

AGREEMENT FOR SALE

IN RESPECT TO:

PLOT No. 21 & PLOT No. 21
admeasuring 593 sq. meters & 578 sq. mts. respectively
forming part of the property "ONDO FODDO"
bearing survey no.59/2 admeasuring 17,493 sq. meters
and Survey no. 60/2 admeasuring 18,943 sq. meters
of Village Pilerne

{ Mr. ASTERIO JOSE ANTONIO MARIA DE BRAGANZA SANTIAGO E
SOUZA alias ASTERIO de SOUZA
Mrs. ABIGAIL MANUELA DIAS e SOUZA
Mr. RYAN JOSEPH PEREIRA
Mr. ASHTON DIAS e SOUZA

AND

M/s. L N HOMES
a Partnership Firm registered under the Partnership Act,
having its Office at 22, 2nd Floor, Trionora Apts,
Panaji Goa

through its partner SHRI. VENANCIO MARIA DE JESUS GONSALVES }

ADV. ANTHONY D' SILVA

3rd FLOOR, TRIONORA APARTMENTS

Nr. MUNICIPAL MARKET,

PANAJI, GOA, 403001. INDIA

PH: 91+ 0832-2421194/6643420

MOB: 9822167784

Email: law_wizard07@yahoo.co.in

(RUPEES FOUR LAKHS SIXTY FOUR THOUSAND ONLY.)



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 11/Jul/2017 04:16 PM

Receipt No: 1775

Date of Receipt: 11/Jul/2017

Serial No. of the Document: 2922

Nature of Document: Agreement to sale without possession

Received the following amounts from Sri Venancio Maria De Jesus Gonsalves for Registration of above Document in Book-1 for the year 2017

	Rs.Ps
Registration Fee	500.00
Processing Fees	480.00
Total :	980.00

Amount in words: Rupees Nine Hundred Eighty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Adv. Anthony

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to Adv. Anthony

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune.

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

(RUPEES four LAKHS Sixty four THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No G - 1, Ground Floor, Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

भारत



सत्यमेव जयते

INDIA

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GOA

NON JUDICIAL

Rs. ≈ 0464000 ≈ -6.7.2017

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GOA

D-5/STP(V)/C.R./35/1/2013-RD

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5249 6834271

Name of Purchaser MIS L. N. HOMES



AGREEMENT FOR SALE

THIS AGREEMENT is made at Mapusa, Goa on this 6th day of
July, 2017;

BETWEEN

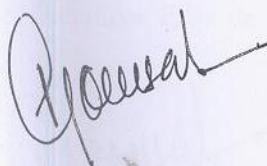
1. Mr. ASTERIO JOSE ANTONIO MARIA DE BRAGANZA SANTIAGO E SOUZA alias ASTERIO de SOUZA, son of late Mr. Jeronimo Miguel Jose Lucio De Souza Alias Miguel de Souza, 73 years of age, retired, widower, holding Pan card no.ABTPD0818P and;
2. Mrs. ABIGAIL MANUELA DIAS e SOUZA, daughter of Mr. Asterio de Souza, 39 years of age, housewife, married holding Pan Card no.AJVPD8517B and her husband;
3. Mr. RYAN JOSEPH PEREIRA, s/o son of late Mr. Rosario Diago Pereira, 41 years of age, married, service, holding Pan Card no. AIRPP9016G;

Both represented herein through their attorney holder Mr. ASTERIO JOSE ANTONIO MARIA DE BRAGANZA SANTIAGO E SOUZA alias ASTERIO de SOUZA, son of late Mr. Jeronimo Miguel Jose Lucio De Souza Alias Miguel De Souza, 71 years of age, retired, widower, holding Pan card no.ABTPD0818P, vide power of attorney dated 30th March, 2012 executed before Adv. A. S D' Mello, having his office at Mapusa, Bardez, Goa, registered under no. 3052/2012 on 30-03-2012.

4. Mr. ASHTON DIAS e SOUZA, son of Mr. Asterio Jose Antonio Maria De Braganza Santiago e Souza Alias Asterio De Souza, 34 years of age, unmarried, service, holding Pan Card no. DPGPS1106R,

All Indian National, r/o Patto, Ribandar, Goa, hereinafter referred to as the 'VENDORS/DEVELOPER' (which expression shall unless repugnant to the context and meaning shall mean and include their respective heirs, heirs of the partners, legal representatives, administrators and assigns) of the FIRST PART.

AND



M/s. L N HOMES a Partnership Firm registered under the Partnership Act, having its Office at 22, 2nd Floor, Trionora Apts, near Municipal Market, Panaji, Goa PAN no. AAEFL7980J, represented herein through its partner SHRI. VENANCIO MARIA DE JESUS GONSALVES, son of late Mr. Alfredo Bernabe Gonsalves, 46 years of age, married, Engineer/ Contractor, Indian National, Pan No. ADQPG0300A, r/o H. No. 43, Villa Gonsalves, Chimbél, Ilhas, Goa, 403006, hereinafter referred to as the 'PURCHASERS' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include his heirs, successors, legal representatives, administrators and assigns) of the SECOND PART.

WHEREAS there exists a property known as "ONDO FODDO", situated in the village and parish of Pilerne, within the jurisdiction of Gram Panchayat of Pilerne- Marra, Sub District of Bardez and District of Goa, described in the Land Registration Office of Ilhas under no. 22252 of the book B. 60 new, and described in Taluka Revenue Office as a whole under Matríz no. 1102, now bearing survey no.59/2 admeasuring 17,493 sq. meters and Survey no. 60/2 admeasuring 18,943 sq. meters of Village Pilerne, more particularly described under Schedule I hereunder written, which shall for brevity's sake and shall be referred to as the 'SAID PROPERTY'.

AND WHEREAS the SAID PROPERTY was originally allotted to Mr. Jeronimo Miguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De B. S. e Souza and two other sisters of the said Mr. Jeronimo Miguel Jose Lucio de Souza namely Julia Josefina I. de Souza and Elvira J.R. De Souza.

AND WHEREAS vide deed of Deed of Gift dated 29th June 1976 duly registered in the Office of the Sub Registrar under no.583 of Book I Vol. 104 at pages 313 to 318 on 19-07-1976 the said Julia Josefina I. de Souza gifted her respective undivided right, title and interest in the said property to her nephews namely Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza; Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago; Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza.

AND WHEREAS vide Deed of Gift dated 19th June 1976 duly registered in the Office of the Sub Registrar under no.515 of Book I Vol. 106 pages 86 to 92 on 26-06-1976 the said Elvira J.R. De Souza also gifted her respective undivided right, title and interest in the said property to her said nephews namely Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza; Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago; Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza.

AND WHEREAS the SAID PROPERTY came to be subdivided by the said Mr. Jeronimo Miguel Jose Lucio De Souza after obtaining the following Approvals/N.O.C from the concerned departments:

- 
- a. Provisional approval by the Town and Country Planning Department vide letter no. DB/1072/2635/76-77 dated 14-10-1976;
 - b. Conversion sanad issued by the Collector vide order no. RB/CNV/440/77/634 dated 05-09-1977 and no. 4(1)-440-77-RB/310 dated 19-02-1982;
 - c. Approval of Plots by the Village Panchayat of Pilerne vide letter no. DB/1072/176/80 dated 11-04-1980 and further approved and passed vide letter dated 15-04-1980;
 - d. Approval by the Town and Country Planning Department vide letter no. Db/1072/2861/80 dated 19-09-19980 and no. DB/1072/79/1981 dated 06-04-1981.

AND WHEREAS Vide deed of partition dated 5th June 1986 the said Mr. Jeronimo Miguel Jose Lucio de Souza and his wife Mrs. Maria Clara G.A de B. S. e Souza together with the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza, Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza and his wife Mrs. Ereminia Nicolette Filomena de Sevilha e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza and his wife Mrs. Maria do Ceu Nina de Baganza e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza and his wife Mrs. Maria Adelaide Jorge e Souza; Mr. Asterio Jose

Antonio Maria de Braganza Santiago e Souza and his wife Mrs. Maria Ana Vitoria Anastasia Dias e Souza; and Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza and his wife Mrs. Maryann Theresa lopes e Souza, partitioned the said property by allotting 1/3rd of the said property to the said Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De Braganza Santiago e Souza and the other 2/3rd to the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza, Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza and his wife Mrs. Ereminia Nicolette Filomena de Sevilha e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza and his wife Mrs. Maria do Ceu Nina de Baganza e Souza; Mr. Augusto Astidio Jose Francisco de Braganza Santiago e Souza and his wife Mrs. Maria Adelaide Jorge e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and his wife Mrs. Maria Ana Vitoria Anastasia Dias e Souza; and Mr. Aureo Fatima Jose Domingos Elias de Braganza Santiago e Souza and his wife Mrs. Maryann Theresa lopes e Souza.

AND WHEREAS in terms of the said Deed of partition PLOT no.21admeasuring 593 sq. meters and PLOT no.22 admeasuring 578 sq. meters forming part of the said property described in schedule I hereinunder, hereinafter referred to as the SAID PLOTS and more particularly described in schedule II and schedule III hereinafter came to be allotted to Vendor no.1viz. Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and his wife late Mrs. Maria Ana Vitoria Anastasia Dias e Souza.

AND WHEREAS the said late Mrs. Maria Ana Vitoria Anastasia Dias e Souza expired on 15-07-2007 without any Will or other disposition, however leaving behind her husband and moiety holder the Vendor no.1 viz. Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and their two children

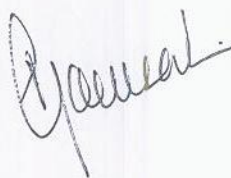
- a. Mrs. Abigail Manuela Dias e Souza married to Mr. Ryan Joseph Pereira and
- b. Mr. Ashton Dias e Souza

AND WHEREAS on the death of the said late Mrs. Maria Ana Vitoria Anastasia Dias e Souza a deed of succession dated 21-04-2008 came to be executed before The Notary Ex- Officio/ Sub Registrar Canacona Goa, registered in the notarial book for deeds no. 15 at pages 85 to 85v.

AND WHEREAS the PURCHASER is desirous of purchasing the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters) for a sum of Rs. 1,60,00,000/- (Rupees one crore sixty lakhs only) out of which an amount of Rs. 80,00,000/- (Rupees eighty lakhs only) is payable to the Vendor no.1 as his share in the SAID PLOTS; Rs. 40,00,000/- (Rupees forty lakhs only) is payable to Vendor no.2 and 3 as their share in the SAID PLOTS and Rs. 40,00,000/- (Rupees forty lakhs only) is payable to the Vendor no.4 as his share in SAID PLOTS

AND WHEREAS the VENDORS have agreed to convey/sell the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters) for a sum of Rs. 1,60,00,000/- (Rupees one crore sixty lakhs only) out of which an amount of Rs. 5,00,000/- (Rupees five lakhs only) shall be to the Vendor on execution of these presents viz. Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) shall be paid to the Vendor no.1; Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) shall be paid to the Vendors no. 2 and 3; and Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) shall be paid to the Vendor no. 4 AND the Balance amount of Rs. 1,55,00,000/- (Rupees one crore fifty five lakhs only) payable to VENDORS shall be paid on execution of the deed of sale which shall be executed on or before two years viz. 10-07-2019, any unpaid amounts shall attract an interest at the rate of 7% per annum which shall be paid by the PURCHASER to the VENDORS.

AND WHEREAS the PURCHASER shall purchase the said SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters) and the VENDORS agree to sell free from all and any encumbrances the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters), more particularly described in Schedule II and III hereunder delineated in red in the plan annexed hereto, for a consideration of Rs. 1,60,00,000/- (Rupees one crore sixty lakhs only) out of which an amount of Rs. 5,00,000/- (Rupees five lakhs only) shall be to the Vendor on execution of these presents viz. Rs. 2,50,000/- (Rupees two lakhs fifty thousand

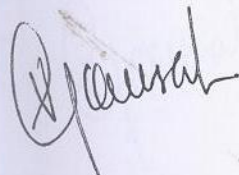


only) shall be paid to the Vendor no.1; Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) shall be paid to the Vendors no. 2 and 3; and Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) shall be paid to the Vendor no. 4 AND the Balance amount of Rs. 1,55,00,000/- (Rupees one crore fifty five lakhs only) payable to VENDORS shall be paid on execution of necessary Deed of Sale which shall be executed on or before two years viz. 10-07-2019, to convey, grant and transfer unto the PURCHASER, the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters) particularly described in Schedule II and III hereunder and delineated in red in the plan annexed hereto.

AND WHEREAS the parties hereto have agreed to execute these presents on the following terms and conditions.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. The VENDORS shall sell to the PURCHASERS the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters), more particularly described in Schedule II and III hereunder and delineated in red in the plan annexed hereto for a sum of Rs. 1,60,00,000/- (Rupees one crore sixty lakhs only) out of which an amount of Rs. 5,00,000/- (Rupees five lakhs only) shall be to the Vendor on execution of these presents viz. Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) shall be paid to the Vendor no.1; Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) shall be paid to the Vendors no. 2 and 3; and Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) shall be paid to the Vendor no. 4 AND the Balance amount of Rs. 1,55,00,000/- (Rupees one crore fifty five lakhs only) payable to VENDORS shall be paid on execution of the Deed of Sale which shall be executed on or before two years viz. 10-07-2019, to convey, grant and transfer unto the PURCHASER, the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally



admeasuring 1171 sq. meters) more particularly described in Schedule II and III hereunder and delineated in red in the plan annexed hereto.

2. The PURCHASER has agreed that the purchase consideration shall be paid as follows:

a. Rs. 80,00,000/- (Rupees eighty lakhs only) is payable to the Vendor no.1 as his share in the SAID PLOTS out of which Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) is paid vide cheque bearing no. 744393 dated 05-07-2017 drawn on Canara Bank, Porvorim Branch, on execution of these presents and the balance Rs.77 50,000/- (Rupees seventy seven lakhs fifty thousand only) shall be paid on or before the execution of deed of sale which shall be executed on or before two years viz. 10-07-2019;

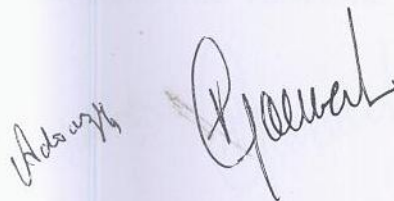
b. Rs. 40,00,000/- (Rupees forty lakhs only) is payable to Vendor no.2 and 3 as their share in the SAID PLOTS out of which Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) is paid { Rs. 62,500/- (Rupees sixty two thousand five vide cheque bearing no. 744402 dated 05-07-2017 drawn on Canara Bank, Porvorim Branch drawn in favour of Vendor no.2; Rs. 62,500/- (Rupees sixty two thousand five vide cheque bearing no. 744403 dated 05-07-2017 drawn on Canara Bank, Porvorim Branch, favour of Vendor no.3} on execution of these presents and the balance Rs.38,75,000/- (Rupees thirty eight lakhs seventy five thousand only) shall be paid on or before the execution of deed of sale which shall be executed on or before two years viz. 10-07-2019;

c. Rs. 40,00,000/- (Rupees forty lakhs only) is payable to the Vendor no.4 as his share in SAID PLOTS out of which Rs. 1,25,000/- (Rupees one lakh twenty five thousand only) is paid vide cheque bearing no. 744396 dated 05-07-2017 drawn on Canara Bank, Porvorim Branch, on execution of these presents and the balance Rs.38,75,000/- (Rupees

thirty eight lakhs seventy five thousand only) shall be paid on or before the execution of deed of sale which shall be executed on or before two years viz. 10-07-2019;

3. The PURCHASER shall purchase the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters), more particularly described in Schedule II and III hereunder and delineated in red in the plan annexed hereto and the VENDOR/DEVELOPER shall sell free from all or any encumbrance, charges or lien the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters), more particularly described in Schedule II and III hereunder and delineated in red in the plan annexed hereto to the PURCHASER herein for consideration stipulated in clause 2 hereinabove.

4. The VENDORS covenant with the PURCHASER as follows;
- i. that the VENDORS are the sole and absolute owners in possession of the SAID PLOTS;
 - ii. that the VENDORS have clear and marketable title to the SAID PLOTS;
 - iii. that the SAID PLOTS are free and clear from all or any encumbrance/s, charges or lien;
 - iv. that the SAID PLOTS is not subject matter of any civil proceedings or acquisition proceedings;
 - v. that the VENDORS have not done any act whereby they are prevented from entering into the present agreement;
 - vi. the VENDORS shall keep and cause to keep the PURCHASER herein indemnified from any such loss or damaged suffered as a consequence of such claim or defect in title;
 - vii. that the VENDORS shall comply with all the terms and conditions, stipulations and restrictions, if any, which may



have been imposed by any Authority at the time of sanctioning the building plans or thereafter;

- viii. that the DEVELOPER shall ensure that there is nil encumbrance on the SAID PROPERTY or the SAID PLOTS prior to execution of a Deed of Sale with respect to the SAID PLOTS, and if required by the PURCHASER the VENDORS shall produce necessary Certificate of Nil Encumbrance from the concerned Authorities;
5. The parties hereto agree that on allotment/payment of the balance consideration in terms of clause 2(b) the VENDORS herein shall be bound to execute a Deed of Conveyance/Sale in favour of the PURCHASER and the VENDORS shall also admit its execution before the Sub-Registrar of Bardez, at Mapusa conveying thereby all their right, title, interest and benefits in the SAID PLOTS bearing no. 21 admeasuring 593 sq. meters and no. 22 admeasuring 578 sq. meters (totally admeasuring 1171 sq. meters), more particularly described in Schedule II and III hereunder and delineated in red in the plan annexed hereto, to the PURCHASER herein and the PURCHASER shall then be let and put in possession of the SAID PLOTS and the PURCHASERS shall then have every right to assume such possession.
6. The VENDORS covenant and represent to the PURCHASER herein that there are no encumbrances, charges, lien or mortgage against the SAID PLOTS in favour of any bank or financial institution and shall produce the latest Nil Encumbrance Certificate with respect to the SAID PLOTS in order to confirm the same. The VENDORS shall also provide the PURCHASERS with the succession deed and other related documents in respect to the title of the SAID PLOTS.
7. The VENDORS undertake to indemnify the PURCHASER against any loss suffered as a consequence of such claim/s raised by any bank or financial institution. The VENDORS further



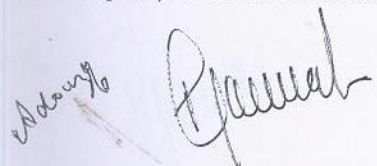
undertake that all or any such charges, lien or liability, if any, shall be borne and paid by the VENDORS herein with no burden on the PURCHASERS on that count.

8. The VENDORS covenant with the PURCHASER that the VENDORS have been in exclusive and peaceful possession of the SAID PLOTS since it was purchased by them and the erstwhile predecessors-in-title or that any other person/s has/have no claim against the SAID PLOTS or against the VENDORS of whatsoever nature and that the title of the SAID PLOTS on purchase was clear and marketable and is still even now clear and marketable and the VENDORS have full authority and power to convey the SAID PLOTS.

9. The VENDORS shall however during the currency of this agreement establish their marketability of title to the SAID PLOTS and undertake to produce their title deeds, necessary Nil Encumbrance Certificate from the Sub-Registrar of Bardez, at Mapusa, the succession deed and other related documents for the scrutiny by the Advocate of the PURCHASER to examine and ascertain the title of the VENDORS to the SAID PLOTS.

10. The VENDORS undertake that during the currency of this agreement the VENDORS shall not create any third party rights or any encumbrance of whatsoever nature against the SAID PLOTS and shall in the event of any claim indemnify the PURCHASERS herein for such loss suffered or liability created.

11. It is hereby agreed and understood by the parties hereto that under no circumstances shall the purchase consideration of the SAID PLOTS be enhanced or increased and it is emphatically understood that the sum of Rs. 1,60,00,000/- (Rupees one crore sixty lakhs only) reflects the true market value of the SAID PLOTS as offered by the PURCHASERS herein and the VENDORS undertake not to rescind/cancel and/or revoke the present agreement on the count of inadequacy of consideration



12. The parties further declare and confirm that only part-payment of the purchase consideration has been effected and the balance purchase consideration is due and owing to the VENDORS herein in terms of clause 2(b) hereinabove.
13. The parties are entitled to specific performance of this Agreement and it is understood that time is of the essence of the Agreement.
14. The parties further state that possession of the SAID PLOTS has not been transferred, and the same shall be transferred at the time of deed of sale.
15. The Parties do hereby declare that they are not Schedule caste or a Schedule Tribe as stipulated under the Land Revenue Code and that they are entitled to convey the SAID PLOTS.
16. All notices to be served on the parties shall be deemed to be duly served if sent by registered post to the address herein above mentioned.

SCHEDULE I

[SAID PROPERTY]

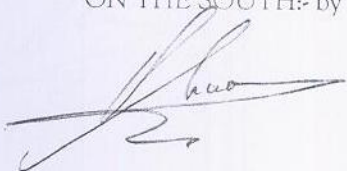
ALL THAT rustic property known as "ONDO FODDO", situated in the village and parish of Pilerne, within the jurisdiction of Gram Panchayat of Pilerne Marna, Sub District of Bardez and District of Goa, described in the Land Registration Office of Ilhas under no. 22252 of the book B. 60 new, and described in Taluka Revenue Office as a whole under Matriz no. 1102, now bearing survey no.59/2 admeasuring 17,493 sq. meters and Survey no. 60/2 admeasuring 18,943 sq. meters of Village Pilerne and is bounded as under:-

ON THE EAST:- by the property ONDO FODDO of Naraine Naique;

ON THE WEST :- by the second plot,

ON THE NORTH :- by village Serula;

ON THE SOUTH:- by the Comunidade of Pilerne



Adonigh



SCHEDULE II

[SAID PLOTS]

ALL THAT PLOT No. 21 admeasuring 593 sq. meters, which shall be a distinct plot of land sub-divided of the property described hereinabove in Schedule I, and is bounded as follows:-

ON THE EAST :- by plot no. 22;

ON THE WEST :-partly by road and partly by Alvaro de Remedio Furtado;

ON THE NORTH :- by the property of Alvaro de Remedio Furtado;

ON THE SOUTH :- by road.

SCHEDULE III

ALL THAT PLOT No. 22, four sided polygon, admeasuring 578 sq. mts., which shall be a distinct plot of land sub-divided of the property described hereinabove in Schedule I, and is bounded as follows:-

ON THE EAST :- by plots nos. 24 & 23;

ON THE WEST :- by Plot No. 21;

ON THE NORTH :- by the property of Alvaro de Remedio Furtado;

ON THE SOUTH :- by road.

(The SAID PLOTS are delineated in red in the Plan annexed to this Deed)

IN WITNESS WHEREOF the parties hereto have put their respective hands the day and year first hereinabove written.



SIGNED SEALED AND DELIVERED]

BY WITHIN NAMED VENDORS]



1.

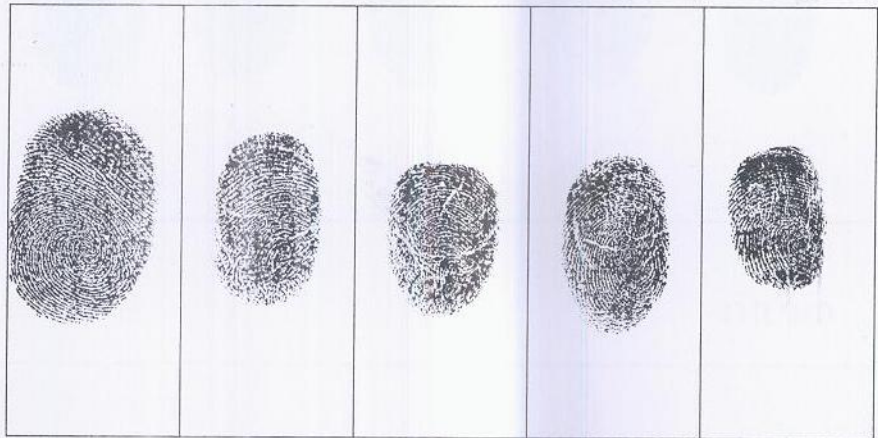
Mr. ASTERIO JOSE ANTONIO MARIA,

DE BRAGANZA SANTIAGO e SOUZA

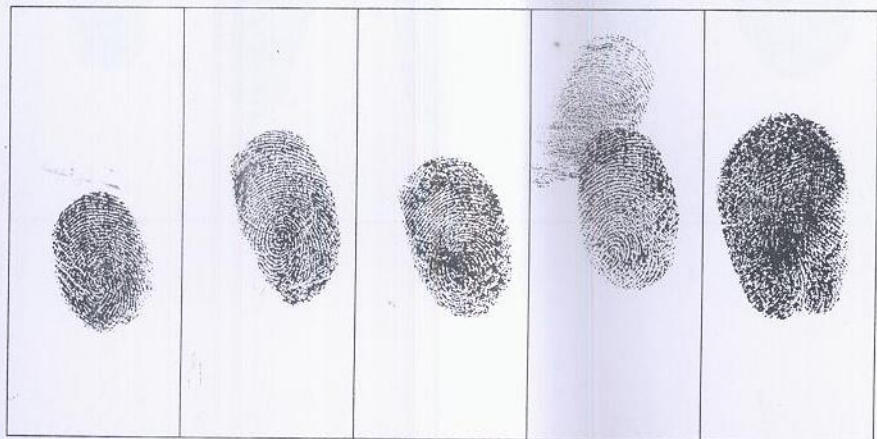
alias ASTERIO de SOUZA

(for self and as attorney holder for Vendors no. 2 and 3)

THUMB



THUMB





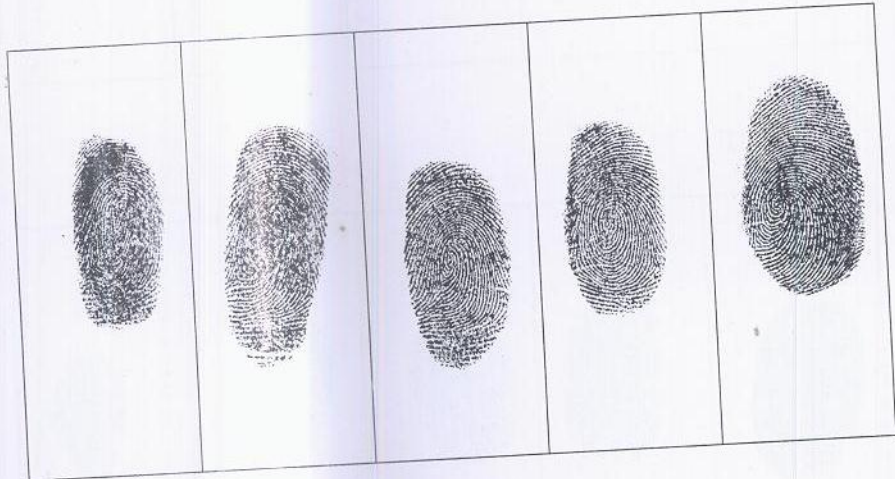
2.

Mr. ASHTON DIAS E SOUZA

THUMB



THUMB



[Signature]

Ashton

[Signature]

SIGNED SEALED AND DELIVERED]
BY WITHIN NAMED PURCHASER]
M/s. L N HOMES THROUGH ITS PARTNER]
SHRI. VENANCIO MARIA DE JESUS GONSALVES



M/s LN HOMES

[Handwritten signature]
Partner

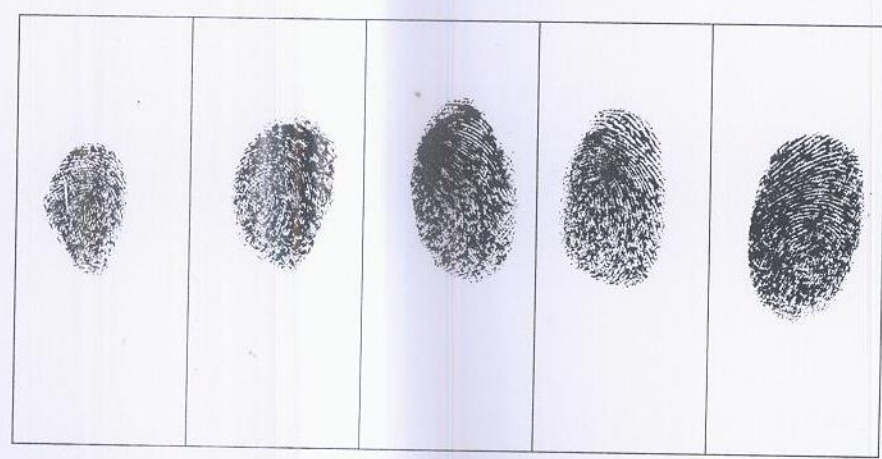
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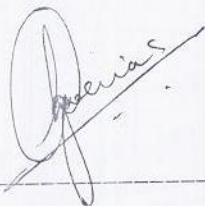
IN THE PRESENCE OF:

1.



Anthony D'Silva.

2.



KIMBERLEY GRACIAS.



Aditya



STATEMENT OF AREAS

AREA OF THE PLOT	41480.00 M ²
TOTAL AREA OF THE PLOTS	23,212.37 M ²
AREA OF THE OPEN SPACE PROVIDED	79,13.00 M ²
TOTAL AREA OF THE PLOTS	8384.00 M ²

LOCAL COMMERCIAL ZONE

KEY PLAN

BY TOWN PLANNING DEPARTMENT



Approved and sealed
The 15th day of 1980
By the Mayor of BARDIZ
BARDIZ
MAYOR

Printed and sealed on 08/07/2024
By the Mayor of BARDIZ
BARDIZ
MAYOR

PROPOSED SUB DIVISION OF PLOT
AT PERVORIM-PILENE VILLAGE.
BARDIZ GOA FOR MR. JERONIMO NUNES
JOSE LUIZ DE SOUZA OF BARDIZ.

ENGINEER
J. P. NUNES
BARDIZ

OFFICE
J. P. NUNES
BARDIZ

PROVISIONAL N.O.C. FOR SUB DIVISION OF PLOT WAS
ACCORDED UNDER LETTER NO. DA/1072/2023/14-79
DT. 14-10-16, BY TOWN & COUNTRY PLANNING DEPARTMENT

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 11-07-2017 04:15:18 PM

Document Serial Number : 2922

Presented at 03:59:00 PM on 11-07-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	500.00
2	Processing Fees	480.00
	Total:	980.00

Stamp Duty Required: 464000.00

Stamp Duty Paid: 464000.00

Venancio Maria De Jesus Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Venancio Maria De Jesus Gonsalves, S/o Late Alfredo Bernabe Gonsalves, Married, Indian, age 46 Years, Engineer, r/o H. no 43, Villa Gonsalves, Chimbél, Ilgas Goa. Partner of M/s L.N.Homes, having office at 22, 2nd floor, Trinora Apts., Nr. Municipal Market Panaji Goa. PAN CARD NO AAEFL7980J.			

Endorsements

Executant

1. Asterio Jose Antonio Maria De Braganca Santiago e Souza, s/o late Jeronimo Miguel Jose Lucio de Souza, Married, Indian, age 73 Years, retired, r/o House No. 35, Near the Chapel, Patto, Ribandar, Goa. PAN No. ABTPD0818P. For Self & as POA holder for Vendor no 2, & 3 dated 30.3.2012, before Adv. A.S.D'Mello at Mapusa vide reg no 3052/2012.

Photo	Thumb Impression	Signature

2. Ashton Dias e Souza, s/o Mr. Asterio Jose Antonio Maria de Braganca Santiago e Souza,

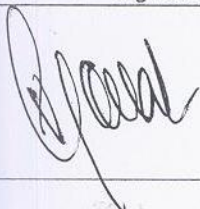
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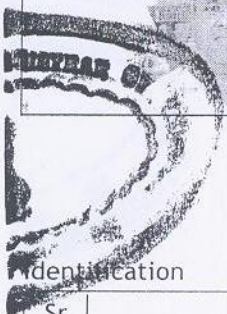
11/Jul/2017

UnMarried, Indian, age 31 Years, Service, r/o House No. 35, Near the Chapel, Patto, Ribandar, Goa. PAN No. DPGPS1106R.

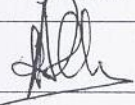
Photo	Thumb Impression	Signature
		

3 . Venancio Maria De Jesus Gonsalves, S/o Late Alfredo Bernabe Gonsalves, Married, Indian, age 46 Years, Engineer, r/o H.no 43, Villa Gonsalves, Chimbél, Ilgas Goa. Partner of M/s L.N.Homes, having office at 22, 2nd floor, Trinora Apts., Nr.Municipal Market Panaji Goa. PAN CARD NO AAEFL7980J.

Photo	Thumb Impression	Signature
		



Identification

Sr No.	Witness Details	Signature
1	Anthony D'silva , S/o Romulo D'silva, Married, Indian, age 42 Years, Advocate, r/o H.no 226, Cobra Vaddo, Calangute Bardez Goa	

Sub-Registrar

Scanned By:-

Signature:-

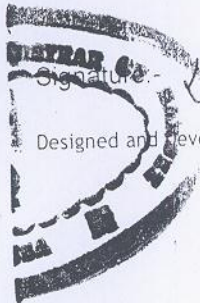
**REGISTRAR
BARDEZ**

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-02924-2017
CD Number BRZD788 on
Date 11-07-2017

Sub-Registrar (Bardez)

Scanned By:- Saclanand



Signature:- *Saclanand*

Designed and developed by C-DAC, ACTS, Pune