



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA ILHAS/TISWADI
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 1792

Print Date Time: 21/Nov/2014 12:31 PM

Date of Receipt: 21/Nov/2014

Serial No. of the Document: 2685

Nature of Document: Sale

Received the following amounts from Sri Durgadas Pandurang Shirodkar for
Registration of above Document in Book-1 for the year 2014

Rs.Ps

Registration Fee	168420.00
Processing Fees	410.00
Total :	168830.00

Amount in words: Rupees One Lakh Sixty Eight Thousand Eight Hundred
Thirty 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:


Specimen Signature of the Person Authorized


Signature of the Presenter

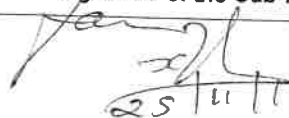
TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____
_____ on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.


25/11/14

For CITIZEN CREDIT
CO-OP. BANK LTD.

Amal

Authorised 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



INDIA

भारत 09146
190933

NON JUDICIAL

NOV 20 2014

POST OFFICE NO. 16/58

R.D 196700/-PB/147

STAMP DUTY

GOA

Name of Purchaser M/S MODELS LEISURE VENTURES



DEED OF SALE

This deed of sale is executed on this 20th day of the month of November 2014 BETWEEN (1) **MR.JOSE VIRGILIO COELHO E VELHO**, son of late Mr.Alexio Pitagores Roque Vicente Reis Velho, aged 71 years, married, businessman, Indian National, holder of PAN card No.ABBPV2512Q, and his wife (2) **MRS.MARIA VERONICA ALIANA DIAS E VELHO alias VERONICA VELHO**, daughter of late Dr.Alvario Dias, aged 69 years, housewife, Indian National, holder of

[Signature]

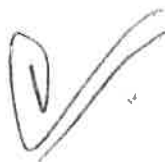
Veronica

[Signature]

PAN card No.ABBPV2511P, both residing at H. No.102, Bernard Guedes Road, Panaji, Goa, hereinafter called the **FIRST VENDORS** (which expression shall mean and include unless repugnant to the context their heirs, successors, and other legal representatives) OF THE ONE SIDE and of the OTHER SIDE;

M/S.MODELS CONSTRUCTION PVT. LTD., a company registered under the Indian Companies Act 1956, having its office at 7th Floor, Karim Mansion, Behind Goa College of Pharmacy, St. Inez, Panaji, Goa - 403001, holder of PAN Card No.AAECM5100A, represented herein by its Director **MR.PETER VAZ**, son of late Diogo Vaz, 46 years of age, married, Indian National, residing at Bungalow No.D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa - 403002, hereinafter called the **SECOND VENDOR** (which expression shall mean and include unless repugnant to the context its heirs, successors, assigns, executors and other legal representatives) AND OF THE THIRD SIDE;

M/S.MODELS LEISURE VENTURES, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 7th Floor, Karim Mansion, St.Inez, Panaji, Goa, PAN Card No.AATFM2886K, represented herein by its Partners **MR.PETER VAZ**, 46 years of age, son of late Mr.Diogo Vaz, married, business, Indian National, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, and **MRS.NATALINA VAZ**, aged 43 years, wife of Mr.Peter Vaz, married, business, Indian National, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, represented herein by her duly constituted Power of Attorney Holder, Mr.Peter Vaz, vide Power of Attorney, executed before Notary Public Wilfred A. F. Boadita, registered under No.4034/2014 dated 19/03/2014 at Panaji, Goa, hereinafter called the **PURCHASER** (which expression shall mean and



include unless repugnant to the context its heirs successors and other legal representatives);

WHEREAS there exists a property bearing Survey No.102/0 or 102/1 of Taleigao Village, bounded on the East by the drains and partly by property bearing Survey No.101, on the west by the property bearing Survey No.104, 105, 299 and presently by road, on the north by the property bearing Survey No.104 and 103 and on the south by the property bearing Survey No.101 and now by the new road, registered in the conservatoria under No.13701 of Book B-36 New, not described in the Matriz, situated at Taleigao Village, within the limits of Village Panchayat of Taleigao, Ilhas, Goa, Registration Sub-District of Ilhas, District of North Goa.

AND WHEREAS the said property was described under Land Registration No.13701 of Book B-36 New and which belonged to Mr.Aleixo Pitagores Roque Vicente Reis Velho alias Aleixo Pitagores Velho and is inscribed in his name in the Conservatoria under No.14442 of Book G-25.

AND WHEREAS the said Mr.Aleixo Pitagores Velho was married to Mrs.Maria Blandina Coelho e Velho in the regime of community of assets and consequently both of them became the co-owners of the said property.

AND WHEREAS by deed of gift dated 13/3/1963 the said Mr.Aleixo Pitagores Velho and Mrs.Maria Blandina Coelho e Velho gifted the said property to their son Mr.Jose Virgilio Coelho E Velho, reserving to themselves the usufruct.



AND WHEREAS in the year 1963, namely on 13/9/1963, the said Mrs.Maria Blandina Coelho e Velho and her husband Mr.Aleixo Pitagores Velho released their right to the said usufruct by a deed of release dated 13/9/1963 and thus the said Mr.Jose Virgilio Coelho E Velho acquired full title to the said property free from the said usufruct.

AND WHEREAS the said Mr.Jose Virgilio Coelho E Velho married Mrs.Maria Veronica Aliana Dias E Velho alias Veronica Velho in the regime of community of assets.

AND WHEREAS from the said property the said Mr.Jose Virgilio Coelho E Velho and his wife sold various areas of the land and an area of 28,014sq.mts. remained unsold.

AND WHEREAS some of the purchasers have disannexed the areas purchased by them and obtained separate survey number and upon such disannexation the present survey No.102/1 admeasures 41,164 sq.mts. and the other purchasers have still not disannexed or shown their areas under separate survey Numbers, although their areas became distinct properties.

AND WHEREAS after deducting all the areas sold, the unsold area of 28,014sq.mts. is not shown under distinct survey number although it has a distinct independent existence and for all purposes the said area of 28,014sq.mts. is shown as 28014^{ths} / 41164^{ths} of the entire presently existing survey No.102/1 since it is not yet shown in the plan separately.

AND WHEREAS by agreement dated 8/12/2005 executed before the Notary Public Mr.Shridhar Tamba, the said Mr.Jose Virgilio Coelho E Velho and his wife had agreed to sell to the SECOND VENDOR, the



said area of 28,014sq.mts., for the purpose of development and the FIRST VENDORS had handed over the possession of the said property for the purpose of development to the SECOND VENDOR and have received the full price from the said SECOND VENDOR.

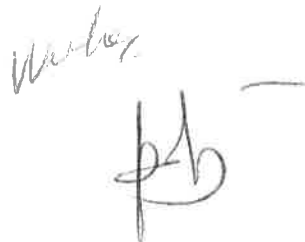
AND WHEREAS the SECOND VENDOR developed a portion of the said property by putting constructions and have already handed over the consideration for the entire area of 28,014sq.mts., as agreed to the said owners Mr.Jose Virgilio Coelho E Velho and his wife;

AND WHEREAS an area of 420 sq.mts. from this area of 28,014sq.mts. has been reserved for mundkars bearing No.E-584 and hence the effective area balance for development is 27,594sq.mts.

AND WHEREAS some areas from the above area of 27,594sq.mts. have remained undeveloped so far and can be used for constructions and one of the said area, admeasures 802sq.mts., better described in Schedule No.I which is shown in Schedule No.I as undivided share or fraction of the bigger property mentioned in the recital above.

AND WHEREAS the PURCHASER has approached the SECOND VENDOR for the sale of the said area which is hereby sold as 733.33sq.mts. undivided rights to the 27594/41164th land of the Survey No.102/1 and this undivided share is better described in the Schedule No.I for the price of Rs.56,14,000/- (Rupees Fifty Six Lakhs Fourteen Thousand Only) and the SECOND VENDOR has agreed to arrange for the sale or conveyance of the same.

AND WHEREAS since under the I.T. Act, the transfer of property has already taken place on 19/08/2010, this deed is being executed, to transfer the title under the transfer of property Act, to the PURCHASER



and whatever herein as of the entitlement of the FIRST VENDORS has already been received by them on 19/08/2010 when the built up area for the FIRST VENDORS was delivered to them.

AND WHEREAS accordingly the SECOND VENDOR have requested the FIRST VENDORS to convey the undivided share of the property described in the Schedule No.I while the SECOND VENDOR conveys the possession of the same.

AND WHEREAS accordingly this sale deed is being executed.

NOW THIS DEED WITNESSES AS UNDER:

1) In consideration of the above agreement and payment of Rs.56,14,000/- (Rupees Fifty Six Lakhs Fourteen Thousand Only) BY THE PURCHASER to the SECOND VENDOR, the receipt whereof the SECOND VENDOR do hereby admit and acknowledge having received and therefrom grant the PURCHASER full discharge and forever acquit, release and discharge the PURCHASER, and having the SECOND VENDOR paid earlier to the FIRST VENDORS for the title (the receipt whereof the FIRST VENDORS admit and acknowledge having received earlier and therefrom grant full discharge, the FIRST VENDORS do hereby sell, assign, convey and assure unto the PURCHASER forever all their title and ownership to the property better described in the Schedule No.I and the SECOND VENDOR do hereby sell, assign, convey and assure unto the PURCHASER the possession of the property described in Schedule No.I hereunder, all that is attached to the property and appurtenant to the said property or belonging or in any way appertaining to or with the same property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed or enjoyed or reputed or known as part thereof or be appurtenant thereto, AND ALL the estate, right, title and interest, use, inheritance, property, benefit, claim and demand



whatsoever, both at law and in equity of the FIRST and SECOND VENDORS into, out of or upon the said property described in the Schedule No.I TO HAVE AND TO HOLD the said property hereby sold to the PURCHASER and all and singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with this and every of their rights and appurtenances unto and to the use and benefit of the PURCHASER subject to the payment of taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in any respect thereof to the Government or the Panchayat or any other local authority, which taxes, rates, assessments and duties shall be exclusively payable by the PURCHASER.

2) AND THE FIRST and SECOND VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever, by the FIRST and SECOND VENDORS or any person or persons lawfully or equitably claiming by, from or through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the FIRST and SECOND VENDORS now have in themselves good right, power and absolute authority to grant, sell, assign, convey and assure the property and possession hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to be unto and to the use of the PURCHASER in the manner aforesaid and that the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said property described in the Schedule No.I, receive the income, issues and profits thereof and of every part thereof for its own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming or to claim by, from, under or in trust for them and that the



said property described in Schedule No.I hereby sold is free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the FIRST and SECOND VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had made, done, executed, occasioned or suffered by the FIRST and SECOND VENDORS or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under or in trust for them and further that they the Vendors and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said property described in Schedule No.I or any part thereof or from, under or in trust for them and they the FIRST and SECOND VENDORS shall and will from time to time and at all times hereafter at the request and at the cost of the PURCHASER do and execute or cause to be done or executed all such further and other acts, deeds, matters or things, conveyance and assurances in law whatsoever for the better and more perfectly assuring the said property described in the Schedule No.I unto and to the use of the PURCHASER as shall be reasonably required.

3) The VENDORS further covenant with the PURCHASER as under:

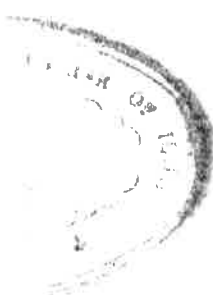
(a) If the PURCHASER suffers any loss or incurs any expenses by reason of any defect in the title and possession of the FIRST and SECOND VENDORS, then in such event the FIRST and SECOND VENDORS and/or their heirs, executors and administrators shall and will indemnify the PURCHASER against all such loss or expenses including loss suffered by reason of loss of enjoyment or of proprietary interest in the said property described in the Schedule No.I or any part thereof or



by reason of being subjected to any legal proceedings to protect the property hereunder purchased and/or its title thereto.

(b) That the said property conveyed and the possession of which has been delivered to the purchaser is of complete and absolute ownership and possession of the Vendors and is not subject to any tenancy or other rights of whatsoever nature, easements or rights in the nature of easements or any other encumbrances whatsoever.

(c) That the VENDORS shall and will, from time to time and at all times hereafter, at the request and cost of the PURCHASER when so ever required sign such further documents or papers for the purpose of having the ownership and possession thereof recorded in the name of the PURCHASER in all government records including the Land Registration Office, Revenue Office, Record of Rights, etc. The VENDORS do hereby give and declares their No Objection for the inclusion of the name of the PURCHASER in the form I and XIV or any other survey records with respect to the property described in the Schedule No.I by way of mutation or otherwise and without any further notice or reference to the VENDORS.



4. In view of the present agreement the property has been sold for Rs.56,14,000/- (Rupees Fifty Six Lakhs Fourteen Thousand Only) and stamp duty of Rs.1,96,500/- is paid herewith.

5. As a Mode of enjoyment of said undivided right it is agreed that the PURCHASER shall be entitled to enjoy exclusively the area shown outline in the annexed plan by constructing buildings thereon by consuming the maximum FSI of 1100.00sq. mts.



6. The FIRST VENDORS are Indian Nationals, the SECOND VENDOR is a company registered in India and the PURCHASER is a Firm registered in India.

7. The NGPDA has granted their NOC for the registration of this Deed vide their NOC bearing No.NGPDA/49(6)/3037/1171/14 dated 23rd September 2014.

8. The executants declare that the subject matter of this sale deed does not pertain to occupancies of person belonging to schedule caste and schedule tribes as per Notification No.RD/LAND/LRC/318/77 dated 21/8/1978.

SCHEDULE NO.I

All that 733.33sq.mts. undivided share of the property bearing Survey No.102/1 (part) or 102/0 and the said area of 802sq.mts. is outlined in red in the plan annexed hereto for better identification included in description No.13701 of Book No.B-36 New and not registered in the Matriz, bounded on the East by the property bearing survey No.102/1-A, 1-A-2, and remaining part of property bearing Survey No.102/1, on the West by the area belonging to the mundkars Mrs.Rosa Costa with house bearing House No.E/585 and partly by 3 meters reserved access and remaining part of property bearing survey No.102/1, on the North by remaining part of property bearing Survey No.102/1 and on the South by the public road.

This property is situated at Taleigao Village, within the limits of Village Panchayat of Taleigao, Ilhas, Goa, Registration Sub-District of Ilhas, District of North Goa.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and Year first herein above mentioned.



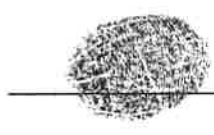
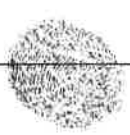
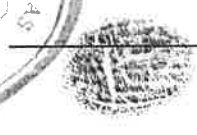

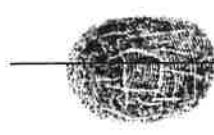





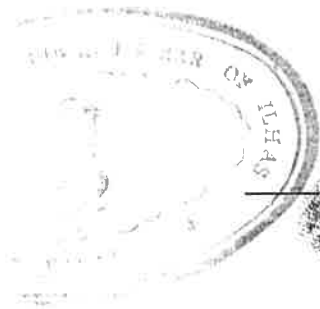
SIGNED, EXECUTED AND)
DELIVERED BY THE WITHIN)
NAMED FIRST VENDORS)
at Panjim, in the presence of)
Witnesses



Jose Virgilio Coelho E Velho
(1) MR. JOSE VIRGILIO COELHO E
VELHO

L.H.F.P. of Mr. Jose Virgilio Coelho E Velho R.H.F.P of Mr. Jose Virgilio Coelho E Velho



[Handwritten signature]

Velho

[Handwritten signature]



Veronica Velho
(2) MRS.MARIA VERONICA ALIANA
DIAS E VELHO alias VERONICA
VELHO

L.H.F.P. of Mrs.Maria Veronica
Aliana Dias e Velho

R.H.F.P of Mrs.Maria Veronica
Aliana Dias e Velho



0

Veronica
Velho

SIGNED, EXECUTED AND) For M/S.MODELS CONSTRUCTION
PVT. LTD.

DELIVERED BY THE WITHIN)
NAMED SECOND VENDOR)
at Panjim, in the presence of)
Witnesses)


(MR.PETER VAZ)
DIRECTOR



SIGNED, EXECUTED AND) For M/S.MODELS LEISURE
*VENTURES.

DELIVERED BY THE WITHIN)
NAMED PURCHASER)
at Panjim, in the presence of)
Witnesses)


(MR.PETER VAZ)
PARTNER



For Self and as Power of Attorney Holder for MRS.NATALINA VAZ



L.H.F.P. of Mr.Peter Vaz

R.H.F.P of Mr.Peter Vaz



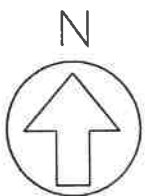
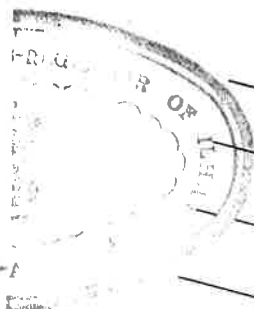
1. Wines. CHERRY WINES

2. Shirodkar Vinod Shirodkar

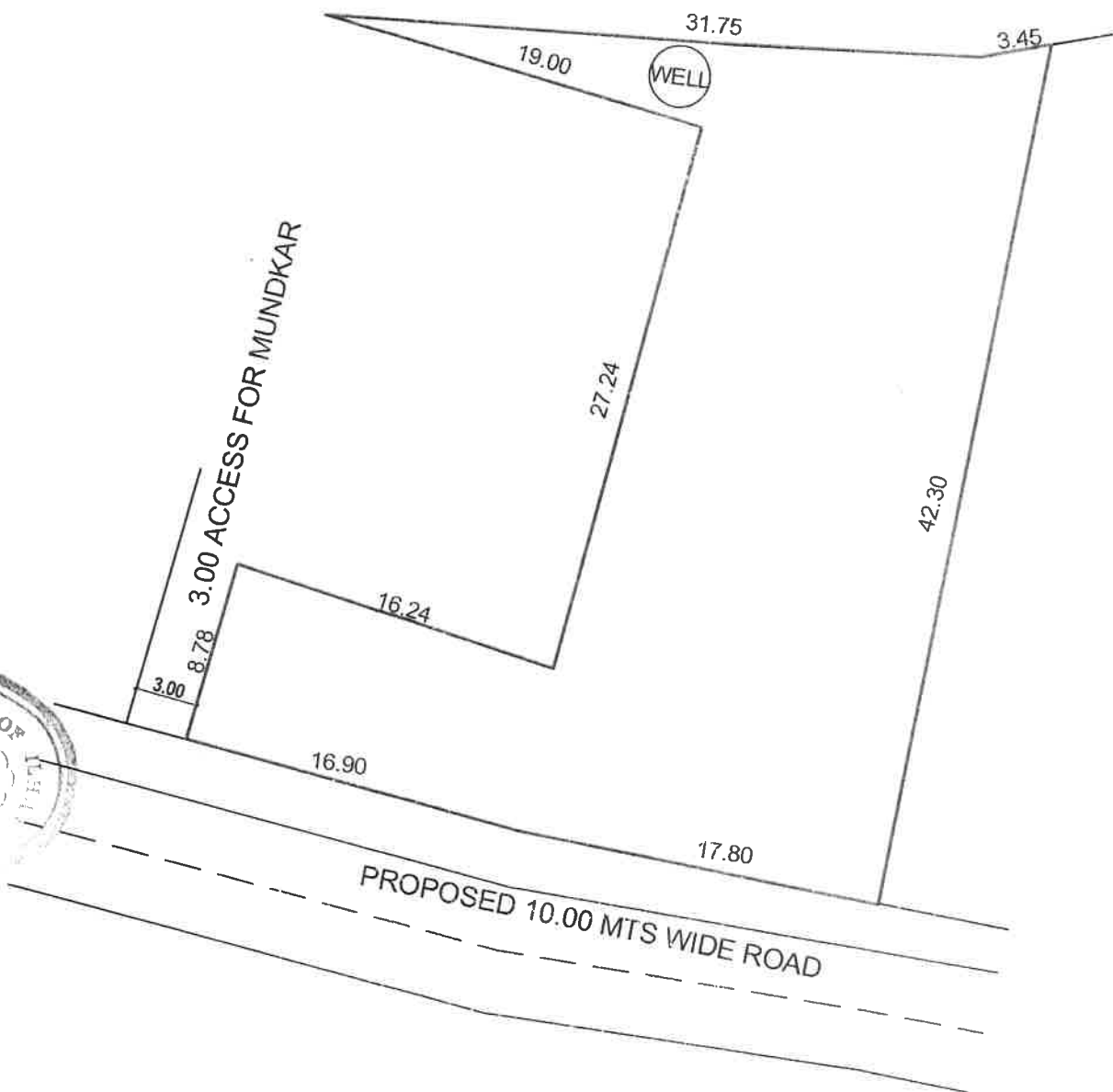
[Signature]

[Signature]





SITE PLAN



[Handwritten signature]

Master.

[Handwritten signature]

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA//49 (6) / 3037/ 1171 /14

Date: 23 SEP 2014

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of **Sale deed of undivided share of land admeasuring 733.33 m2 out of 27594.00 / 41164.00 bearing Survey No.102/1 situated at Taleigao.**

The details of the property is stated by the applicant are as follows:-

1. **Area of the property: - 41164.00 m2.**
2. **Property name of any: - " BORBOTA "**
3. **Registration No.: - 13701 AT PAGE 66 of Book B-36 (New)**
4. **Matriz No. : - Nil**

5. **Boundary details :-**
North by :- The property bearing Survey No.104 and 103
South by :- Property bearing survey No.101 and now by new Road
East by :- The drain and partly by property bearing Survey No.101
West by :- The property bearing Survey No. 104,105,299 and presently by road

6. **The property/plot falls in Partly Settlement S-2 & partly C-2 Commercial Zone as per ODP of Taleigao**
 1. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriated Authority.
 2. This N.O.C. is to be read alongwith the plan enclosed.
 3. It will not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act. 1974 based on this N.O.C.
 4. This NOC is valid for THREE YEARS only.




(R.K.PANDITA)
MEMBR SECRETARY

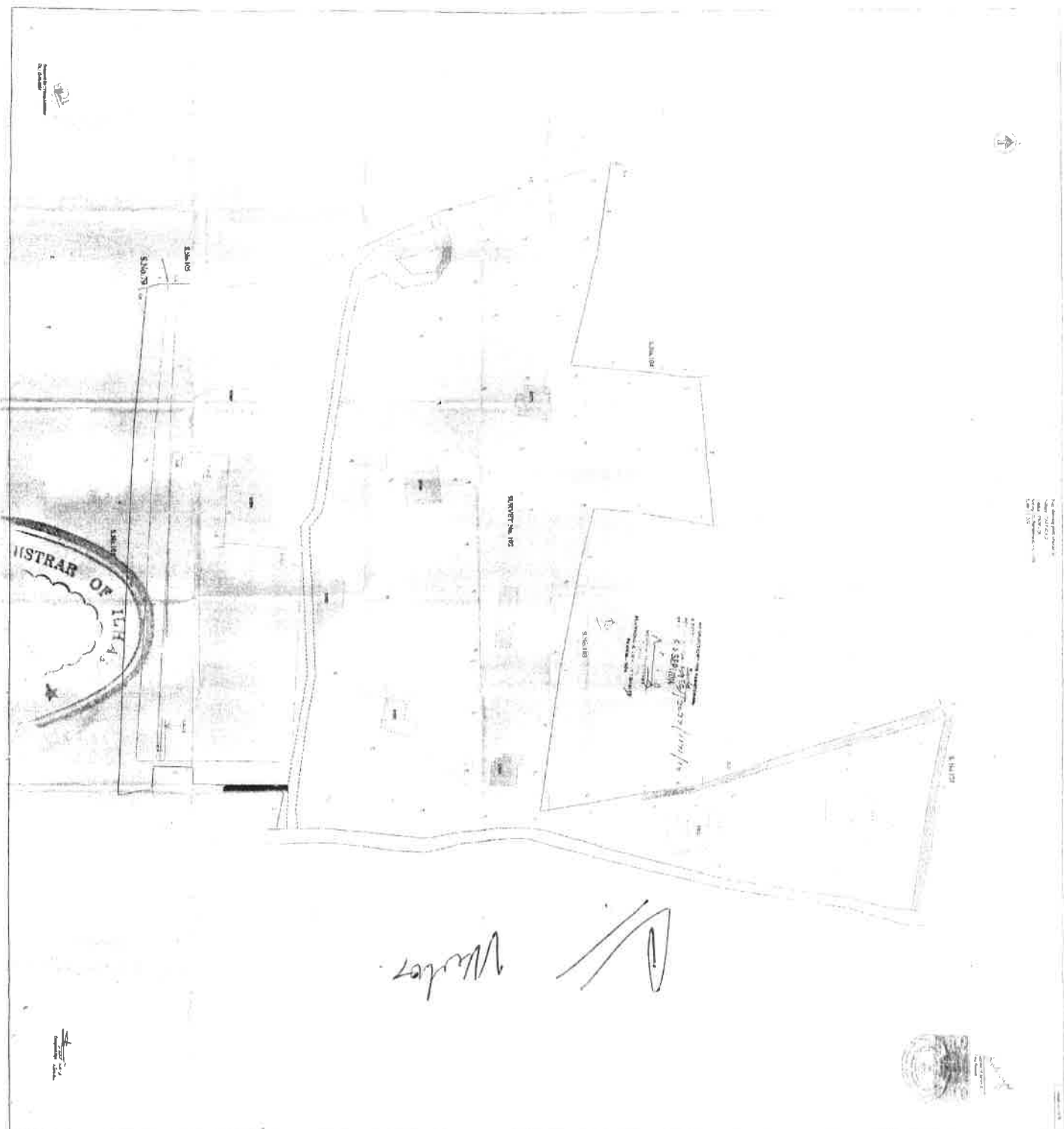
To,
Mr. Peter Vaz POA Holder for,
Shri Jose Virgilio Joaquim Coelho Velho,
7th floor Karim Mansion, Behind Goa Pharmacy College,
Panaji Goa

AC



GOVERNMENT OF INDIA
Department of Revenue and Land Records
PUNJAB - COA

For the Government of India
Secretary to Government
Land Revenue Department
Punjab



2685/14



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 21-11-2014 12:30:30 PM

Document Serial Number : 2685




Presented at 10:52:00 AM on 21-11-2014 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	168420.00
2	Processing Fees	410.00
	Total :	168830.00

Stamp Duty Required: 196490.00

Stamp Duty Paid: 196700.00




Durgadas Pandurang Shirodkar presenter

Name	Photo	Thumb Impression	Signature
Durgadas Pandurang Shirodkar, s/o late Pandurang Martins , Married,Indian,age 37 Years,Service,r/oAivao, Caranzalem, Tiswadi, Goa. Admits the execution on behalf of Mr. Peter Vaz (Partner of M/s Models Leisure Ventures and Director of M/S Models Construction Pvt Ltd) vide POA dated 06/03/2008 executed before the Sub Registrar Ilhas under Sr. No. 16/2008.			



Endorsements

Executant



1 . Durgadas Pandurang Shirodkar, s/o late Pandurang Martins, Married,Indian,age 37 Years,Service,r/oAivao, Caranzalem, Tiswadi, Goa. Admits the execution on behalf of Mr. Peter Vaz (Partner of M/s Models Leisure Ventures and Director of M/S Models Construction Pvt Ltd) vide POA dated 06/03/2008 executed before the Sub Registrar Ilhas under Sr. No. 16/2008.

Photo	Thumb Impression	Signature
		

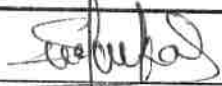
2 . Jose Virgilio Joaquim Coelho e Velho, s/o late Alexio Pitagores Roque Vicente Reis Velho, Married,Indian,age 71 Years,Business,r/o H.No. 102, Bernard Guedes Road, Panaji, Goa. PAN No. ABBPV2512Q. The First Vendor.

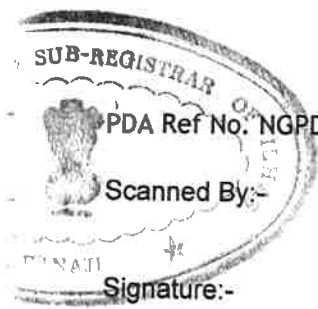
Photo	Thumb Impression	Signature
		<i>Jose Virgilio Joaquim Coelho e Velho</i>

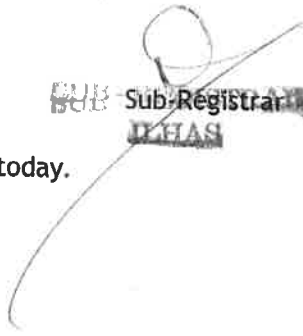
3 . Maria Veronica Aliane Dias e Velho, w/o Shri. Jose Virgilio Joaquim Coelho e Velho, Married,Indian,age 68 Years,Business,r/o H.No. 102, Bernard Guedes Road, Panaji, Goa. PAN No. ABBPV2511P. The First Vendor.

Photo	Thumb Impression	Signature
		<i>Veronica Velho</i>

Identification

Sr No.	Witness Details	Signature
1	Adv. Samir Uttam Kerkar , s/o Uttam Kerkar,UnMarried,Indian,age 32 Years,advocate,r/o Naika wada, Mandrem, Pernem, Goa.	




SUB-Sub-Registrar
DEHAS

Book-1 Document
Registration Number PNJ-BK1-02612-2014
CD Number PNJD37 on
Date 24-11-2014

Sub-Registrar (Ilhas/Tiswadi)

Sub-Registrar
ILHAS

Scanned By:- R. Joshi

Signature:- R

Designed and Developed by C-DAC, ACTS, Pune

