



गोवा GOA

044965

Serial No. ५५४४ Place: MARGAO. Date 1/3/17
Value of Stamp Paper: Twenty thousand
Name of Purchaser Sandeep Naik
Residence Margao Father's Name. Nagesh Naik
Purpose Deed of Sale Transacting }
Parties }

Signature of Vendor

Sign Vendor
CAM. TREVOR BRAZ
Licence no. JGDISTP/2/99/SALCETE

Signature of Purchaser

Sandeep Nagesh Naik



DEED OF SALE

87 *Laitana Piedade Jag. R. Rodrigues*



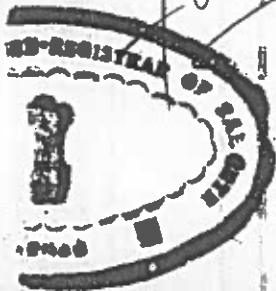
गोवा GOA

Serial No. 4478 Place: MARGAO. Date 13/17
Value of Stamp Paper: Twenty thousand
Name of Purchaser Sandeep Naik
Residence Margao Father's Name. Nagesh Naik
Purpose Deed of sale Transacting Parties

044958

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



-2-

THIS DEED OF SALE is made and executed at Margao,
Goa on this day of 06th of March of the year Two
Thousand Seventeen (06/03/2017)

87. Isaitana Piedade Vas:
Rodrigues



गोवा GOA

044959

Serial No. 4478 Place: MARGAO. Date 11/3/11
 Value of Stamp Paper: Twenty Thousand
 Name of Purchaser: Sandeep Naik
 Residence: Margao Father's Name: Nagresh Naik
 Purpose: Deed of Sale Transacting Parties: _____

Sign Stamp Vendor
 CAMILO FRANCIS SIVOR BRAZ
 Licence No. JUCISTP/229/SALCETE

Signature of Purchaser



-3-

BETWEEN

1. MRS. CAETANA PIEDADE VAZ alias CAETANA PIEADADE VAZE FERNANDES alias CAITANA PIEDADE VAZ, wife of late Santana Fernandes and daughter of Clemente Vaz, aged 62 years, housewife, widow, Indian National, not holder of PAN Card, Aadhar Card No.641767768462, Mob.:-7507420037, Email I.D.:-neljosh@hotmail.com, House No.49, Novembhatt, Sarzora, Chinchinim, Salcete, Goa,

Caetana Piedade Vaz
Rodrigues



गोवा GOA

044961

Serial No. 4478 Place: MARGAO. Date 13/11
 Value of Stamp Paper: Twenty Thousand
 Name of Purchaser Sandeep Naik
 Residence Margao Father's Name: Nagesh Naik
 Purpose Deed of Sale Transacting Parties



Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser

-4-

2. **MRS. IDA FERNANDES**, daughter of Santana Fernandes and wife of Martin Fernandes, aged 41 years, service, married, Portuguese National of Indian Origin, Overseas Citizen of India Card holder NO.:A2272763, holder of PAN Card No.ACPPF0931J, Aadhar Card No.312429721950, Mob.:9922351574, Email I.D.:neljosh@hotmail.com and her husband

Santana Piedade Vaz Ida Fernandes



गोवा GOA

044960

Serial No. ५५)८ Place: MARGAO. Date 1/3/17
 Value of Stamp Paper: Twenty thousand
 Name of Purchaser: Sandeep Naik
 Residence: Margao Father's Name: Nagesh Naik
 Purpose: Deed of Sale Transacting Parties }
 Sign Stamp Vendor
 CAMILO FRANCIS TREVOR PRAZ
 Licence No. JUDISTP/219/SALCETE
 Signature of Purchaser

-5-

3. **MR. MARTIN FERNANDES**, son of Inacio Fernandes, 52 years, aged 52 years, unemployed, married, Indian National, PAN Card No.ACNPF3077H, Aadhar Card No.908460381152, Mob. No. :- 8552034115, Email I.D.:- neljosh@hotmail.com, both presently residing at House No.196, Nirmala Nagar, Xeldem, Quepem, Goa;

Britana Piedade Vag.
Requiere



गोवा GOA

044962

Serial No. ५५१८ Place: MARGAO. Date 1/3/17
 Value of Stamp Paper: Twent thousand
 Name of Purchaser Sandeep Naik
 Residence Margao Father's Name. Nagesh Naik
 Purpose Deed of Sale Trading }
 Parties }
 Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP/2/199/SALCETE
 Signature of Purchaser

-6-

4. **MRS. JOSILA FERNANDES alias JOSILA RODRIGUES**, daughter of Santana Fernandes and wife of Landlord Nelson Rodrigues, aged 38 years, service, married, Portuguese National of Indian Origin, not holder of PAN Card, Aadhar Card No.696349900218, Mob.:-9158839397, Email I.D.:- neljosh@hotmail.com and her husband

Antônia Piedade Vaz
Rodrigues



गोवा GOA

044963

Serial No. 4478 Place: MARGAO. Date 11/3/10
Value of Stamp Paper Twenty thousand
Name of Purchaser Sandeep Naik
Residence Margao Father's Name. Nagash Naik
Purpose Deed of sale Transacting

Parties

Sign. Stamp Vendor
CAN. NO. 10012909 BRAZ
Licence No. 00012909/SALCETE

Signature of Purchaser

-7-

5. MR. LANDLORD NELSON RODRIGUES, son of Nelson Rodrigues, aged 47 years, service, married, Indian National, PAN Card No. ALGPR0009P, Aadhar Card No. 373950235097, Mob.: -9158839397, Email I.D.: -neljosh@hotmail.com, resident of B-16 Vrindavan -1 chs ltd, Don Bosco road, Opposite Madhuram Sweet, Mittal Enclave, Naigaon East, Juchandra, Vasai East, Thane, Maharashtra, 401208 and presently residing at House No. 49, Novembhatt, Sarzora, Chinchinim, Salcete, Goa

87 baitana Piedade Vaz
Rodrigues



गोवा GOA

Serial No. ५५७८ Place: MARGAO. Date 1/3/17
 Value of Stamp Paper: Twenty thousand
 Name of Purchaser Sandeep Naik
 Residence Margao Father's Name. Nagesh Naik
 Purpose Deed of Sale (Transacting) Parties } _____

044964

[Signature]

Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP/2793/SALCETE

[Signature]
 Signature of Purchaser

-8-

6. **MR. JERIANO FERNANDES**, son of Santana Fernandes, aged 37 years, service, married, Portuguese National of Indian Origin, Overseas Citizen of India Card holder:- A0967383, holder of PAN Card No.: -ABFPPF5002K, not holder of Aadhar Card, Mob.: -8390705366, Email I.D.: -fernandesjeriano@yahoo.com, presently residing of House No.49, Novembhatt, Sarzora and his wife

[Signature] Santana Piedade Vas. Rodrigues



गोवा GOA

Serial No. 4478 Place: MARGAO. Date 1/2/17
 Value of Stamp Paper: Five thousand
 Name of Purchaser Sandeep Nalk
 Residence Margao Father's Name. Nagesh Nalk
 Purpose Deed of Sale Transacting Parties

113766

Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/STP/2/93/SALCETE

Signature of Purchaser

-9-

7. **MRS. SANTAN JUJE D'SOUZA**, daughter of Juje D'Souza, aged 24 years, housewife, service, married, both residing at House No.49, Novembhatt, Sarzora, Chinchinim, Salcete, Goa, holder of PAN Card No.CRBPD1612D, Aadhar Card No.982125265936, Mob.:-8806521832, Email I.D.:- fernandesjeriano@yahoo.com, presently residing of House No.49, Novembhatt, Sarzora and also resident of 625, Raman Bail Sirsi, Uttara Kannaada, Karnataka

Santana Piedade Jaze
Rodrigues



गोवा GOA

452856

Serial No. ६६१८ Place: MARGAO. Date 11/3/17
Value of Stamp Paper: One thousand
Name of Purchaser Sandeep Naik
Residence Margao Father's Name Nageth Naik
Purpose Deed of sale Transacting Parties }
Sign Stamp Vendor
CAVIL TREYOR BRAZ Signature of Purchaser
Licence no. JLU/STP/2/99/SALCETE
-10-

8. **MR. DEZMOND FERNANDES**, son of Santana
Fernandes, aged 33 years, married, Indian National, PAN
Card No. ABZPF2450M, Aadhar Card No. 327247964528,
Mob.:- 8806100608, Email I.D.:-
dezmondferns@rediffmail.com and his wife

Santana Piedade Vas.
Rodrigues



गोवा GOA

452857

Serial No. ५५७८ Place: MARGAO. Date 1/3/17
 Value of Stamp Paper: One Thousand
 Name of Purchaser Sandeep Naik
 Residence Margao Father's Name. Nagesh Naik
 Purpose Deed of sale

Sign Stamp Vendor
 CAM. FRANCIS TREVOR BRAZ
 License No. JUDISTP12159/SALCETE

Sign of Purchaser

-11-

9. **MRS. SIENNA DOES CONNICIA PEIXOTO**, daughter of
 Vincentinho Peixoto, aged 33 years, service, married, Indian
 National, PAN Card No.AWJPP7108B, Aadhar Card
 No.523088902707, Mob.:-8806545281, Email I.D.:-
 dezmondferns@rediffmail.com , both residing at House No.49,
 Novembhatt, Sarzora, Chinchinim, Salcete, Goa,

Signature of MRS. SIENNA DOES CONNICIA PEIXOTO
 Signature of Vendor



गोवा GOA

452858

Serial No. 4478 Place: MARGAO. Date 11/3/17
Value of Stamp Paper: One thousand
Name of Purchaser Sandeep Nair
Residence Margao Father's Name Nagesh Nair
Purpose Deed of Sale
Sign Stamp Vendor
CAN. FRANCIS TREVOR GRAZ
Lic. NO. 30/ST/PZ/99/SALCETE
Sign of Purchaser

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jointly and collectively hereinafter referred to as the
"VENDORS" (which expression unless repugnant to the
context shall mean and include their legal heirs, legal
representatives, successors-in-interest, executors and assigns)
of the **FIRST PART**;

AND

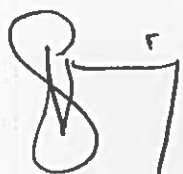
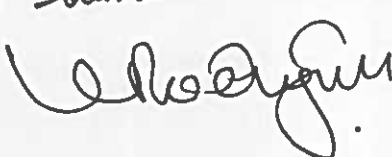
Antonia Piedade Vaz
Rodrigues

SHRI SANDIP NAGUESH NAIK, son of Naguesh Naik, aged 46 years , married, businessman, Indian National, holder of Pan Card No. AAZPN5466E, resident of House No.462/C, Shantinagar, Aquem- Baixo, Salcete, Goa hereinafter referred to as "**PURCHASER**" (which expression shall, unless repugnant or contrary to the context or meaning thereof, shall mean and include his heirs, legal representatives, executors and assigns) of the **SECOND PART**.

The **VENDOR No.2** is represented herein by her mother **MRS. CAITANA PIEDADE VAZ alias CAETANA PIEADADE VAZE FERNANDES (VENDOR NO.1)** by virtue of document of Irrevocable Power of Attorney dated 10/02/2017 executed before the Notary and Advocate Mr. Virendra Kumar Dessai at Margao, Goa under Registration No.545/10-02-2017 which Irrevocable Power of Attorney is valid, subsisting and not revoked.

The **VENDOR No.4** is represented herein by her husband **MR. LANDLORD NELSON RODRIGUES (VENDOR NO.5)** by virtue of document of General Power of Attorney dated 07/09/2016 executed before the Notary and Advocate Mr. Anand Redkar at Margao, Goa under Registration No. 17191/2016 which Power of Attorney is valid, subsisting and not revoked.

The **VENDOR Nos. 6 and 7** are represented herein by her mother/mother-in-law **MRS. CAITANA PIEDADE VAZ alias CAETANA PIEADADE VAZE FERNANDES (VENDOR NO.1)** by virtue of document of Irrevocable Power of Attorney dated 27/02/2017 executed before the Notary and Advocate Mr. Virendra Kumar Dessai at Margao, Goa under Registration

 , Caitana Piedade Vaz. 

No.836/27-02-2017 which Irrevocable Power of Attorney is valid, subsisting and not revoked.

The VENDOR Nos. 8 and 9 are represented herein by her mother/mother-in-law **MRS. CAITANA PIEDADE VAZ alias CAETANA PIEADADE VAZE FERNANDES** (VENDOR NO.1) by virtue of document of Irrevocable Power of Attorney dated 21/02/2017 however executed on 27/02/2017 before the Notary and Advocate Mr. Virendra Kumar Dessai at Margao, Goa under Registration No.835/27-02-2017 which Irrevocable Power of Attorney is valid, subsisting and not revoked.



WHEREAS the VENDORS have represented and declared to the PURCHASER as under :

- a. That there exist landed property "**COTTOCA VARZEA**" or "**COTTOCA TERCEIRA ADICAO**" situated at Aquem village, within the jurisdiction of Village Panchayat of Aquem- Baixo, Taluka and Sub District of Salcete, District of South Goa, State of Goa and registered in the Land Registration Office of Salcete under No. 6669 of new Series and enrolled in the Taluka Land Revenue Office under No.32. The afore described property is hereinafter referred to as the Said Entire Property.
- b. The Said Entire Property is originally owned and belonged to Antonio Francisco Peregrino Conceicao da Costa and Pedro Joaquim Peregrino Francisco da Costa.
- c. After the death of Antonio Francisco Peregrino Conceicao da Costa, the Said Entire Property was divided and partition into two plots being Northern Plot and Southern Plot between the Pedro Joaquim Peregrino Francisco da Costa and Margarida Maria do Sagrado Coracao do Jesus

Caitana Piedade Vaz.
[Signature]

Correia Afonso (widow of Antonio Francisco Peregrino Conceicao da Costa) by virtue of Deed of Partition drawn on 31/08/1960 in the office of Notary of the Judicial Division of Salcete at Margao, before the Notary Shri Antonio Vicente da Fonseca recorded in his Book at folio 23 to 29 of Deed No.779.


- d. Vide of Deed of Partition drawn on 31/08/1960, the Southern Plot was allotted to Margarida Maria do Sagrado Coracao do Jesus Correia Afonso (widow of Antonio Francisco Peregrino Conceicao da Costa) . The said Southern Plot is surveyed under Survey Nos.12/3 and 12/4 of Aquem village, Salcete Taluka.
- e. Upon the death of Margarida Maria do Sagrado Coracao do Jesus Correia Afonso, her legal representative namely Mr. Luiz Peregrino Da Costa alias Luiz Jose Francisco Das Dores Peregrino Da Costa and his wife Mrs. Maria Blanche Lumen Dearaujo Silva and Miss. Matildes Maria Das Dores Peregrino Da Costa developed and sub divided the part of southern side of the Southern Plot into many plots after obtaining necessary permissions from the concerned departments including approval from Village Panchayat of Aquem Baixo
- f. Mr. Luiz Peregrino Da Costa alias Luiz Jose Francisco Das Dores Peregrino Da Costa and his wife Mrs. Maria Blanche Lumen Dearaujo Silva and Miss. Matildes Maria Das Dores Peregrino Da Costa sold to the VENDOR NO.1 one of the sub divided Plot being Plot No.4 having an area of 604.24 square metres which Plot No. 4 is part of Survey No.12/3, Aquem village, Salcete Taluka.
- g. The VENDOR No.1 filed necessary proceeding before the Deputy Collector of Salcete for the separate survey



8/1. baitama Piedade Jaz - [Signature]
[Signature]

number to the Plot No.4 wherein the Concerned Authority allotted Survey Number 12/3-B (604 square metres) as separate survey number to the Plot No.4 .

- h. The Plot No.4 which is now having separate Survey No.112/3-B, having an area of 604 square metres, Aquem village, Salcete Taluka is more particularly described in the Schedule referred hereinbelow and is hereinafter referred to as the "Said Plot".
- i. The VENDOR No.1 purchased the Said Plot during the lifetime of her husband Mr. Santana Fernandes . The VENDOR No.1 and her husband are Goan Origin and married under the Regime of Communion of Assets as such the VENDOR No.1 and her husband Mr. Santana Fernandes owned and possessed the Said Plot. .
- j. Mr. Santana Fernandes expired on 24/04/2012 leaving behind his wife Mrs.Caitana Piedade Vaz Alias Caetana Pieadade Vaze Fernandes i.e. VENDOR NO.1 as his moiety share holder and his four children namely as his moiety share holder and his four children i.e. two daughters namely (i) Mrs. Ida Fernandes (VENDOR NO.2) married to Mr. Martin Fernandes (VENDOR NO.3) and (ii) Mrs. Josila Fernandes (VENDOR NO.4) married to Mr. Landlord Nelson Rodrigues (VENDOR NO.5) and two sons namely (iii) Mr. Jeriano Fernandes (VENDOR NO.6) married to Mrs. Santan Juje D'Souza (VENDOR NO.7) and (iv) Mr. Dezmond Fernandes(VENDOR NO.8) married to Mrs. Sienna Does Connicia Peixoto (VENDOR NO.9) as his sole and universal heirs which has been confirmed and declared by document of Deed of Succession drawn on 06/01/2017 in the office of Notary Ex-officio of Salcete at Margao, Goa recorded at Folio 58v



[Signature]
Caitana Piedade Vaz.

to 59 of Deed No.1634.



- k. As declared and represented hereinabove by the VENDORS, the VENDORS are the only lawful owners in possession and enjoyment of the "Said Plot" without any interruption and obstruction of the third party.

AND WHEREAS the VENDORS have approached and requested the PURCHASER to purchase the "Said Plot based upon the aforesaid declaration and representation of ownership towards the Said Plot which request has been accepted by the PURCHASER in view of declaration and representation of the VENDORS made hereinabove;

AND WHEREAS the Said Plot is more clearly shown in red colour boundary lines in the plan annexed to this Deed which plan is form integral part of this Deed of Sale .

AND WHEREAS the VENDORS have represented and declared to the PURCHASER that the VENDORS' title to the "Said Plot" is clean, clear , legal unencumbered , marketable and subsisting title and that there are no difficulties legal or otherwise for sale of "Said Plot" free from encumbrances to PURCHASER and is not the subject matter of any litigation, attachment, seizure, restrictive order of any Judicial, quasi-judicial, authorities, any mortgage or any other encumbrance, whatsoever and have not entered into any Memorandum of Understanding, Agreement or transaction, whatsoever in respect of " Said Plot" with any person or third party, whomsoever;

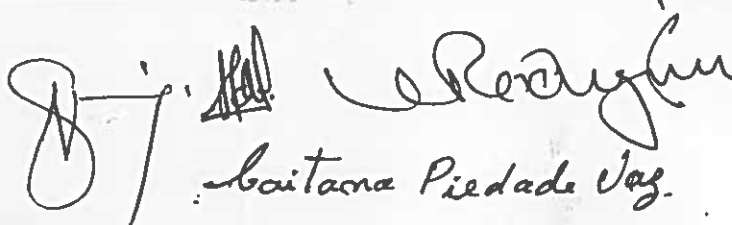
AND WHEREAS the parties hereto now desire to complete the sale by execution of this Deed of Sale.

  J. Rodriguez
Gaitana Piedade Vaz

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. IN PURSUANCE of the agreement and in consideration of the sum of Rs.48,00,000/- (Rupees Forty Eight Lakhs Only) paid by the PURCHASER to the VENDORS , the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit, release and discharge the PURCHASER, THEY THE VENDORS as the absolute and exclusive owners of the "Said Plot" more particularly described in Schedule referred hereinbelow, doth hereby grant, sell, assign, release, transfer, convey and assure UNTO AND TO THE USE OF the PURCHASER absolutely and forever the "Said Plot" TOGETHER WITH all and singular rights, liberties, privileges , easements, profits, advantages and appurtenances whatsoever to the "Said Plot" and or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND all free from encumbrances, charges and liens TO HAVE AND TO HOLD the same to the PURCHASER absolutely and forever.

2. The VENDORS do hereby acknowledge to have received from the PURCHASER the entire consideration amount of Rs.48,00,000/- (Rupees Forty Lakhs Only) and the VENDORS herewith give complete discharge to the

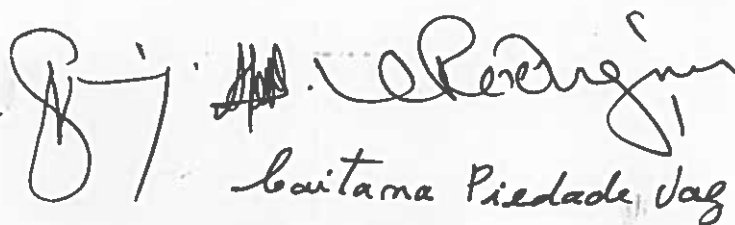

J. J. Rodrigues
Laitana Piedade Vaz.



PURCHASER in respect of the said amount. The PURCHASER have paid to the VENDORS the entire consideration amount of Rs.48,00,000/- (Rupees Forty Eight Lakhs Only) in the following manner at the instructions and request of the VENDORS :-

- a. An amount of Rs.12,00,000/- (Rupees Twelve Lakhs Only) by way of Cheque No.000301 drawn from HDFC Bank, Fatorda branch in favour of VENDOR NO.1 Mrs. Caitana Piedade Vaz.
- b. An amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) by way of Cheque No.000302 drawn from HDFC Bank, Fatorda branch in favour of VENDOR NO.1 Mrs. Caitana Piedade Vaz
- c. An amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) by way of Cheque No.000303 drawn from HDFC Bank, Fatorda branch in favour of VENDOR NO.1 Mrs. Caitana Piedade Vaz
- d. An amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) by way of Cheque No.000304 drawn from HDFC Bank, Fatorda branch in favour of VENDOR NO.1 Mrs. Caitana Piedade Vaz
- e. An amount of Rs.6,00,000/- (Rupees Six Lakhs Only) by way of Cheque No.000305 drawn from HDFC Bank, Fatorda branch in favour of VENDOR NO.1 Mrs. Caitana Piedade Vaz

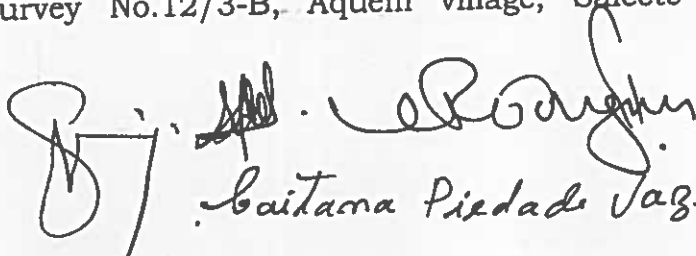
3. The VENDORS have delivered unto the PURCHASER exclusive and vacant possession of the "Said Plot".


Caitana Piedade Vaz

4. The VENDORS have represented and declared to the PURCHASER that:-

- a) The title of the VENDORS to the "Said Plot" is clean clear legal unencumbered, marketable and subsisting and that
- b) The VENDORS are exclusive owners in possession and enjoyment of the "Said Plot" and that
- c) The "Said Plot" is absolutely free from encumbrances, liens and charges and that there are no dues payable to the Government or any other authority and/or any statutory body/bodies and that
- d) There are no litigations or legal proceedings of any nature pending in any court or tribunal in respect of the "Said Plot" and that
- e) There are no difficulties legal or otherwise for sale of the "Said Plot" to the PURCHASER and that
- f) No attachments or notices from the Central or State Government or any other local body or authority under any Panchayat Raj Act or any other act or any scheme or legislative enactment, Government Ordinance, Order or Notifications including any notice/proceedings for acquisition or requisitions had/has been issued and served upon the VENDORS in respect of the "Said Plot".

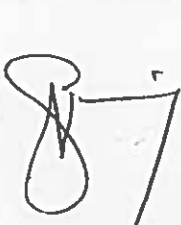
5. The VENDORS hereby accord and convey their "consent" and "no objection" to include the name of the PURCHASER as OWNER thereof in the Occupant column of Form I & XIV of Survey No.12/3-B, Aquem village, Salcete Taluka after


Baitama Piedad Vaz.

deleting the existing the name of VENDOR NO.1 Mrs. Caetana Piedade Vaz.

6. The VENDORS shall and will from time to time and at all times hereafter at the request of PURCHASER do and execute and cause to be done and executed all such further acts, deeds, things, whatsoever as may be required by PURCHASER at the cost of PURCHASER for more perfectly conveying to PURCHASER the "Said Plot" and every part thereof and/or for recording and registering "Said Plot" in all Government records including Record of Rights, Land Revenue Records, Village Panchayat of Aquem Baixo etc and/or For clearance of any encumbrances found on "Said Plot".
7. The VENDORS agree and undertake to save harmless and keep indemnified the PURCHASER against all claims costs, charges, losses and expenses which the PURCHASER may incur or suffer by reason of any defect in VENDORS' title to the "Said Plot" described in Schedule hereto conveyed hereunder and or by reason of any encumbrance found on the "Said Plot" conveyed hereunder.
8. The recital of this deed shall be deemed to be a part of this deed as if the same was specifically incorporated hereinafter in verbatim.
9. The market value of "Said Plot" admeasuring 604 (Six Hundred Four) square metres conveyed hereunder is Rs.48,00,000/- (Rupees Forty Eight Lakhs Only).



 *Caetana Piedade Vaz*

SCHEDULE

ALL THAT Plot of land being Plot No.4 is separate and distinct Plot which is part of the landed property "**COTTOCA VARZEA**" or "**COTTOCA TERCEIRA ADICAO**" situated at Aquem village, within the jurisdiction of Village Panchayat of Aquem- Baixo, Taluka and Sub District of Salcete, District of South Goa, State of Goa and registered in the Land Registration Office of Salcete under No. 6669 of new Series and enrolled in the Taluka Land Revenue Office under No.32.

The Plot No. 4 is presently surveyed in the survey records of Aquem village, Salcete Taluka under Survey No.12/3-B having an area of 604 square metres . The said Plot is bounded in terms of survey records as under :-

On the North : by the property surveyed under Survey No.12/3-C



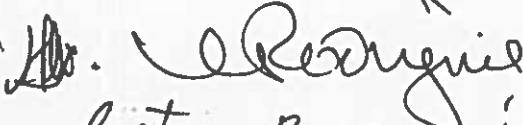
On the South : by the property surveyed under Survey No.12/3

On the East : by the property surveyed under Survey No.13

On the West : by the reserved access road of 10 mteres

The Said Plot is more clearly shown in red colour boundary lines in the plan annexed to this Deed which plan is duly signed by the parties hereto and shall form an integral part of this Deed of Sale .

IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective signatures to this Deed on the day, month and year first herein above written


 
Luitama Piedade Jag.

SIGNED AND DELIVERED by
the withinnamed **VENDORS**
Mrs. Caetana Piedade Vaz alias
Caetana Picadade Vaze
Fernandes alias Caitana Piedade
Vaz for self and Constituted
Attorney of Mrs. Ida
Fernandes, Mr. Jeriano
Fernandes, Mrs. Santan Juje
D'Souza, Mr. Dezmond
Fernandes and Mrs. Sienna
Does Connicia Peixoto

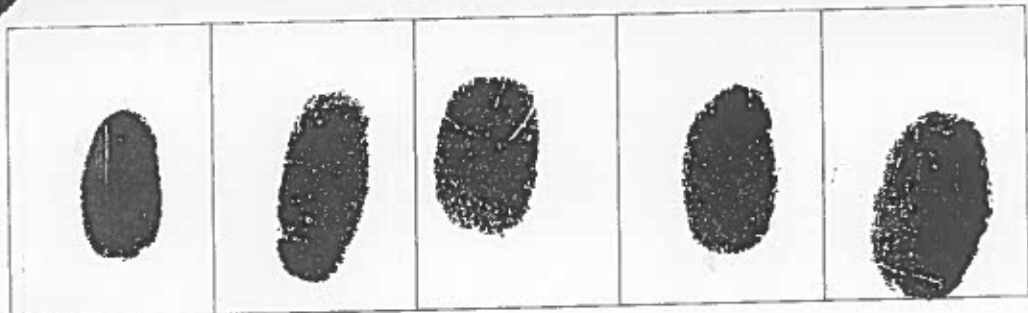


Caitana

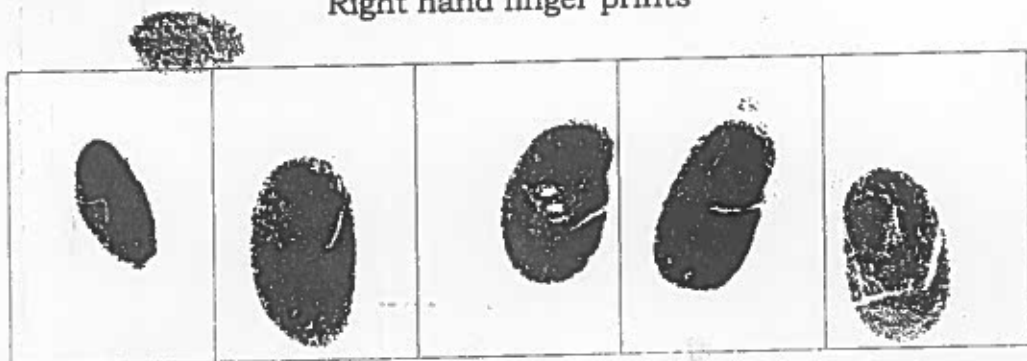
Caitana Piedade Vaz.

Mrs. Caetana Piedade Vaz alias
Caetana Picadade Vaze Fernandes
alias Caitana Piedade Vaz

Left hand finger prints



Right hand finger prints



87 *Al. Rodrigues,*
Caitana Piedade Vaz.



SIGNED AND DELIVERED by
the withinnamed **VENDOR**
Mr. Martin Fernandes



[Handwritten signature]

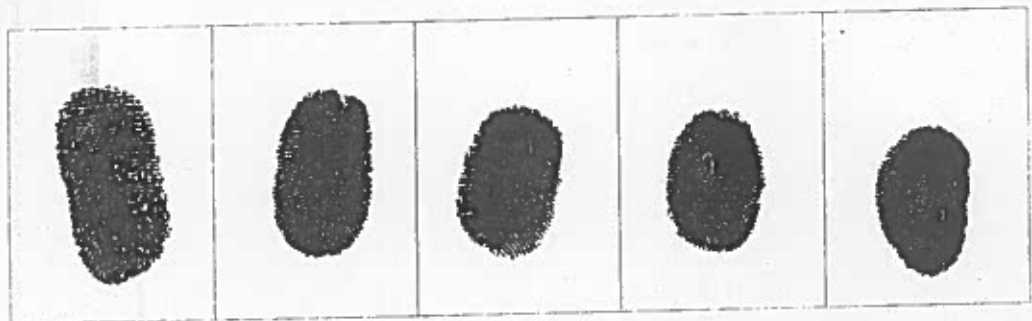
[Handwritten signature]

Mr. Martin Fernandes

Left hand finger prints



Right hand finger prints



[Handwritten signature] *[Handwritten signature]* Rodriguez
baitama Pixedade Jag



SIGNED AND DELIVERED by
the withinnamed **VENDOR**

Mr. Landlord Nelson

Rodrigues for self and
constituted attorney of
Josila Fernandes

N. Rodrigues

baiana Piedade Jaz



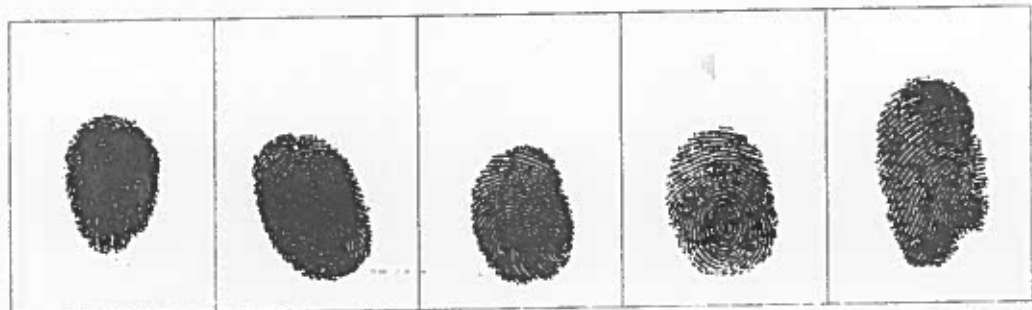
N. Rodrigues

Mr. Landlord Nelson Rodrigues

Left hand finger prints



Right hand finger prints



N. Rodrigues
baiana Piedade Jaz

SIGNED AND DELIVERED by
the withinnamed PURCHASER
Shri Sandip Naguesh Naik



Shri Sandip Naguesh Naik




Left hand finger prints

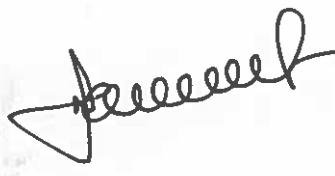


Right hand finger prints

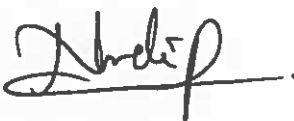



 *S. Sandip*
Saitama Piedade 103.

WITNESSETH :-

1. Nitin Sawant 
Talauli, Ponda, Goa

2. Narendra Melap
Conceicao Quipar Ave



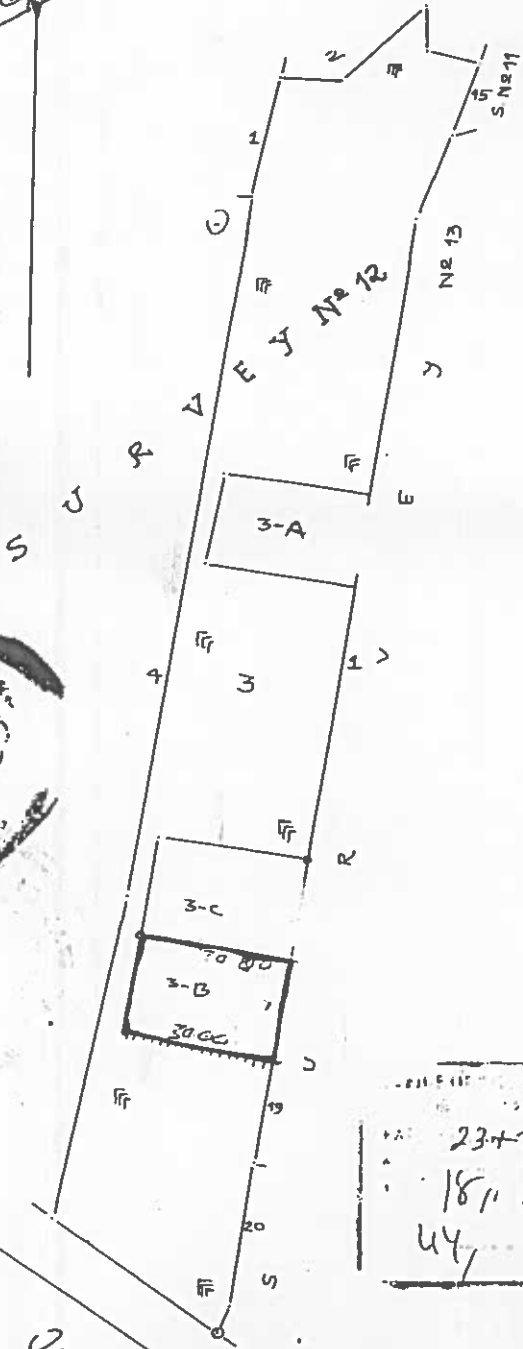
 J. Rodrigues
Laitana Piedade Vaz.



Director of Surveys &
Land Records
Goa District, Margao.
श्री श्री भू सर्वेक्षण विभाग
मार्गायत जिल्हा, मडगांव.

PLAN
AQUEM
SALCETE
No. 12/3
SCALE - 4:1000

Process 12/08
I.S. & L.R.



23+2
18/11/19/8/2002
44

Checked BY: H.S.

3.6
AQUEM
12/3

REG_1_47168_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 06-03-2017 04:16:11 PM

Document Serial Number : 952




Presented at 03:15:00 PM on 06-03-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	96000.00
2	Processing Fees	810.00
	Total :	96810.00

Stamp Duty Required: 168000.00

Stamp Duty Paid: 168000.00

Sandip Naguesh Naik presenter

Name	Photo	Thumb Impression	Signature
Sandip Naguesh Naik, s/o Naguesh Naik , Married, Indian, age 46 Years, Business, r/o House No.462/C Shantinagar Aquem Baixo Salcete Goa			

Endorsements

Executant

1 . Caetana Piedade Vaz alias Caetana Piedade Vaze Fernandes alias Caitana Piedade Vaz, w/o late Santana Fernandes, Widow, Indian, age 62 Years, House-Wife, r/o House No.49 Novembhatt Sarzora Chinchinim Salcete Goa for self and power of attorney for the Vendor No.2,6 to 9 executed before Notary Virendra Kumar Desai Margao under No. 545 dated 10/2/2017, 836 dated 27/2/2017 and 835 dated 27/2/2017 respectively,




Photo	Thumb Impression	Signature
		

2 . Landlord Nelson Rodrigues, s/o Nelson Rodrigues, Married, Indian, age 47 Years, Service, r/o B-16 Vrindavan -1 chs Ltd, Don Bosco road, Oppo. Madhura Sweet, Mittal Enclave, Naigaon East, Juchandra, Vasai East, Thane,




*Maharashtra and presently residing House No.49 Novembhatt Sarzora Chinchinim Salcete Goa forself and power of attorney for the Vendor No.4 executed before Notary Anand Redkar Margao under no. 17191 dated 7.9.2016

Photo	Thumb Impression	Signature
		

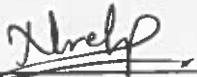
3 . Martin Fernandes, s/o Inacio Fernandes, Married,Indian,age 52 Years,unemployed,r/o H No.196 Nirmala Nagar Xeldem Quepem Goa

Photo	Thumb Impression	Signature
		

4 . Sandip Naguesh Naik, s/o Naguesh Naik, Married,Indian,age 46 Years,Business,r/o House No.462/C Shantinagar Aquem Baixo Salcete Goa

Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Adv. Nalendra Velip , s/o Arjun Velip, UnMarried, Indian, age 24 years, Advocate, r/o Cavorem Quepem Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

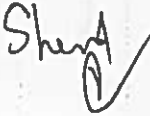
Sub Registrar

SEVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-01303-2017
CD Number MGOD110 on
Date 24-03-2017


Sub-Registrar (Salcete/Margao)

Scanned By:-



**CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE**

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

