

(Rupees Five lakhs fifty thousand Only)

CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 17388



INDIA

190933

NON JUDICIAL गोवा
OCT 26 2016

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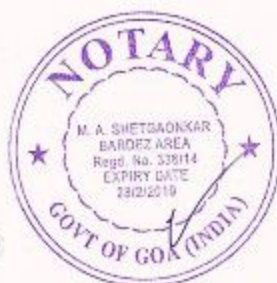
Rs.0550000/- PB7147

STAMP DUTY

GOA

Name of Purchaser Mint Ventures Pvt Ltd.

4630/2016



27/10/2016

DEED OF SALE

.....2/-

[Signature]

[Signature]

MINT VENTURES PVT. LTD.

[Signature]
DIRECTOR



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of H. No. 960/A, Morjim, Pernem, Bardez-Goa, Pin Code No.403512, Contact No. 9422446853, Indian National, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context and meaning thereof shall deem to include his heirs successors and assigns) of the **"OTHER PART"**.

WHEREAS there exist a property known as **"BINDICHI BHATT"** also known as **"BHENDECHI BHATT"** situated at Siolim, Bardez-Goa, Taluka and Sub District of Bardez, District of North Goa, not known to be recorded in the Land Registration Office of Bardez, neither known to be recorded in the Taluka Revenue Office but surveyed for record of rights under survey no. 56/1 wherein there exist a residential house in a dilapidated condition bearing house no. 757 and more particularly described in the schedule herein under written. That the property described herein above shall be referred to as the **"Said Property"**. And whereas the said property originally belonged to Remigio Xavier Fernandes and his wife Domingas Esperance Fernandes, also known as Dimigina Fernandes.

AND WHEREAS the said Remigio Xavier Fernandes and his wife Domingas Esperance Fernandes also known as Dimigina Fernandes died on 10/12/1920 and 28/6/1980 respectively.

AND WHEREAS the said Remigio Fernandes was also known as Jacob Mariano Araujo E Fernandes and Dimigina Fernandes was known as Dimsinha Esperance Carvalho widow of Jacob Mariano Araujo E Fernandes.

...4/-

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DIRECTOR



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AND WHEREAS on the death on the said Remigio Xavier Fernandes and his wife Domingas Esperance Fernandes also known as Dimgina Fernandes, a Deed of Succession dated 27/5/1986 at Book No. 729 F1s 18 was drawn up wherein one Inocencio Camilo Fernandes also known as Inocencio Camilo Fernandes alias Inocencio Fernandes was declared as the sole and universal heir of the said Remigio Xavier Fernandes and his wife Domingas Esperance Fernandes also known as Dimgina Fernandes.

AND WHEREAS the said Inocencio Camilo Fernandes died on 8/11/1993.

AND WHEREAS on the death of the said Inocencio Camilo Fernandes a Deed of Succession dated 30/10/1996 at Book no. 3 F1 32 (X) was drawn up, wherein the Paulina Fernandes alias Paulena Fernandes qualified as his half sharer and Mr. Remigio Francisco Asquith Fernandes, Mrs. Mary Cecilia Fernandes e Braganza, Mrs. Celsa Sebastiana Calista Fernandes E Esteibero, Clementina Perpetua Laura Fernandes E D'Souza have been qualified as his sole and universal heir.

AND WHEREAS by sale deed dated 31/10/1996 the seller no. 1 has purchased the schedule property from Paulina Fernandes alias Paulena Fernandes, Mr. Remigio Francisco Asquith Fernandes, Mrs. Linda Fernandes, Mrs. Mary Cecilia Fernandes e Braganza Mr. Felix Braganza, Mrs. Celsa Sebastiana Calista Fernandes E Esteibero, Mr. John Esteibero, Clementina Perpetua Laura Fernandes e D'Souza, Cajetan D'Souza.

AND WHEREAS at the time of purchasing of schedule property the purchaser was Indian national and that at time he was residing at Anjuna, Bardez-Goa.

...5/-

MINT VENTURES PVT. LTD.

DIRECTOR



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AND WHEREAS the said Sale Deed is registered under No. 413 Book No. I Vol. No. 477 dated 28/1/1997.

AND WHEREAS the purchaser herein has approached the vendors for the sale of the said property admeasuring an area of 1350 sq. mts.,

AND WHEREAS the vendors have agreed to sell the said property to the purchaser herein for a total consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) being its present market value out of which 22.66% deduction shall be done towards the TDS and the remaining amount of Rs.24,92,600/- (Rupees twenty Four Lakhs Ninety Two Thousand Six Hundred Only) shall be paid to the sellers.

NOW THEREFORE THE WITNESSES OF THIS DEED AS UNDER:

1. In pursuance of an oral agreement and in the consideration of payment of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) which shall be paid after deduction of 22.66% towards TDS hence the amount payable to the vendors/sellers is Rs.85,07,400/- (Rupees Eighty Five Lakhs Seven Thousand Four Hundred Only) and same is paid vide D.D bearing No. 137566 drawn on NKGSB Co-op Bank Ltd, Mapusa Branch, in the name of Fatimo Noronha paid by the purchaser, which payment the vendors do hereby admit and acknowledge as having received, they the Vendors do hereby convey by way of sale to the purchaser all their right, title, interest, ownership and possession the said property known as "BINDICHI BHATT" also known as "BHENDECHI BHATT" situated at Siolim, Bardez-Goa, District of North Goa, not known to be recorded in the Land Registration Office Bardez, neither known to be recorded in the

...6/-

MINT VENTURES PVT. LTD.

DIRECTOR



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Taluka Revenue Office but surveyed for record of rights under survey No. 56/1 with a house therein in a dilapidated condition bearing house no. 757 and having an area of 1350 sq. mts., and more, particularly described in the schedule herein under written.

2. The Vendors do hereby on the execution of this deed of sale hand over vacant and peaceful possession of the said property, along with the house bearing house no. 757 therein hereby sold unto the purchaser.
3. That in case any defect is found in the title of the vendors in the said property hereby sold and/or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser.
4. That the price paid corresponds to the market value of the said property.
5. That the vendors does hereby assure the purchaser that the property hereby sold is free from any encumbrances whatsoever and that they have not entered into any agreement of sale with any other third person, and the vendors have absolute title and exclusive right to convey the said property by way of sale.

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DIRECTOR



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6. That on the execution of this deed of sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into and possess the said property along with the house therein hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.
7. That the vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the purchaser and his transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendors or any breach of the covenants herein above contained.
8. That the vendors and the purchaser hereby declare that the property in transaction does not belong to S.C./S.T pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/78.

.....8/-

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DIRECTOR






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SCHEDULE

All that property known as "BINDICHI BHATT" also known as "BHENDECHI BHATT" situated Siolim, Bardez-Goa, Taluka and Sub District of Bardez, District of North Goa, not known to be recorded in the land Registration Office of Bardez, neither known to be recorded in the Taluka Revenue Office but surveyed for record of rights under survey no. 56/1 admeasuring 1350 sq. mts., wherein there exist a residential house in a dilapidated condition bearing House no. 757 and bounded as under:

East	: - By Public Road
West	: - By property bearing survey No. 55/2 and water drain
North	: - By bearing survey no. 56/63 and temple of Laxmi Narayan
South	: - By property bearing survey no. 56/2

IN WITNESS WHEREOF this DEED OF SALE is signed by the VENDORS and the PURCHASER on the date, month and year first hereinabove mentioned.

...9/-

MINT VENTURES PVT. LTD.

DIRECTOR

[Signature] *[Signature]*



Sworn

FATIMO NORONHA alias FATIMO
ANTHONY NORONHA, alias LIGORIO
ANTONIO DE FATIMA NORONHA)

"SELLER NO. 1"

L. H. F. Prints

R. H. F. Prints

(1) _____

(1) _____

(2) _____

(2) _____

(3) _____

(3) _____

(4) _____

(4) _____

(5) _____

(5) _____

..... 10/-

Sworn
Noronha

MINT VENTURES PVT. LTD.

Prakash
DIRECTOR



-10-



(MRS. VIRGINIA NORONHA)

"SELLER NO. 2"

L. H. F. Prints

R. H. F. Prints

(1) 

(1) 

(2) 


(2) 

(3) 

(3) 

(4) 

(4) 

(5) 

(5) 

...11/-




MINT VENTURES PVT. LTD.


DIRECTOR



MINT VENTURES PVT. LTD.

P. Shetgaonkar
DIRECTOR

(M/S MINT VENTURES PVT. LTD.,
represented by its Managing Director

PRITAM SHETGAONKAR)

"PURCHASER"

L. H. F. Prints



(1) _____



(2) _____



(3) _____



(4) _____



(5) _____

R. H. F Prints



(1) _____



(2) _____



(3) _____



(4) _____



(5) _____

.....12/-


MINT VENTURES PVT. LTD.


P. Shetgaonkar
DIRECTOR



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WITNESSES:

(1) Patrick D'souza 

(2) Milhun Chodankar 




MINT VENTURES PVT. LTD.

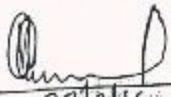

DIRECTOR

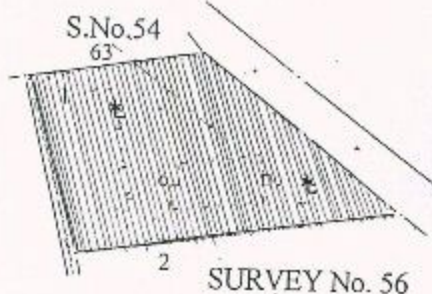


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 56/ 1
Scale : 1 : 1000

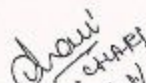

23/2/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.






MINT VENTURES PVT. LTD.


DIRECTOR


CHIEF



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 27-10-2016 11:52:19 AM

Document Serial Number : 4630

Presented at 11:23:00 AM on 27-10-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	440000.00
2	Processing Fees	300.00
	Total :	440300.00

Stamp Duty Required: 550000.00

Stamp Duty Paid: 550000.00

Pritam Mukund Shetgaonkar presenter

Name	Photo	Thumb Impression	Signature
Pritam Mukund Shetgaonkar, S/o Late Mukund Shetgaonkar, Married, Indian, age 39 Years, Business, r/o H.no 960/A, Morjim, Pernem Goa. 403512. Managing Director of M/s Mint Ventures Pvt. Ltd. Under Reg no U45200GA2012PTC007121 PAN CARD NO AAICM3808M			MINT VENTURES PVT. LTD. DIRECTOR



Endorsements

Executant

1. Fatimo Noronha @ Fatimo Anthony Noronha @ Ligorio Antonio De Fatima Noronha, S/o Late Cosmos Noronha, Married, USA NATIONAL National of Overseas Citizen of India, age 66 Years, retired, r/o H.no 73/1A, St. Sebastian wado, Anjuna Bardez Goa. 403509.

Photo	Thumb Impression	Signature

2. Virginia Noronha, W/o Fatimo Noronha @ Fatimo Anthony Noronha, Married, USA NATIONAL National of Overseas Citizen of India, age 58 Years, House-Wife, r/o H.no 1293/1A, St. Sebastian wado, Anjuna Bardez Goa. 403509.



Photo	Thumb Impression	Signature
		

3. Pritam Mukund Shetgaonkar, S/o Late Mukund Shetgaonkar, Married, Indian, age 39 Years, Business, r/o H.no 960/A, Morjim, Pernem Goa. 403512. Managing Director of M/s Mint Ventures Pvt. Ltd. Under Reg no U45200GA2012PTC007121 PAN CARD NO AAICM3808M

Photo	Thumb Impression	Signature
		MINT VENTURES PVT. LTD.  DIRECTOR

Identification

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YEA
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Witness Details	Signature
Mithun Chodankar, S/o Ramchandra S Chodankar, UnMarried, Indian, age 22 Years, Service, r/o Anjuna Bardez Goa	
Roshan Chodankar, S/o Chandrakant Uttam Chodankar, Married, Indian, age 34 Years, Advocate, r/o Plot no C-31, Ganeshpuri Mapusa bardez Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


 Sub-Registrar
REGISTRAR
BARDEZ



4630

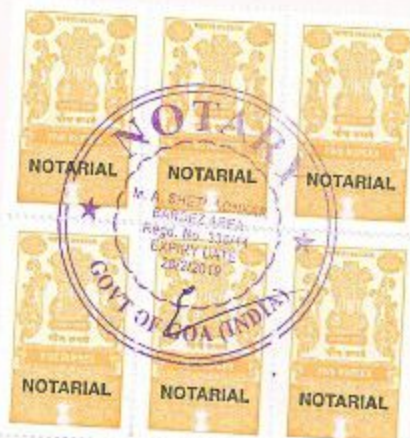
Book-1 Document
Registration Number BRZ-BK1-04538-2016
CD Number BRZD783 on
Date 28-10-2016

Sub-Registrar (Bardez)

Scanned By:- Saelanand

Signature:- M. A. SHETGAONKAR

Designed and Developed by C-DAC, ACTS, Pune



Certified that this is a True Copy
Mapusa on 12/11/2016

M. A. SHETGAONKAR
NOTARY
BARDEZ TALUKA

Reg Serial No: 408/2016