(Rupees Four Lakhs Ninety Five Thousand Only)

For CITIZEN CREDIT CO-OP BANK LTD
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 46415 NON JUDICIAL
185296 NOV 07 2019
13:49
Rs.0495000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser Niko J Fernandes

Sr. No 2364/2019
Ry No. 2297/2019
dt 8/11/2019
P.Ryn. 17575

THE SEAL OF THE SUB-REGISTRAR OF LAWS
PANAJI

DEED OF SALE

THIS DEED OF SALE is made and executed at Panaji, Goa, on this 08th day of the month of November, 2019 (08/11/2019).

BETWEEN

MR. MUDHIT MADANLAL GUPTA, aged 48 years, son of Shri Madanlal Gupta, married, Business, Indian National, residing at Hari Bhavan Annexe, 64, Peddar Road, Mumbai – 400026, having Income Tax PAN [redacted] and Aadhar Card No.[redacted], Mob No.[redacted], resident of Hari Bhavan, 64 Peddar Road, Mumbai 400026, to be lodged before the Sub Registrar of Ilhas by **MR. CAETANO RONY FERNANDES,** son of Simon Fernandes, aged 45 years, married, service, holding PAN Card No[redacted], Aadhar Card No.[redacted], Mob No.[redacted], Indian National, resident of H. No.524, Post Office NIO, Dona Paula, Goa by virtue of Power of Attorney dated 12/03/2008 executed before the Sub Registrar of Ilhas under Serial No.18/2008, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of **FIRST PART**

AND

MR. NIKO J. FERNANDES, aged 19 years, son of Mr. Anthony Fernandes, Unmarried, Business, Indian National, having Income Tax PAN No.[redacted], and Aadhar Card No.[redacted], Mob No.[redacted], resident of #39, Richmond Road, Ashok Nagar, Bengaluru Central, Musuem Road, Bangalore, Karnataka 560025, hereinafter referred to as the "**PURCHASER**" (which expression shall unless

repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of **SECOND PART**

All the Parties to this Deed are Indian Nationals.

WHEREAS there exists a property known as **'BOTICA'** situated within the jurisdiction of Village Panchayat of Taleigao, Sub District of Ilhas, District North Goa, State of Goa consisting of two additions which additions as per new survey are surveyed under two different survey numbers i.e. Survey No.188/2 and Survey No.295/4 respectively admeasuring 763 sqmts and 3937 sqmts and which properties are more particularly described in the **SCHEDULE I** herein under appearing and hereinafter jointly referred to as **"SAID PROPERTY".**

AND WHEREAS the said property originally belonged to Father Octaviano Purificacao Fernandes e Miranda.

AND WHEREAS the said Father Octaviano Purificacao Fernandes e Miranda expired 29/07/1967 as a bachelor.

AND WHEREAS by Will dated 22/10/1953, Father Octaviano Purificacao Fernandes e Miranda had bequeathed unto his niece Antonieta Boaventura da Conceicao Fernandes e Miranda the lifetime usufruct of one half of all his immovable assets and the right to dwelling during her life jointly with her brother Constancio Xavier Crisologo Fernandes e Miranda. In the said Will it was also stated that the usufruct as well as the right to dwelling shall cease in the event the said Antonieta gets married and in this case, the sole and universal heir of his remaining

inheritance was his said nephew the said Constancio Xavier Crisologo Fernandes e Miranda.

AND WHEREAS by Deed of Qualification dated 24/02/1973 it was confirmed that the said Antonieta Boaventura da Conceicao Fernandes e Miranda was married to Dr. Miguel Antonio Jose Estevam da Piedade Afonso on 08/12/1956 and hence the above referred usufruct ceased and the said Mr. Constancio Fernandes alias Constancio Xavier Crisologo Fernandes e Miranda, was confirmed as the sole and universal heir of late Father Octaviano Purificacao Fernandes e Miranda thereby making him the sole and exclusive owner of the property described herein above.

AND WHEREAS vide Deed of Sale dated 12/09/2006 executed before the Sub Registrar of Ilhas and registered under No. 2527 at Pages 554 to 574 of Book I Vol 1690 dated 26/09/2006, said Mr. Constancio Fernandes alias Constancio Xavier Crisolgo Fernandes e Miranda and his wife Mrs. Joan Mary Miranda as Vendors sold the said property described herein above to Mr. Mudhit Gupta, i.e. the **VENDOR** herein.

AND WHEREAS Conversion Sanad dated 05/05/2008 under No.RB/CNV/TIS/57/2007 was issued by the Office of the Collector, North Goa at Panaji, Goa.

AND WHEREAS by Deed of Sale dated 24/04/2015 executed before the Sub Registrar of Ilhas and registered under Book-1 Document bearing Reg No.PNJ-BK1-01493-2015, CD Number PNJD41 on 10/06/2015, Mr. Mudhit Gupta, i.e. the **VENDOR** herein sold a portion of the said property, which portion falls

under Survey No.295/4 and admeasures an area of 1086 sqmts (Plot B), and which portion is described herein above below in the **SCHEDULE II** as the concerned portion to M/s Emgee Investments, a Partnership Firm.

AND WHEREAS by virtue of the above Deed of Sale dated 24/04/2015, said M/s Emgee Investments, a Partnership Firm became the exclusive owner in possession of the said portion of the said property, which portion falls under Survey No.295/4 and admeasures an area of 1086 sqmts (Plot B), and which portion is described in the **SCHEDULE II** appearing herein under as the concerned portion.

AND WHEREAS the said Plot was sub divided and new Survey No.295/4 A was allotted to the same.

AND WHEREAS by Deed of Sale dated 14/06/2017 executed before the Sub Registrar of Ilhas and registered under Book-1 Document bearing Reg No.PNJ-BK1-01342-2017, CD Number PNJD57 dated 14/06/2017, M/s Emgee Investments, a Partnership Firm as the Vendors sold the portion of the said property, which portion falls under Survey No.295/4 and admeasures an area of 1086 sq mts (Plot B), and which portion is described herein below in the **SCHEDULE II** as the concerned portion to Mr. Mudhit Madanlal Gupta, i.e. the **VENDOR** herein.

AND WHEREAS by virtue of the said Deed of Sale dated 14/06/2017, said Mr. Mudhit Madanlal Gupta, i.e. the **VENDOR** herein became the exclusive owner in possession of the said Plot B described herein under in the **SCHEDULE II** as the concerned portion.

AND WHEREAS the **VENDOR** does not wish to retain the distinct and separated portion of property marked as Plot B admeasuring an area of 1086 sq mts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa, which portion of property is more particularly described in the **SCHEDULE II** herein under appearing and has agreed to sell the same to the **PURCHASERS** for a total consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) and the **PURCHASERS** have agreed to purchase the same.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1) That in consideration of the sum of Rs. /- (Rupe y) paid by the **PURCHASER** to the **VENDOR** inclusive of 1 percent TDS, the receipt whereof **VENDOR** does hereby admit and acknowledge and the **VENDOR**, as the exclusive and beneficial owner of the distinct and separated portion of property marked as Plot B admeasuring an area of 1086 sq mts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa, which portion of property is more particularly described in the **SCHEDULE II** herein under appearing written hereunder hereby grant, convey, sell, transfer, assign and assure **UNTO AND TO THE USE of PURCHASERS** free from encumbrances all that said Portion **TO HAVE AND TO HOLD** the same absolutely forever, together with Title Deeds, Writings and other evidence of title as ordinarily passes on with such Sale.

2) The **VENDOR** does hereby covenant with the **PURCHASERS** that notwithstanding any act, deed or thing by the **VENDOR**, done or executed or knowingly suffered to the contrary, the **VENDOR** now have a good right, title, full power and absolute authority to grant, convey, sell, transfer and assure the **SAID PORTION admeasuring an area of 1086 sqmts UNTO AND TO** the use of the **PURCHASERS** in the manner aforesaid and the **PURCHASERS** shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the profits thereof without any obstruction, interruption, claim and demands whatsoever from or by the **VENDOR** or by any other person or persons lawfully or equitably claiming by from under or in trust for him.

3) The **VENDOR** and all other persons claiming by, from, under, shall and will from time to time and at all times hereafter at the request of the **PURCHASERS** execute, make or perfect or clause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further or more perfectly assuring the **SAID PORTION OF PROPERTY admeasuring an area of 1086 sqmts** and every part thereof **UNTO AND TO USE** of the **PURCHASERS** as shall or may be reasonably required.

4) AND THAT the **VENDOR** covenants that **VENDOR** has not done, permitted or knowingly and willingly suffered or been party to any act, whereby the **VENDOR** is prevented from conveying the **SAID PORTION OF PROPERTY** in the manner aforesaid.

5) In case the **PURCHASERS** are ever dispossessed from the subject matter of this sale by reason of any defect in title of

the **VENDOR**, the **VENDOR** does hereby agree to suitably compensate and indemnity the **PURCHASERS**.

6) All expenses concerning the preparation, execution and registration of this Deed shall be borne by the **PURCHASERS** without any reference to **VENDOR**.

7) The possession of the Plot is handed over on this date to the **PURCHASERS**.

8) The fair market value of the said property conveyed is Rs.[redacted]) and accordingly, stamp duty of Rs.[redacted]s [redacted]nd Only) is affixed herewith.

SCHEDULE-I

All that part and parcel of one distinct portion of the property known as "**BOTICA**", which distinct portion is bearing Survey No. 188/2 of Taleigao village, Tiswadi Taluka, admeasuring 763 sq. mts., situated at Taleigao, Tiswadi, Goa, and bounded as per survey records as follows:

Towards North: by property bearing Survey No. 188/1;

Towards South: by property bearing Survey No. 188/3;

Towards East: by property bearing Survey No. 189/1, 6, 7; and

Towards West: by public road.

All that part and parcel of second distinct portion of the property known as "**BOTICA**", which distinct portion is bearing Survey No. 295/4 of Taleigao village, Tiswadi Taluka,

admeasuring 3937 sq. mts., situated at Taleigao, Tiswadi, Goa, and bounded as per survey records as follows:

Towards North: by property bearing Survey No. 295/3;

Towards South: by property bearing Survey No. 277/1;

Towards East: by public road property bearing Survey No. 295/5 and 6;

Towards West:by property bearing Survey No. 294/2.

SCHEDULE-II

ALL THAT distinct and separated portion of property marked as Plot B on the Plan and the access road shown in red colour of the plan attached admeasuring an area of 1086 sqmts and which falls under Survey No.295/4 A of Village Taleigao, Tiswadi, Goa, which portion of property is delineated on the Plan in Red and which portion is bounded as follows: -

East: By the property surveyed under Survey No.189/1, 6, 7;

West: By the access Road/Plot A

North: By the property surveyed under Survey No.188/1;

South: By the property surveyed under Survey No.188/3

IN WITNESS WHEREOF the parties have signed this Deed on the date and place first herein above mentioned.

Signed and Delivered
By the **VENDOR**:

(MR. MUDHIT MADANLAL GUPTA)

LHFI	RHFI

Signed and Delivered

By the **PURCHASER**: _____

(MR. NIKO J. FERNANDES)

LHFI	RHFI

WITNESSES:

1. **Name:** Miss Seema Ratna Swami

Fathers Name: Mr. Raja Swami

Age : 23 years

Marital Status: Unmarried

Occupation: Service

Address: Near Azilo Chimbel Bhattar Ilhas, Goa 403006

Aadhar No. [redacted]

Sign: _____

2. **Name:** Mr. Francis Owen Braganza

Fathers Name: Mr. Allwyn Braganza

Age : 60 years

Marital Status: [redacted]married

Occupation: Service

Address: UG-6, Clemente Residency, St. Jerome Waddo, Mapusa, Bardez, Goa

Aadhar No. [redacted]

Sign: _____

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI-GOA

Inward No. 2534

N

Plan Showing plots situated at

Village : TALEIGAO

Taluka : TISWADI

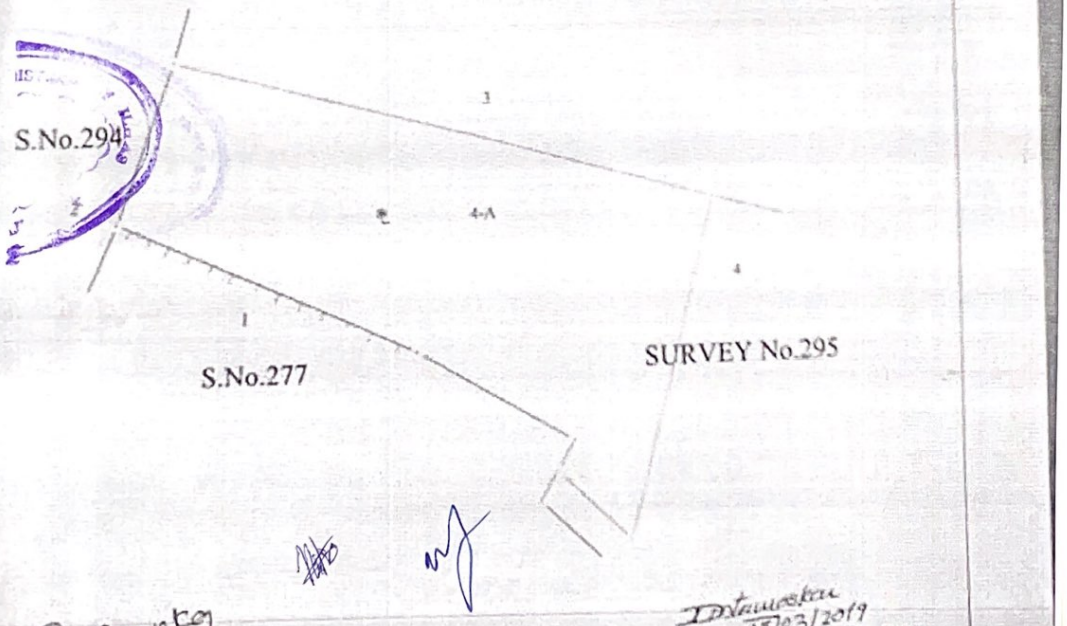
Survey No./Subdivision No. : 295/4-A

Scale : 1:500

Smt. Vinita V. Kambli

Asst. Survey & Settlement Officer

Panaji-Goa



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Compared By: Dilip M. Tamoskar (D'Man Gr.I)

25/03/2019

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **08-Nov-2019 11:11:23 am**

Document Serial Number :- **2019-PNJ-2364**

Presented at **11:11:03 am** on **08-Nov-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	[redacted]
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
	Total	

Stamp Duty Required : [redacted] Stamp Duty Paid : [redacted]

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Niko J Fernandes** ,S/o - D/o **Anthony Fernandes** **Age:** 19, **Marital Status:** Unmarried ,**Gender:**Male,**Occupation:** Business, **Address1 -** 39 Richmond Road Ashok Nagar Bengaluru Central Musuem Road Bangalore, **Address2 -** , **PAN No.:** [redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Niko J Fernandes** ,S/o - D/o **Anthony Fernandes** **Age:** 19, **Marital Status:** Unmarried ,**Gender:**Male,**Occupation:** Business, **Address1 -** 39 Richmond Road Ashok Nagar Bengaluru Central Musuem Road Bangalore, **Address2 -** , **PAN No.:** [redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**Caetano Rony Fernandes** ,S/o - D/o **Simon Fernandes** **Age:** 45, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, **Address1 -** H. No.524 Post Office NIO Dona Paula Goa, **Address2 -** , **PAN No.:** [redacted]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Seema Ratna Swami, 23 , ,** [redacted] **,Service , Marital status : Unmarried** 403001, Near Azilo Chimbel Bhattar Ilhas Goa 403001, Near Azilo Chimbel Bhattar Ilhas Goa 403001 Chimbel, Tiswadi, NorthGoa, Goa			
2	**Francis Owen Braganza, 60 ,** [redacted] **, ,Service , Marital status : Married** 403507, UG2, UG2, Clemente Residency, St Jerome Waddo Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB - REGISTRAR
ILHAS

ocument Serial No:-2019-PNJ-2364

Book :- 1 Document
Registration Number :- **PNJ-1-2297-2019**
Date : 08-Nov-2019

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

SUB - REGISTRAR
ILHAS