as member no. 3 of the VENDORS &

As attorney of member nos. 1, 2, 4 to 8 of the VENDORS

The Party of the First Part

In the presence of.....

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mr. WILBARD TIMOTHY MARTIN ANTHONY QUADROS**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. WILBARD TIMOTHY MARTIN ANTHONY QUADROS**

Mr. Wilbard T. M. A. Quadros

Santana S Fernandes

Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

Mrs. SANTANA SOCORRITA FERNANDES alias
Mrs. SUCORRITA ANDREW FERNANDES
The member no. 9 of the PURCHASERS
The party of the Second Part
In the presence of.....

Santana Socorrita Fernandes

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mrs. SANTANA SOCORRITA FERNANDES** alias **Mrs. SUCORRITA ANDREW FERNANDES**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. SANTANA SOCORRITA FERNANDES** alias **Mrs. SUCORRITA ANDREW FERNANDES**

Mr. Wilbard T. M. A. Quadros

Santana S Fernandes

Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED PURCHASERS

Mrs. RANJANA RAJESH NAIK KAMBLI

The member no. 1 of the PURCHASERS

The party of the Second Part

In the presence of.....

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mrs. RANJANA RAJESH NAIK KAMBLI**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. RANJANA RAJESH NAIK KAMBLI**

Mr. Wilbard T. M. A. Quadros

Santana S. Fernandes

Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

Mr. ANTHONY MARIO RODRIGUES

The member no. 2 of the PURCHASERS

The party of the Second Part

In the presence of.....

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mr. ANTHONY MARIO RODRIGUES**

			FINGER IMPUTED	
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. ANTHONY MARIO RODRIGUES**

In the presence of:

1. Gaunsh M Kudtkaalker, Margao
2. Law K. Verp, Canem, Quepa.

Mr. Wilbard T. M. A. Quadros

Mrs. Santana S. Fernandes

Mrs. Ranjana R. Naik

Mr. Anthony Mario Rodrigues

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

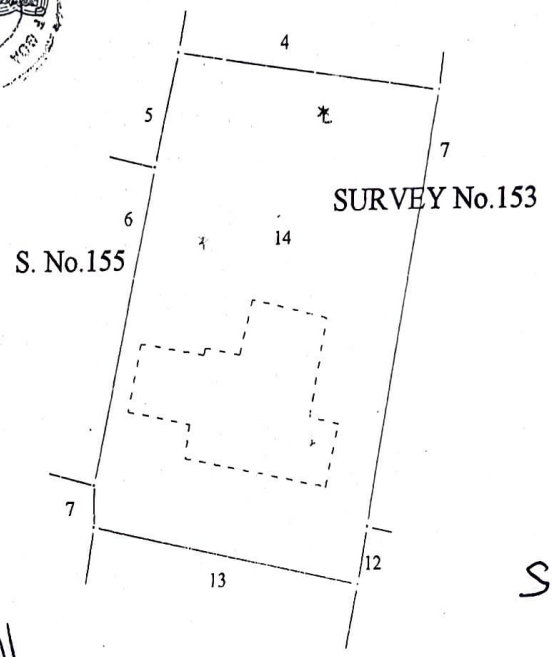
CQUE19-10903

Plan Showing plots situated at

Village : QUEPEM

Taluka : QUEPEM
Survey No./Subdivision No. : 153/ 14.
Scale :1:500

(SUDESH K.N. BHAIRELI)
Inspector of Survey & Land Records.



Generated By :
On : 09-07-2019

Compared By:

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **04-Mar-2021 11:50:11 am**

Document Serial Number :- **2021-QPM-136**

Presented at **11:43:01 am** on **04-Mar-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Quepem** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	360000
2	Registration Fee	270000
3	Mutation Fees	1000
4	Processing Fee	570
	Total	**631570**

Stamp Duty Required :**360000/-**

Stamp Duty Paid : **360000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**RANJANA RAJESH NAIK Alias RANJANA RAJESH NAIK KAMBLI ,Father Name:**Widow Of Rajesh Naik Kambli,**Age:** 38, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Business, **Address1 -** House No. 32, Pedda, Near Maruti Temple, Margao, Salcete, Goa, **Address2 - ,** **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SANTANA SOCORRITA FERNANDES Alias SUCORRITA ANDREW FERNANDES , Father Name:Widow Of Andrew Francis Fernandes, Age:** 80, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, Nuvem, Salcete, Goa, **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	RANJANA RAJESH NAIK Alias RANJANA RAJESH NAIK KAMBLI , Father Name:Widow Of Rajesh Naik Kambli, Age: 38, Marital Status: Widow ,Gender:Female,Occupation: Business, House No. 32, Pedda, Near Maruti Temple, Margao, Salcete, Goa, PAN No.:			
3	ANTHONY MARIO RODRIGUES , Father Name:Anthnio Francis Jose Rodrigues, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, 161, Oromorod Vaddo, Sirlim, Dramapur, Salcete Goa,, PAN No.:			
4	WILBARD TIMOTHY MARTIN ANTHONY QUADROS , Father Name: Evangelisto Virgilio Quadros, Age: 52, Marital Status: ,Gender:Male,Occupation: Other, House No. 95, behind Datta Temple, Champheabhat, Cotto, Amona, Quepem, Goa 403705, PAN No.: , as Power Of Attorney Holder for DIOGO FRANCISCO FERNANDES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH M KUDCHADKAR,Age: 39,DOB: ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Married , Address:403602, Margao, Salcete, SouthGoa, Goa			
2	Name: LAV KUSTH VELIP,Age: 31,DOB: ,Mobile: ,Email: ,Occupation:Other , Marital status : Married , Address:403705, Quepem, Quepem, SouthGoa, Goa			

Sub Registrar
SUB-REGISTRAR
QUEPEM

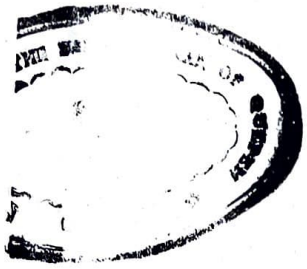
Document Serial Number :- **2021-QPM-136**

Document Serial No:-2021-QPM-136

Book :- 1 Document
Registration Number :- **QPM-1-133-2021**
Date : 04-Mar-2021

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

SUB-REGISTRAR
QUEPEM



QPM-1-56-2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रूपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

138871

Serial No. 8422 Place of Vendor MARGAO Date 30/12/2022

Value of Stamp Paper 25000/-

Name of Purchaser: Paresh Naik

Residence: ..... Name of Father: .....

Purpose: ..... Transacting Parties } .....

As there is no one single paper for the value of Rs. 135000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.

Mrs. [illegible] KOLWALKAR

[illegible]

Signature of Purchaser

NOTARIAL STATE OF GOA

56/23

SEAL OF THE [illegible]

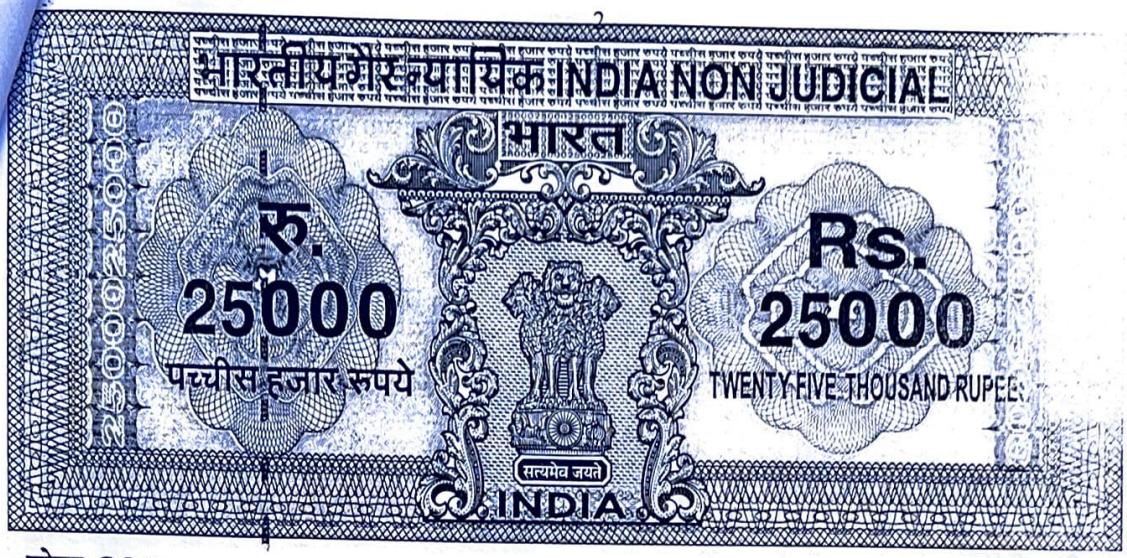
Paresh Prabhakar Naik

DEED OF SALE

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik



गोवा GOA

138872

Serial No. 8422 Place of Vendor MARGAO Date 30/12/2022

Value of Stamp Paper: 25000/-

Name of Purchaser: Paresh Naik

Residence: Name of Father:

Purpose: Transacting Parties

*As there is no one single paper for the value of Rs. 25000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs. SAILOLI S. KOLWALKAR
Lic. No. ADJUD/VEN-LIC/1/2010/AC-I
Margao Goa

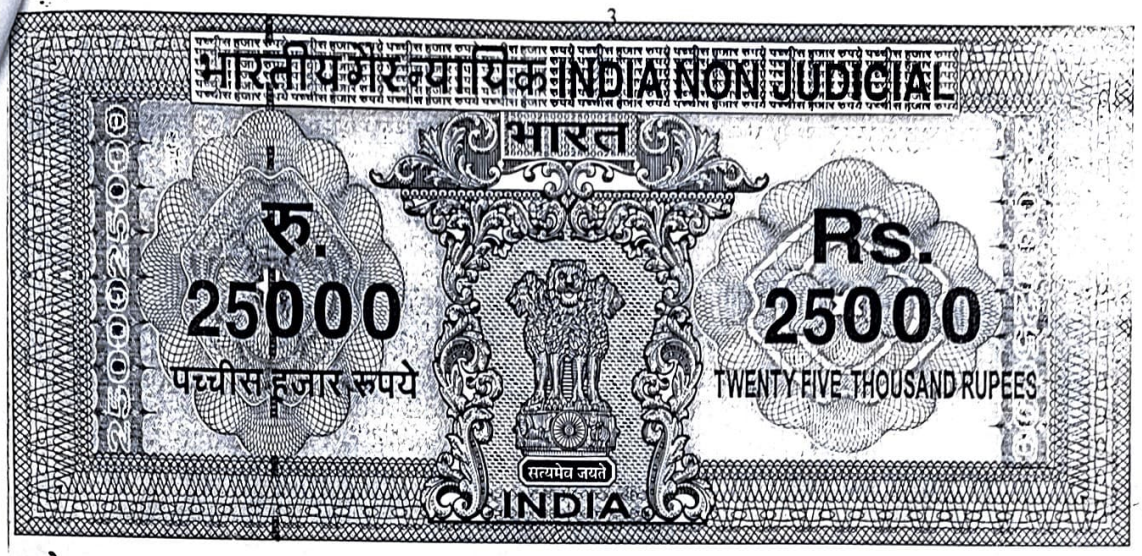
Signature of Purchaser

DEED OF SALE

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik



गोवा GOA

138873

Serial No. 8422 Place of Vendor MARGAO Date: 30/12/2022

Value of Stamp Paper: 25000/-

Name of Purchaser: Paresh Naik

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 25000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.

Name: SACHIN S. POLWALKAR

License No. GOA/2010/ACT

Address: Goa

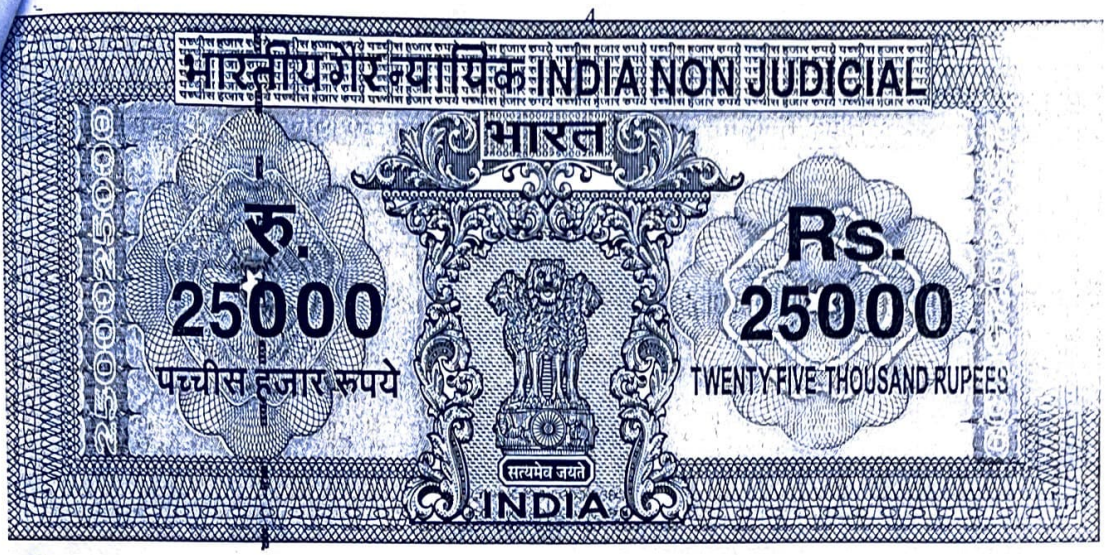
Signature of Purchaser

DEED OF SALE

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik



गोवा GOA

138874

Serial No. 8422 Place of Vendor MARGAO Date: 30/12/2022

Value of Stamp Paper: 25000/-

Name of Purchaser: Paresh Naik.

Residence: ..... Name of Father: .....

Purpose: ..... Transacting Parties } .....

As there is no one single paper for the value of Rs. 25000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.

Mrs. SAVORI S. KOLWALKAR
Lic. No. GOVEN LIC/1/2016/AC-I
Margao Goa

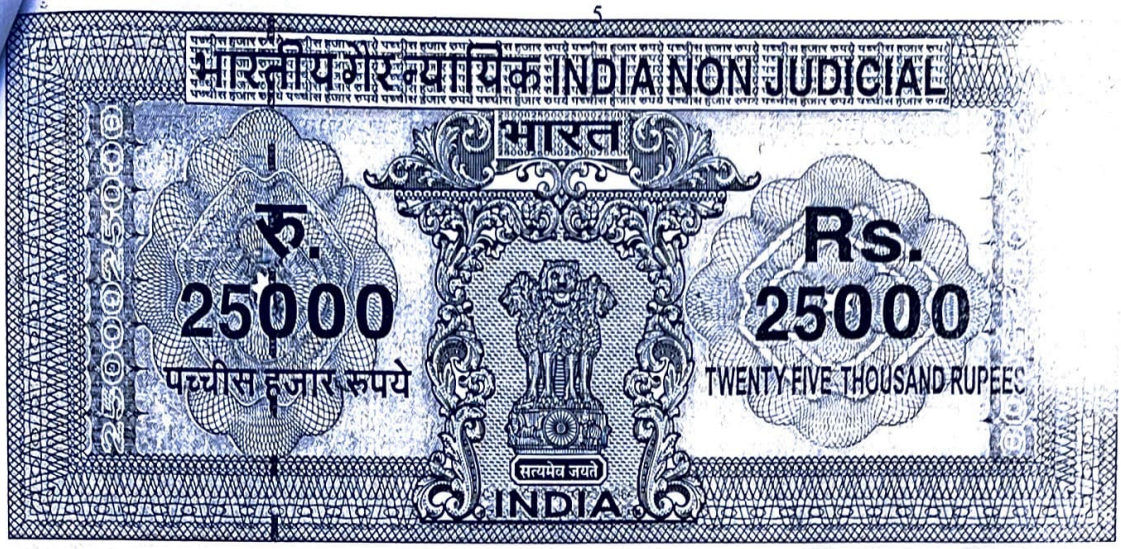
Signature of Purchaser

DEED OF SALE

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik



गोवा GOA

138875

Serial No. 8422 Place of Vendor MARGAO Date 30/12/2022

Value of Stamp Paper: 25000/-

Name of Purchaser: Paresh Naik

Residence: ..... Name of Father .....

Purpose: ..... Transacting Parties } .....

As there is no one single paper for the value of Rs. 25000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs. CALONI S. KOLWALKAR
Lic. No. MRG/VEN-LIC/1/2016/AC-I
Margao Goa

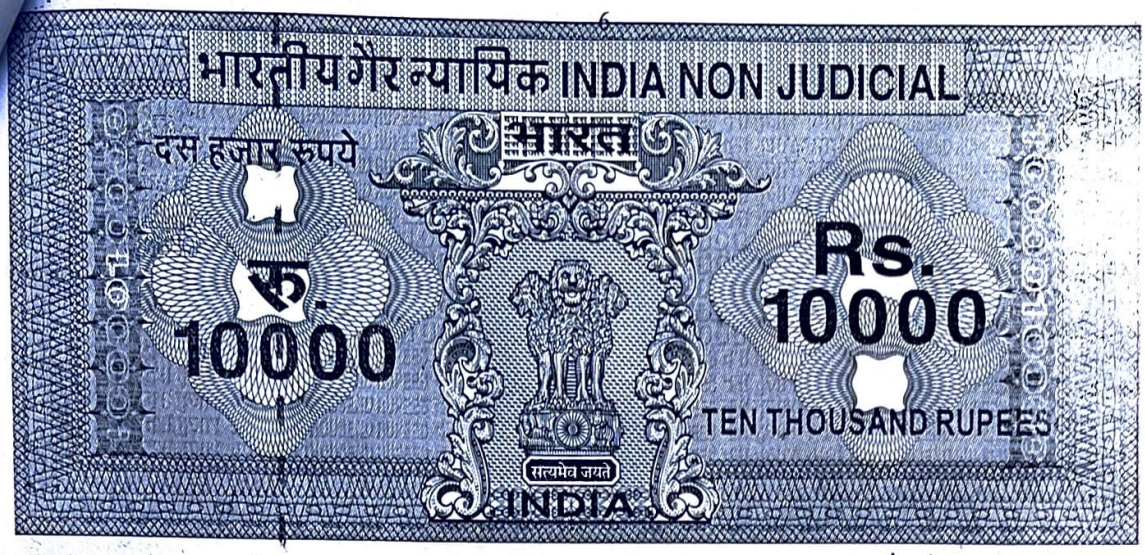
Signature of Purchaser

DEED OF SALE

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik



गोवा GOA

Serial No. 8422 Place of Vendor MARGAO Date: 30/12/2024 03025

Value of Stamp Paper: 10000/-

Name of Purchaser: Paresh Naik

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 130000/- Additional stamp papers for the completion of the value are attached along with.

Signature of Vendor's Sign.
MANGESH S. KOLWALKAR
LIC No.5/JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

DEED OF SALE

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik

This DEED OF SALE is made and executed on this 04th day of month January, of the year Two Thousand and Twenty-Three (04/01/2023) at Quepem, by and between:

1. **Mr. ANTHONY MARIO RODRIGUES**, son of Mr. Anthnio Francis Jose Rodrigues, aged 55 years, occupation businessman, holding Income Tax Card bearing PAN , holding Aadhar Card bearing No. , Contact No. , marital status married, and his wife

2. **Mrs. MOFFIE RODRIGUES** alias **MOFFY RODRIGUES**, daughter of Mr. Menino Pereira and wife of Mr. Anthony Mario Rodrigues, aged 49 years, occupation housewife, holding Income Tax Card bearing PAN , holding Aadhar Card bearing No. , Contact No. , both resident of 161, Oromorod Vaddo, Sirlim, Dramapur, Salcete Goa, both Indian Nationals and both hereinafter collectively referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, successors, administrators and assigns) of the ONE PART.

AND

Mr. PARESH PRABHAKAR NAIK, Son of Mr. Prabhakar Naik, aged 52 years, occupation businessman, holding Income Tax Card bearing PAN , holding Aadhar Card bearing No. , Indian National, resident of F/F-3, Vinayak Plaza, above Corporation Bank, Curchorem, Goa, 403706, Indian National, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives, successors, executors, administrators and assigns) of **SECOND PART**.

AND

Mrs. RANJANA RAJESH NAIK alias **RANJANA RAJESH NAIK KAMBLI**, widow of late Shri. Rajesh Naik Kambli, aged 39 years,

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

occupation business, holding Income Tax Card bearing PA , Aadhar Card No. , Contact N , r/o House No. 32, Pedda, Near Maruti Temple, Margao, Salcete, Goa, hereinafter referred to as the **"CONSENTING PARTY"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, successors, administrators and assigns) of the **THIRD PART.**

WHEREAS the member no. 2 of the VENDORS is represented in this deed by her husband the member no. 1 of the VENDORS vide Power of Attorney dated 14/11/2022 executed before Notary Ravita Kurrai under Reg. No. 2767/2022, the notarized copy whereof is filed in the office of the Sub-Registrar, Quepem along with this deed.

AND WHEREAS there exist a property known as "XIR" or "CUSMON" admeasuring 919.00 Sq. meters forming a distinct and separate unit in itself, consisting of old residential house and building, being separately registered in the Land Registration Office of Quepem under Description No. 26581, folio 121V, of Book B-71, surveyed under Survey No. 153/14 of Village Quepem, which property erstwhile formed part of the bigger property landed property known as "XIR", situated at Cusmanem, Village Quepem, Taluka and Sub-District of Quepem, district of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 26476 of Book B-71.

The bigger property "XIR" is hereinafter referred to as "SAID BIGGER PROPERTY" and is better described in the SCHEDULE A herein later written while the property XIR" or "CUSMON" under Survey No. 153/14 of Village Quepem is hereinafter referred to as "SAID PROPERTY" and is better described in the SCHEDULE B herein later written. The Property forming the subject matter of this sale is 50% of the SAID PROPERTY described in SCHEDULE C and notwithstanding the use of word undivided therein the same shall connote southern portion of the SAID PROPERTY owned by the VENDORS in terms of Deed of Sale dated 03/03/2021.

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

AND WHEREAS the VENDORS and the CONSENTING PARTY are the owners of the SAID PROPERTY holding ownership rights and possession by virtue of and in the manner as detailed out in the Deed of Sale dated 03/03/2021 duly registered in the office of the Sub-Registrar, Quepem under Reg. No. QPM-1-133-2021 registered on 04/03/2021, which ownership if calculated vis-à-vis the area of the SAID PROPERTY is in the following ratio:

VENDORS	.....50%
CONSENTING PARTY	.....50%

AND WHEREAS the VENDORS intend to sell their entire ownership right and title in the SAID PROPERTY as held via aforementioned Sale Deed and thus approached the PURCHASER and the PURCHASER after being satisfied with the clean, clear, marketable and subsisting title of the VENDORS to the portion of the SAID PROPERTY, have agreed to purchase the same and in pursuance to the mutual understanding arrived at between the parties hereto, the VENDORS have agreed to sell his entire ownership rights and title in the SAID PROPERTY to the PURCHASER and the PURCHASER has agreed to purchase the same for the total sale consideration of Rs. 46,00,000/- which is its fair market value.

AND WHEREAS the PURCHASER having paid the entire sale consideration of Rs. 46,00,000/-, the VENDORS hereby execute the present deed thereby transferring the right, title, interest and possession of their entire ownership in the SAID PROPERTY as held via Sale Deed dated 03/03/2021 unto the PURCHASER and thus execute the present deed.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 of this deed, they the VENDORS, hereby

grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, their entire ownership in the SAID PROPERTY being 50% of the Said Property in terms of area and as held vide Sale Deed dated 03/03/2021, including everything embedded in Earth and all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and in particular the southern portion of the SAID PROPERTY as described in the Sale Deed dated 03/03/2021 and the residential house bearing no. 6/76 situated therein and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the said southern portion of the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the ownership SAID PROPERTY with every rights and appurtenances unto and to the use and benefit of the PURCHASER in the manner as agreed in this deed.

2. The said consideration of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) has been paid by the PURCHASER unto the VENDORS

(a) a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 805888, dated 03/09/2021 drawn on Yes Bank,

(b) a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 805889, dated 18/09/2021 drawn on Yes Bank,

(c) a sum of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) vide Cheque No. 805895, dated 25/10/2021 drawn on Yes Bank,

(d) a sum of Rs. 1,00,000/- (Rupees One Lakhs Only) vide Cheque No. 367475, dated 30/03/2022 drawn on Yes Bank,

(e) a sum of Rs. 8,00,000/- (Rupees Eight Lakhs Only) vide Cheque No. 193356, dated 23/01/2023 drawn on Yes Bank

(f) a sum of Rs. 8,00,000/- (Rupees Eight Lakhs Only) vide Cheque No. 193357, dated 23/01/2023 drawn on Yes Bank,

the payment and receipt of the said sum, the VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof.

3. The VENDORS have simultaneous with execution hereof put the PURCHASER in exclusive, vacant, lawful and peaceful possession of southern portion of the SAID PROPERTY as owned by them vide Sale

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

Deed dated 03/03/2021 and the PURCHASER shall henceforth be entitled to own, possess and use the same.

4. The VENDORS hereby declare that they have absolute right and title to convey the Said Portion of the SAID PROPERTY to the PURCHASER in the manner herein conveyed and that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold and enjoy the said half of the SAID PROPERTY hereby conveyed with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER or his successors in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the said half of the SAID PROPERTY unto the PURCHASER or his successors in title or nominee/s in the manner hereby conveyed and placing him/them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum, NOCs, Affidavits, declarations etc.

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the said half of the SAID PROPERTY in the manner aforesaid and hereinafter.

7. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

8. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS, shall be fully liable and responsible ~~to settle~~ any such share, right, interest, claim of the third party/objections in the said half of the SAID PROPERTY hereby transferred from the consideration determined herein and paid to the VENDORS; and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

10. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to said half of the SAID PROPERTY hereby sold.

11. The present deed is executed with the consent of the CONSENTING PARTY.

12. The present sale is in respect of 50% of the area of the Said Property being 459.50 Sq. meters of 919.00 Sq. meters. For the purpose of valuation the undivided share in the SAID PLOT hereby sold is valued at Rs. 11,02,800/- (being Rs. 2400/- x 459.50 Sq Meters) while the house standing therein is valued at Rs. 34,97,200/- and thus the Market value of the property forming subject matter of the present sale is Rs. 46,00,000/- (Forty Six Lakhs Only) and accordingly the present deed is engrossed on Stamp Paper of Rs. 1,38,000/-.

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

SCHEDULE A

(OF THE SAID BIGGER PROPERTY)

ALL THAT landed property known as "XIR", situated at Cusmanem, Village Quepem, Taluka and Sub-District of Quepem, district of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 26476 of Book B-71, and bounded as per Certificate of Description as under:

East : by the property of Shirwaikar;

West : by the property of Jeronimo Francisco da Silva;

North : by the property of Shirwaikar;

South : by Public Road.

SCHEDULE B

(Of the SAID PROPERTY)

ALL THAT property known as "XIR" or "CUSMON" admeasuring 919.00 Sq. meters forming a distinct and separate unit in itself, consisting of old residential house admeasuring 175.00 Sq. Meters, being separately registered in the Land Registration Office of Quepem under Description No. 26581, folio 121V, of Book B-71, surveyed under Survey No. 153/14 of Village Quepem, erstwhile formed part of the Said Bigger Property described in SCHEDULE A above and as per certificate of Description is bounded as under:

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

East : by the property of Shirwaikar;

West : by the property of Pedro Furtado;

North : by the property of Clovis Jose da Costa;

South : by with land of Municipal Council.

The Said Property as per survey is bounded as under:

East : by Municipal Road;

West : by the property under Survey No. 155/5, 155/6 and 155/7 of Village Quepem;

North : by the property under Survey No. 153/4-A of Village Quepem;

South : by the property under Survey No. 153/13 of Village Quepem.

The SAID PROPERTY is better identified in the plan annexed hereto and the same forms part of this instrument.

SCHEDULE C

(of the 50% of the SAID PROPERTY hereby sold)

50% Share corresponding to 459.50 Sq. meters/919.00 Sq. Meters of the property described in described in SCHEDULE B above

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, on the day, month and the year first hereinabove mentioned.

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED VENDORS:

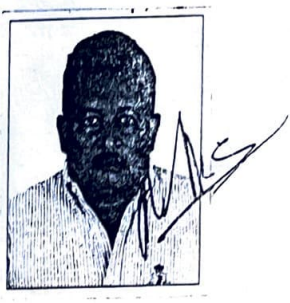
Mr. ANTHONY MARIO RODRIGUES

For self as member no. 1 of the VENDORS &

as attorney of member no. 2 of the VENDORS

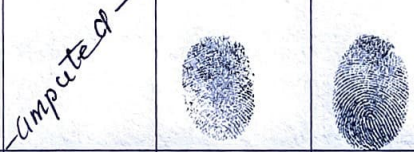
The Party of the First Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mr. ANTHONY MARIO RODRIGUES**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. ANTHONY MARIO RODRIGUES**

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED PURCHASER

Mr. PARESH PRABHAKAR NAIK

The party of the Second Part

In the presence of.....

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mr. PARESH PRABHAKAR NAIK**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. PARESH PRABHAKAR NAIK**

Mr. Anthony Rodrigues

Mr. Paresh Naik

Mrs. Ranjana Naik

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED CONSENTING PARTY

Mrs. RANJANA RAJESH NAIK KAMBLI

The party of the Third Part

In the presence of.....

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION **Mrs. RANJANA RAJESH NAIK KAMBLI**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. RANJANA RAJESH NAIK KAMBLI**

In the presence of:

1. Gauresh M. Kudchadkar
2. Wilfred Landfank Dias

Mr. Anthony Rodrigues Mr. Paresh Naik Mrs. Ranjana Naik

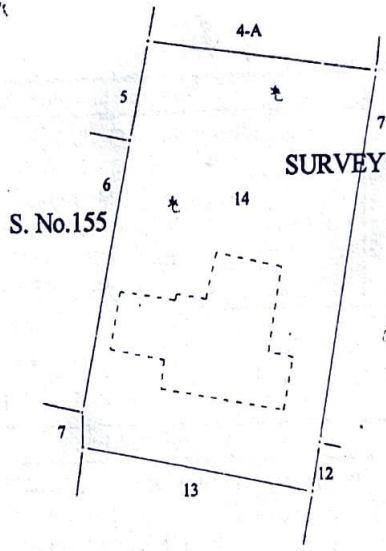
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
QUEPEM-GOA

CQUE21-21155

N

Plan Showing plots situated at
Village : QUEPEM
Taluka : QUEPEM
Survey No./Subdivision No. : 153/ 14.
Scale :1:500

(SUDESH K.N. BHAIRELI)
Inspector of Survey & Land Records.



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On : 03-01-2022

Compared By:

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **23-Jan-2023 11:16:12 am**

Document Serial Number :- **2023-QPM-56**

Presented at **11:08:31 am** on **23-Jan-2023** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Quepem** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	138000
2	Registration Fee	138000
3	Mutation Fees	1500
4	Processing Fee	1280
	Total	**278780**

Stamp Duty Required :**138000/-** Stamp Duty Paid : **138000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**PARESH PRABHAKAR NAIK** ,**Father Name**:Prabhakar Naik,**Age:** 52, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** F-F-3, Vinayak Plaza, above Corporation Bank, Curchorem, Goa, 403706, **Address2 -** , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**ANTHONY MARIO RODRIGUES** , **Father Name:Anthnio Francis Jose Rodrigues**, **Age:** 55, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, 161, Oromorod Vaddo, Sirlim, Dramapur, Salcete Goa, **PAN No.:**			
2	**PARESH PRABHAKAR NAIK** , **Father Name:Prabhakar Naik**, **Age:** 52, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, F-F-3, Vinayak Plaza, above Corporation Bank, Curchorem, Goa, 403706, **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	RANJANA RAJESH NAIK Alias RANJANA RAJESH NAIK KAMBLI , Father Name:Widow Of Late Shri Rajesh Naik Kambli, Age: 39, Marital Status: Widow ,Gender:Female,Occupation: Business, House No. 32, Pedda, Near Maruti Temple, Margao, Salcete, Goa, PAN No.:			
4	ANTHONY MARIO RODRIGUES VIDE POWER OF ATTORNEY FOR MOFFIE RODRIGUES ALIAS MOFFY RODRIGUES , Father Name:ANTHONIO FRANCIS JOSE RODRIGUES, Age: 55, Marital Status: ,Gender:Male,Occupation: Business, H. NO . 161, Oromord Vaddo Sirlim, Dramapur South Goa 403725, PAN No. , as Power Of Attorney Holder for MOFFIE RODRIGUES Alias MOFFY RODRIGUES			

Witness:

I/We individually/collectively recognize the Purchaser, POA Holder, Vendor, Consenting party,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: WILFRID LANDFRANK DINIZ,Age: 45,DOB: ,Mobile: 7 ,Email: ,Occupation:Business , Marital status : Married , Address:406705, Paroda, Salcete, SouthGoa, Goa			
2	Name: GAURISH MAHESH KUDCHADKAR,Age: 41,DOB: ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Married , Address:403601, Margao, Salcete, SouthGoa, Goa			

Sub Registrar
JVIL REGISTRAR
— CUM —
SUB - REGISTRAR

Document Serial Number :- 2023-ORM-56

Document Serial No:-2023-QPM-56

Book :- 1 Document
Registration Number :- QPM-1-56-2023
Date : 23-Jan-2023

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

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
QUEPEM

NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CERTIFIED TO BE A TRUE XEROX COPY OF THE ORIGINAL
RAJENDRA [illegible]
NOTARY
SANGUEM QUEPEM PONDA
STATE OF GOA (INDIA)
REG NO 4038/2023
01/07/2023