(Rupees Four Lakh Forty Four Thousand Six Hundred & Ninety only)

For CITIZENCREDIT™
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)

आरटी 26160 NON JUDICIAL 165295 APR 18 2016 14:56 Rs.0444690/- PB6818 INDIA STAMP DUTY GOA

4

Name of Purchase: ALBERT ESTEVES

THE SEAL OF THE SUB-REGISTRAR OF ICHAS PANAJI

DEED OF SALE

This **DEED OF SALE**, is made and entered into at Panaji, Goa, on this 18th day of April of the year two thousand sixteen;

BETWEEN

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1) **MRS. DORINA MARIA OLIVIA DE SARDINHA,** ( ) wife of late Mr. Antonio xavier sardinha alias Anton xavier sardin, Aged 65 years, House wife,

2 **MR. FRANCISCO ANTHONY AGNELO SARDINHA,** son of late Mr. Antonio xavier sardinha, ( ) Aged 24 years, Occupation Service,

3(a) **MRS.MARIA ANTONETA SARDINHA,** ( ) **daughter of** Mr. Antonio Xavier Sardinha, aged 33 yrs, House wife and her husband

3(b) **MR. NAPOLEAO J. MIRANDA,** ( ) son of Mr. Jose Manuel Miranda, aged 39 yrs, Service, All Indian Nationals and residents of House no. 83, Volvoddo, Corlim, Tiswadi, Goa and hereinafter referred to as the "OWNERS", (which expression shall unless repugnant to the context or meaning thereof be deemed to include its legal representatives, administrators, executors, successors and assigns) **OF THE FIRST PART;**

(Owner at serial no. 1, 2 and 3(a) are represented by their duly constituted attorney listed at serial no. 3(b) MR.

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NAPOLEAO MIRANDA, son of Mr. Jose Manuel Miranda, through Power of Attorney dated 18/03/2016, registered under no. 6430/2016, before Notary Shri. D.S. Petkar)

AND

M/S. ALBERT DEVELOPERS, through its sole proprietor **SHRI. ALBERT ESTEVES**, son of Shri. Jose Salvador Esteves, 47 years of age, married, Indian National, having its registered office at 301, Edcon Mindspace, St.Inez, panaji-Goa, having **Pan Card No.** , residing at house No. 260, Opposite Merces Church, Firguem Bhat, Merces, Goa, hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators,

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executors, successors and assigns) **OF THE SECOND PART;**

WHEREAS, one Domingos Gonsalves Joveniano Joao Sardinha was the owner of two properties namely part of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, Described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration office of Ilhas under No. 18491 of Book B-49 new, which property is known as **'CHURCH AREA'** also known as **'COMMUNIDADE DE CORLIM'** situated at Corlim, Tiswadi Goa. **(Hereinafter referred to as the said properties).**

AND WHEREAS, the said properties are surveyed together in the new survey under

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survey no. 143/1 of Corlim Village, Tiswadi Goa.

AND WHEREAS the said Domingos Gonsalves Joveniano Joao Sardinha expired on 27-04-1952 leaving behind wife Maria Regina Divina Soares and two sons namely Joaquim Francisco Joao Socorro Cruz Sardinha and Antonio Xavier Sardinha.

AND WHEREAS, after the death of said Domingos Gonsalves Joveniano Joao Sardinha, his wife Maria Regina Divina Soares filed inventory proceeding No. 10672/1952 in the Court of Civil Judge of Ilhas at Panaji to partition his assets and in the said inventory Proceeding the said properties were listed under item Nos.2 and 3 and were allotted ½ to his one son Joaquim Francisco Joao Socorro Cruz Sardinha and ½ to his other son Antonio Xavier Sardinha and the allotments made in the said Inventory Proceeding were

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confirmed and made absolute by order dated 03-03-1953.

AND WHEREAS, the said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez Sardinha field special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to Partition common properties belonging to them and in the said suit a commissioner was appointed by the court to divide the common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq.mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit Plot B, admeasuring 3294 sq.mts. and plot D admeasuring 2020 sq.mts of the said

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properties were allotted to said Mr. Antonio Xavier Sardinha.

AND WHEREAS, Mr. Antonio Xavier Sardinha is married to Mrs. Dorina Maria Olivia De Sardinha, under the regime of communion of assets and therefore, the said Mrs. Dorina Maria Olivia De Sardinha has also acquired right to the said plots B and D of the said properties.

AND WHEREAS, Mr. Antonio Xavier Sardinha expired on 4/6/2013, and pursuant to his death, Deed of Succession dated 7/5/2014 was drawn before the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa in Book No.719 at Page 63 onwards under Registration No.306.

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AND WHEREAS, in terms of the said Deed of Succession, the widow of said Mr. Antonio xavier sardinha alias Anton xavier sardine, **MRS. DONRINA MARIA OLIVIA DE SARDINHA** and their children, the owners herein were declared as the legal heirs/representatives of late Mr. Antonio Xavier Sardinha alias Anton Xavier Sardine.

AND WHEREAS, the PURCHASER approached the OWNERS, with the proposal to purchase the said plot bearing no. B admeasuring 3294 sq.mts forming part of the first lot of Communidade of Corlim, presently surveyed under no. 143/1 of Village Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B -49 new and also of first lot of communidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as **'CHURCH AREA'** also known

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as **'COMMUNIDADE DE CORLIM'** situated at Corlim, Tiswadi Goa, which plot no.B is hereinafter referred to as the **"SAID PLOT".**

AND WHEREAS, the PURCHASER has accordingly, offered to purchase the said plot for a total consideration amount of Rs.98,82,000/-(Rupees ninety eight lakhs eighty two thousands only).

AND WHEREAS, the OWNERS have accepted the said offer of the PURCHASER and have agreed to convey on to the PURCHASER the said plot, which is more particularly described in Schedule I hereunder written, for a total consideration amount of Rs.98,82,000/-(Rupees ninety eight lakhs eighty two thousands only) which is the market value thereof.

NOW THIS DEED WITNESSETH AS UNDER:

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1. In pursuance of the said consideration of the sum of Rs.98,82,000/-(Rupees ninety eight lakhs eighty two thousands only)paid by the PURCHASER to the OWNERS, the receipt of which sum the OWNERS do hereby admit and acknowledge, the OWNERS do hereby convey and assign unto the PURCHASER all that plot, identified as Plot No. B admeasuring an area of 3294 sq. mts, which plot is more particularly described in the Schedule I hereunder written and delineated in red colour in the plan annexed hereto, with all the easements, privileges, advantages, rights, claims, demands and appurtenances whatsoever or at any time hereto before usually held, used, occupied or known as part thereof or be appurtenant thereto and all the estates, claims and demands whatsoever both at law and in equity of the OWNERS.

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2. AND in consequences of this sale, the PURCHASER shall have and hold the said plot hereby sold, assigned and released and conveyed with its and every of its right to the use and benefit of the PURCHASER forever and absolutely.

3. AND the OWNERS do hereby covenant with the PURCHASER that notwithstanding any act, thing or deed by the OWNERS, done or executed or knowingly suffered to the contrary, the OWNERS now have good right, title and full authority to grant and convey the said plot as hereby granted or conveyed or expressed so to be unto and to the use of the PURCHASER in the said manner aforesaid.

4. AND the PURCHASER shall and may at any time hereafter peaceably hold, use and possess the said plot, develop the same, receive rents and profits thereof for its own benefit without any suit, eviction,

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interruption, claim or demand from the OWNERS and the OWNERS undertake to indemnify whomsoever should claim title to the said plot which is hereby sold and to further indemnify the PURCHASER in case the rights which are claimed by the third person should partly or wholly render this sale null and void or ineffective.

5. AND that the OWNERS hereby declare that this plot hereby sold is free from encumbrances and the OWNERS further declare that they shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do or cause it to be done or execute all such acts, deeds and things whatsoever for further and more perfectly assuring the aforesaid right in the aforesaid plot or every part thereof unto and to the use of

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the PURCHASER in the manner aforesaid, as shall and/or may be reasonably required.

6. AND that the OWNERS do hereby give their consent to the PURCHASER to seek the mutation/partition of the said plot in the name of the PURCHASER.

7. AND that for the purpose of stamp duty the said plot is valued at Rs. Rs.98,82,000/-(Rupees ninety eight lakhs eighty two thousands only)and accordingly the stamp duty amounting to Rs.4,44,690/- (Rupees four lakhs forty four thousand six hundred ninety only)is paid herewith.

SCHEDULE - I

(Description of the SAID PLOT)

All that said plot B admeasuring 3294 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1 of Village Corlim,

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described in Land Registration Office of Ilhas under No. 18490 of Book B -49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA ' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa, delineated in the red colour in the plan annexed herewith and bounded as under:-

East :By Internal road

West: By Boundary of Village Carambolim

North :by plot A of the same Property

South: By other property

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned.

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SIGNED AND DELIVERED
BY THE WITHIN NAMED

OWNER NO. 3(b) MR. NAPOLEAO J. MIRANDA

For Self and P.O.A of

Owners at Serial No. 1,2 and 3(a.

(LEFT HAND FINGER PRINTS)	(RIGHT HAND FINGER PRINTS)
1.....	1.....
2.....	2.....
3.....	3.....
4.....	4.....
5.....	5.....

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SIGNED AND DELIVERED
BY THE WITHIN NAMED

PURCHASER

MR. ALBERT ESTEVES
Proprietor of M/S. ALBERT DEVELOPERS

(LEFT HAND FINGER PRINTS)

1.....

2.....

3.....

4.....

5 .....

(RIGHT HAND FINGER PRINTS)

1.....

2.....

3.....

4.....

5 .....

IN PRESENCE OF:

1. Sauta Almeida

2. Punam Guonkar

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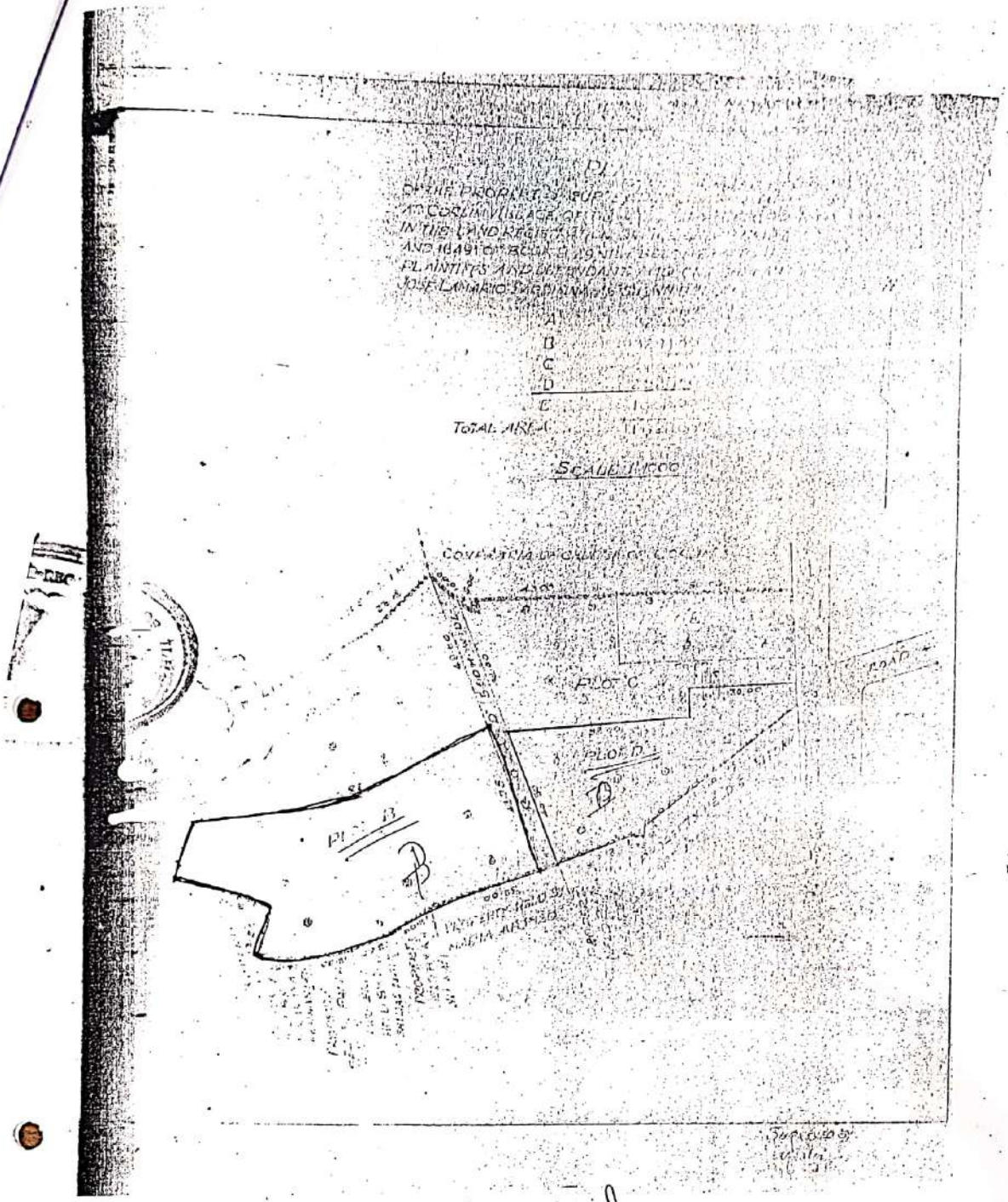

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Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 18-04-2016 02:10:30 PM

Document Serial Number : 944

Presented at 12:50:00 PM on 18-04-2016 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	345870.00
2	Processing Fees	380.00
	Total :	346250.00

Stamp Duty Required: 444690.00 Stamp Duty Paid: 444690.00

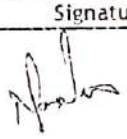
Albert Esteves presenter

Name	Photo	Thumb Impression	Signature
Albert Esteves,S/o Jose Salvador Esteves , Married,Indian,age 47 Years,Business,r/oH.No. 260, Opposite Merces Church, Firguem Bhat, Merces, Tiswadi-Goa PAN No. Sole Proprietor of M/S. Albert Developers, St. Inez, Panaji			

Endorsements

Executant

1 . Napoleao J. Miranda, S/o Jose Manuel Miranda, Married,Indian,age 39 Years,Service,r/oH.No. 83, Volvoddo, Corlim, Tiswadi-Goa PAN No. As POA holder for the Vendor No's. 1 to 3-Dorina, Francisco and Maria, vide POA dated 18/03/2016, executed before the Notary, D. S. Petkar, Mapusa, under Sr. No. 6430/2016

Photo	Thumb Impression	Signature
		

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2 . Albert Esteves, S/o Jose Salvador Esteves, Married,Indian,age 47 Years,Business,r/o H.No. 260, Opposite Merces Church, Firguem Bhat, Merces, Tiswadi-Goa PAN No. . Sole Proprietor of M/S. Albert Developers, St. Inez, Panaji

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Sainandan Satordekar , S/o Sudam Satordekar,Married,Indian,age 32 Years,Advocate,r/o H.No. 564, Durgawadi, Taleigao, Tiswadi-Goa	

Sub-Registrar

SUB-REGISTRAR
TISWADI

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

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Book-1 Document
Registration Number PNJ-BK1-00900-2016
CD Number PNJD45 on
Date 19-04-2016

Sub-Registrar (Ulhas/Tiswadi)

SUB - REGISTRAR
ULHAS

Scanned By:- K-chodankar

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

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