

373

(Rupees four lakhs thirty thousand Only)

SEP-22-2022 12:47:36

Phone No:  
Sold To/Issued To:  
K K GROUP & COMPANY  
For Whom/ID Proof:  
AAZFK3950C



₹ 0430000/-  
ZERO FOUR THREE ZERO ZERO ZERO ZERO

Other  
38152481663850856291-00003873  
3815248 35/02/04/2021-RD1

Name of Purchaser... K K Group and company.

For CITIZEN CREDIT CO-OP. BANK LTD.



*[Signature]*  
Authorised Signatory



MR. KISHOR K. MHATRE

*[Signature]*

**DEED OF SALE**

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

R.V. Fernandes

Judy Fernandes

*[Signature]*

*[Signature]*

Kishor K. Mhatre

(Rupees Twenty Lacs Only)

SEP-22-2022 12:47:20

Phone No:  
Sold To/Issued To:  
K K GROUP & COMPANY  
For Whom/ID Proof:  
AAZFK3950C



₹ 2000000/-  
TWO ZERO ZERO ZERO ZERO ZERO ZERO

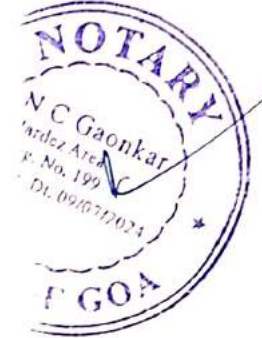
Other  
38162481663850840190-00003872  
3816248 35/02/04/2021-RD1

Name of Purchaser K K Group and Company

FOR CITIZEN CREDIT CO-OP. BANK LTD.



*Monte*  
Authorized Signatory



MR. KISHOR K. MHATRE

*[Signature]*

**DEED OF SALE**

*[Signature]*  
H/S...

*[Signature]* *[Signature]*  
R.V. Fernandes Judy Fernandes A

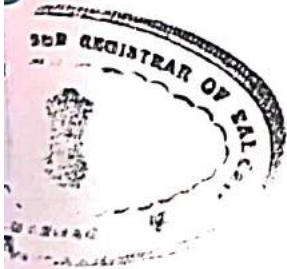
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This **DEED OF SALE** is made and executed at Margao, Goa, on this 22<sup>nd</sup> day of September of the year Two Thousand and Twenty Two (**22/09/2022**).



**BETWEEN**

1. **MRS. VERDES ESPERANCA SEBASTIANA BERNEDITA CARMELINA** alias **ESPERANCE BERNADETTE VERDES** alias **ESPERANCA SEBASTIANA BERNEDITA CARMELINA FERNANDES** daughter of Mr. Franky Xavier Fernandes, and wife of late Mr. Miguel Fronton Verdes, Aged 76 Years, Widow, Housewife, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID. resident of H. No. 22/2, Molla Cavorim, Chandor, Salcete-Goa, and her daughter
2. **MRS. ELVINA JOSEFINA VERDES** alias **ELVINA JOSEFINA QUITERIO E SOUZA** daughter of late Mr. Miguel Fronton Verdes and wife of Mr. Glen Savio do Carmo Quiterio e Souza, Aged 47 years, Married, Housewife, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID. and her husband
3. **MR. GLEN SAVIO DO CARMO QUITERIO E SOUZA**, son of late Mr. Francisco Benedito de S.T. do Carmo e Souza, aged 49 years, Married; Service, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_ Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID. both



  
 R.V. Fernandes

  
 Judy Fernandes




Resident of H. No. 282, Sonar Vaddo, Opp. Holy Cross Chapel, Verla, Parra, Bardez, North Goa, 403510.



4. **MR. JESUS REGINALDO VITERBO FERNANDES** alias **REGGIE VICTOR FERNANDES**, son of Mr. Xavier Fernandes, Aged 75 Years, Married, Retired, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_ Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID. and his wife
5. **MRS. JUDY FERNANDES** alias **JUDITH ANNA VAZ** daughter of Mr. John Vaz, Aged 69 Years, Married, Housewife, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID., both Resident of H. No. 22/2, Molla Cavorim, Chandor, Salcete-Goa.
6. **MRS. JOANITA AGNELO FERNANDES** alias **JOANITA VENICIA AMY FERNANDES** daughter of Mr. Daniel Lawrence Fernandes and wife of late Mr. Agnelo Joao Remedios Fernandes, Aged 69 Years, Widow, Housewife, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID. and his son
7. **MR. KEVIN FRANK FERNANDES** son of late Mr. Agnelo Joao Remedios Fernandes, Aged 37 years, Unmarried, Service, Holding PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Holding Mobile No. \_\_\_\_\_, Not Having E-Mail ID. both Resident of Bldg no.15, Flat no. 796, 1<sup>st</sup> Floor, Indraprastha CHS, MHB



*[Handwritten signatures and initials]*

*R.V. Fernandes* *Judy Fernandes*

Colony Sardar Nagar, Maharashtra, 400022. Hereinafter referred to as **VENDORS** of the **FIRST PART**;

**AND**

**M/S K K GROUP & COMPANY**, a registered Partnership Firm, duly registered with Registrar of Firms at Mumbai Maharashtra, under the Partnership Act, 1932, holding Income Tax Card bearing PAN ..... having its registered office at Flat no. 1702, C- Teja Signature, Plot No. 12, Sector-31/32, CBD Belapur, Navi Mumbai, Thane-400614, represented herein by its Partners:-

(a) **MR. KISHOR KASHINATH MHATRE**, Son of Mr. Kashinath Shiva Mhatre, Aged 46 Years, Married, Business, Holding PAN Card No. .... Aadhaar Card No. .... Holding Mobile No. ....; Having E-Mail ID.kkdevelopersk@gmail.com and his wife

(b) **MRS. SHEETAL KISHOR MHATRE** daughter of Ramesh Gunaji Devlekar, Aged 40 Years, Married, Business, Holding PAN Card No. .... Aadhaar Card No. .... Holding Mobile No. .... Having E-Mail ID.kkdevelopersk@gmail.com, both resident of Flat no. 605, Maitree Street, Khandeshwar Station Road, Near Community Center Sector 21, Kalamboli Node Pnvel Raigarh (MH), Maharashtra, 410218.

(c) **MRS. PRIYAMBADA VINOY CHOUBEY**, daughter of Indu Mouli Tirpathi and wife of Vinoy Choubey, Aged 46 Years, Married, Business, Holding PAN Card No. .... Aadhaar Card No. .... Holding Mobile No. ....; Having E-Mail ID.kkdevelopersk@gmail.com, resident of Flat no.

*[Handwritten signatures]*  
 R.V. Fernandes  
 Judy Fernandes  
*[Other signatures]*



25, 4<sup>th</sup> Floor, Yashodhan Building, Dinshaw Vachha Marg, opp. CCI club, Mumbai City, Maharashtra, 400020.

(d) **MRS. SWAPNALI SANKET VIDHATE**, wife of Sanket Vidhate, Aged 28 Years, Married, Business, Holding PAN Card No. \_\_\_\_\_ Aadhaar Card No. \_\_\_\_\_ Holding Mobile No. \_\_\_\_\_; Having E-Mail ID.kkdevelopersk@gmail.com, resident of 1702, C-Teja Signature Sector 31/32, CBD Belapur Navi, Mumbai, Thane, Maharashtra 400614 Hereinafter referred to as the **PURCHASERS** of the **SECOND PART**.

The expression **VENDORS** and the **PURCHASERS** shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, representatives, administrators, executors and assigns.

All the parties to this Deed of Sale are Indian Nationals.

AND WHEREAS the **VENDORS NO. 2 & 3** i.e. Mrs. Elvina Josefina Verdes & Mr. Glen Savio Do Carmo Quiterio E Souza has are represented by their attorney **VENDOR 1** Mrs. Verdes Esperanca Sebastiana Bernedita Carmeli alias Esperance Bernadette Verdes alias Esperanca Sebastiana Bernedita Carmelina Fernandes by virtue of General Power of Attorney dated 28/12/2015 executed before Notary Adv. Vidhya A. Shet of Vasco-da-Gama dated 28/12/2015. Notarized copy of the same is annexed here with..

AND WHEREAS there exist a 3/10<sup>th</sup> Part of Urban Property known as "**PREDIO DE MOLA**", as per survey records, with an

  
  
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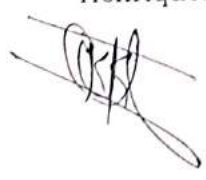
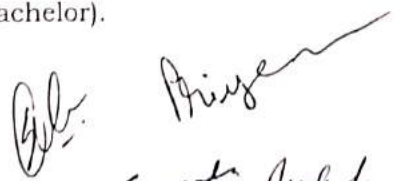



Old Residential house, situated at Carvorim Chandor, Sub-District & Taluka of Salcete, District of South Goa, State of Goa, Not described in land Registration Office of Salcete but enrolled in Land Revenue Office of Salcete under Matríz no.107 and surveyed under survey No. 58/1 of Village of Cavorim of Salcete Taluka admeasuring 21,025 sq. meters and is bounded as under:-

- On the East:** - By Public Road;
- On the West:** - By originally by the property of Joaquim Antonio Henriques
- On the North:** - By Public Road.
- On the South:** - By the property of Francisco Xavier

Hereinafter referred to as the "Said Property". More Particularly described in Scheduled I appearing herein under.

AND WHEREAS **Said Property** was originally belonging to Joaquim Antonio Henriques married to Maria Vigilante Deodata da Costa.

AND WHEREAS Said Joaquim Antonio Henriques and his wife Maria Vigilante Deodata da Costa expired on 31/08/1921 & 16/10/1887 respectively. Said Maria Vigilante Deodata da Costa predeceased her husband and moiety sharer. Both Expired leaving behind their sole and legal heirs their **5** children's namely **1)** Leandro Eduardo Henriques (bachelor), **2)** Antoninho Noberto Henriques married to Leopoldina Lobo, **3)** Inacio Caetano Aristotles Henriques married to Prisca Eulalia De Sa **4)** Pedro Antonio Henriques (bachelor), and **5)** Francis Xavier Henriques (bachelor).

  
  
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AND WHEREAS Said Joaquim Antonio Henriques during his life time had gifted his some properties to his son Leandro Eduardo Henriques by Deed of gift in March 1911 and 1912. Said Leandro Eduardo Henriques expired during the lifetime of his father without executing any will or gift.




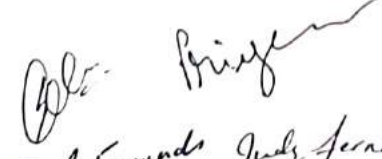


AND WHEREAS Said Pedro Antonio Henriques and Francis Xavier Henriques also expired in a status of bachelors and their father Joaquim Antonio had also gifted his other properties to these both sons and upon their death the properties reverted back to their father Joaquim Antonio as the deceased Bachelors had no descendants.

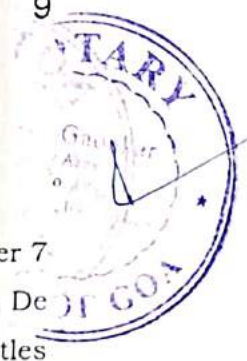
AND WHEREAS Said Joaquim Antonio Henriques had also gifted some of his properties including the **said property** in favour of his son Inacio Caetano Aristoteles Henriques married to Prisca Eulalia De Sa. Said Inacio Caetano Aristoteles Henriques redeceased his father Said Joaquim Antonio Henriques.



AND WHEREAS Said Inacio Caetano Aristoteles Henriques expired leaving behind his moiety holder Prisca Eulalia De Sa and as his sole legal heirs his seven children namely **1)** Maria Vigilante Henriques **2)** Constancio Henriques (bachelor), **3)** Maria Augusta Luciana Henriques (spinster), **4)** Miguel Joaquim Henriques (bachelor), **5)** Heroína Henriques (spinster) **6)** Maria Clara Henriques, (spinster) **7)** Maria Filomena Henrique.

AND WHEREAS On the death of Said Inacio Caetano Aristoteles Henriques his widow and moiety holder Prisca Eulalia initiated Inventario proceedings and the **said property** listed under Item no.12 in list of assets including the other properties were partitioned and allotted among other properties were divided and

  
  
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distributed among his moiety Prisca Henriques De Sa and her 7 children. Half of the Said property belongs to Prisca Eulalia De Sa being a moiety holder of deceased Inacio Caetano Aristotles Henriques and the remaining half was allotted to 7 children each having 1/14th share of the property.

AND WHEREAS Said Prisca Eulalia Henriques also expired and on her death her brother in law and brother of late Inacio Caetano Aristotles Henriques re-opened the said inventory proceedings to partition the assets of the deceased as the some of the children were minor and the share of Prisca Eulalia Henriques was again partitioned and allotments were made among her 7 children thus each children were entitled for 1/14th share and adding up earlier 1/14th share acquired on the death of their father, thus became the owners of 1/7th share in the **said property** as per Order dated 08/07/1919 of the Civil Judge Senior division of the District of Salcete, at Margao.



AND WHEREAS Said Maria Augusta Luciana Henriques, (daughter of Inacio Caetano Aristotles Henriques and Prisca Eulalia De Sa) expired in a status of spinster without ascendants and descendants and without disposition of her properties including her 1/7th share in the **said property**. Thus her 1/7 share devolved upon her brothers and sisters in equal shares.

AND WHEREAS Said Constancio Henriques, (son of Inacio Caetano Aristotles Henriques and Prisca Eulalia De Sa) also expired leaving behind his widow and moiety Sharer Maria Sacramento Barros e Henriques and as his sole legal heir his only daughter Lina Prisca Maria Micaela Henriques married to Luis Miguel Henriques. Thus his share in the said property

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R. V. Fernando July Fernando  
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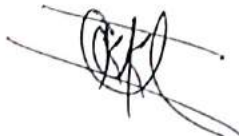
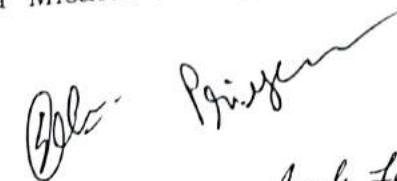


devolved upon his daughter Lina Prisca Maria Micaela Henriques.

AND WHEREAS Vide Public Deed of Gift dated 30/07/1940 executed before the Sub-Registrar of Salcete at pages 54 over leaf of the book of noting no. 523 dated 30/07/1940 Maria Clara Henriques (*daughter of Inacio Caetano Aristotles Henriques and Prisca Eulalia De Sa*) in a status of spinster gifted all her properties including her 1/7<sup>th</sup> share in the **said property** credits, right and titles and all her belongings irrevocably in favour of her sister Maria Filomena Henriques.

AND WHEREAS Vide Public will date 31/05/1958 drawn before Notary Ex-officio of Salcete at Margao recorded at pages 16 of the Book no. 37 Heroína Esperanca Henriques (*daughter of Inacio Caetano Aristotles Henriques and Prisca Eulalia De Sa*) in a status of spinster, bequeathed all her properties including her 1/7<sup>th</sup> share in the **said property** in favour of her sister Rosa Fermina Henriques alias Maria Filomena Henriques.

AND WHEREAS thus the **said property** devolved upon Maria Vigilante Henriques, Maria Sacramento Barros e Henriques, Mrs. Lina Presia Maria Micaela Henriques and her husband Mr. Luis Miguel Henriques, Maria Francisca Xavierinha Circumcisao Dias e Henriques and her husband Miguel Joaquim Henriques and Maria Clara Henriques and Heroína Esperanca Henriques.

AND WHEREAS Vide Deed of Sale dated 07/07/1960 drawn before Notary Ex-officio of Salcete at Margao under no. 8078 at pages 46 onwards of Book no. 777 said Maria Vigilante Henriques, Maria Sacramento Barros e Henriques, Mrs. Lina Presia Maria Micaela Henriques and her husband Mr. Luis

  
  
  
  
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Miguel Henriques, Maria Francisca Xavierinha Circumcisao Dias e Henriques and her husband Miguel Joaquim Henriques sold and conveyed all their 3/10th shares in the **said property** to Maria Filomena Henriques.

AND WHEREAS Said Maria Filomena Henriques alias Feromina Fernandes, alias Rosa Fermina Henriques, alias Rosa Fermina Henriques e Fernandes alias Rosa Philomena Henriques, (*daughter of Inacio Caetano Aristotles Henriques and Prisca Eulalia De Sa*) married to late Francis Xavier Fernandes expired on 08/07/1975 and her husband expired on 12th May 1971 leaving behind as their sole and legal heirs their children namely **1]** Esperance Benedicta or Bernadette Esperance Verdes married to Miguel Fronton Verdes **2]** Jesus Victor Reginaldo Fernandes married to Judith Anna Vaz, **3]** Agnelo Joao Remedios Fernandes married to Joanita Venicia Amy Fernandes. And as per inventory proceedings Said Maria Filomena Henriques alias Feromina Fernandes, alias Rosa Fermina Henriques, alias Rosa Fermina Henriques e Fernandes alias Rosa Philomena Henriques, (*daughter of Inacio Caetano Aristotles Henriques and Prisca Eulalia De Sa*) and her husband late Francis Xavier Fernandes were owning 1/7 share of the said property.

AND WHEREAS Said Agnelo John Remedios Fernandes expired 31/05/2006 without executing a will or any other disposition of his last wish and leaving behind his widow and moiety sharer Joanita Venicia Amy Fernandes and as his sole and universal heir his only son Kevin Frank Fernandes. Said Miguel Fronton Verdes expired 05/05/2010 leaving behind as his widow and moiety share Bernadette Esperance Verdes and as his sole and universal heir his only daughter Elvina Josefina Verdes married

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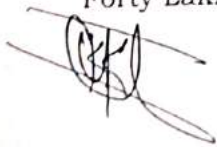






to Glen Savio do Carmo Quiterio e Souza as declared and qualified vide Deed of Succession dated 01/09/2015 drawn before office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Salcete, Margao, Goa recorded at pages 76 to 77 v of Deeds book no. 1614 dated 02/09/2015.

AND WHEREAS thus Esperance Benedicta or Bernadette Esperance Verdes, Jesus Victor Reginaldo Fernandes and his wife Judith Anna Vaz, Joanita Venicia Amy Fernandes, Kevin Frank Fernandes, Elvina Josefina Verdes and her husband Glen Savio do Carmo Quiterio e Souza are the owners in possession of the **said property**.

AND WHEREAS the names of Esperance Benedicta or Bernadette Esperance Verdes, Jesus Victor Reginaldo Fernandes and his wife Judith Anna Vaz, Joanita Venicia Amy Fernandes, Kevin Frank Fernandes, Elvina Josefina Verdes and her husband Glen Savio do Carmo Quiterio e Souza are figuring in the occupants column against mutation entry no.67656 and there are no names figuring in Other rights and tenants column in Form I & XIV of the property surveyed under survey No. 58/1 of Village of Cavorim of Salcete Taluka.

AND WHEREAS the **VENDORS** herein are intending to sell the "**Said Property**" hence the **PURCHASER** herein have approached the **VENDORS** and requested to sell to it the "**Said Property**" and the **VENDORS** have acceded the request made by the **PURCHASER** and have agreed to sell "**Said Property**" for a total consideration of Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only) which is its fair market value in the vicinity.

  
  
  
  
  
R.V. Fernandes Judy Fernandes





AND WHEREAS the **PURCHASER** herein have inspected the title documents of the "**Said Property**" belonging to the **VENDORS** and is satisfied with the right and title of the **VENDORS**.

AND WHEREAS the Parties to this Deed of Sale are desirous of reducing into writing, the terms and conditions as agreed by them.



**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -**

1. That in consideration of a sum of Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only), as the sale price of **Said property** paid by the **PURCHASER** to the **VENDORS** after deducting 1% TDS on the total consideration which amounts to Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only) in the following manner:-

a) Rs. 89,10,000/- (Rupees Eighty Nine Lakhs Ten Thousand Only) paid to **VENDOR NO.1** MRS. VERDES ESPERANCA SEBASTIANA BERNEDITA CARMELINA alias ESPERANCE BERNADETTE VERDES vide Demand Draft bearing No.009996 dated 23/09/2022 Drawn on IDBI Bank, Navi Mumbai Kamothe Maharashtra.

b) Rs. 89,10,000/- (Rupees Eighty Nine Lakhs Ten Thousand Only) paid to **VENDOR NO.2** MRS. ELVINA JOSEFINA VERDES alias ELVINA JOSEFINA QUITERIO E SOUZA vide Demand Draft bearing No.009997 dated 23/09/2022 Drawn on IDBI Bank, Navi Mumbai Kamothe Maharashtra. The


  
 R.V. Fernandes  









consideration is paid jointly to VENDOR NO.2 & 3 however the Demand Draft is issued only in the name of Vendor no.2.

- c) Rs. 89,10,000/- (Rupees Eighty Nine Lakhs Ten Thousand Only) paid to **VENDOR NO.4** MR. JESUS REGINALDO VITERBO FERNANDES alias REGGIE VICTOR FERNANDES vide Demand Draft bearing No. 009994 dated 23/09/2022 Drawn on IDBI Bank, Navi Mumbai Kamothe Maharashtra.
- d) Rs. 89,10,000/- (Rupees Eighty Nine Lakhs Ten Thousand Only) paid to **VENDOR NO.5** MRS. JUDY FERNANDES alias JUDITH ANNA VAZ vide Demand Draft bearing No.009995 dated 23/09/2022 Drawn on IDBI Bank, Navi Mumbai Kamothe Maharashtra.
- e) Rs. 89,10,000/- (Rupees Eighty Nine Lakhs Ten Thousand Only) paid to **VENDOR NO.6** MRS. JOANITA AGNELO FERNANDES alias JOANITA VENICIA AMY FERNANDES vide Demand Draft bearing No. 009998 dated 23/09/2022 Drawn on IDBI Bank, Navi Mumbai Kamothe Maharashtra.
- f) Rs. 89,10,000/- (Rupees Eighty Nine Lakhs Ten Thousand Only) paid to **VENDOR NO.7** MR. KEVIN FRANK FERNANDES vide Demand Draft bearing No. 09999 dated 23/09/2022 Drawn on IDBI Bank, Navi Mumbai Kamothe Maharashtra.

The receipt of which the **VENDORS** DOTH HEREBY ADMIT AND ACKNOWLEDGE and discharge the **PURCHASER** from payment thereof. The **VENDORS** hereby SELL, TRANSFER, CONVEY, ASSURE, unto and to the use of the **PURCHASER** all that **Said**

  
H.V.

  
R.V. Fernandes Judy Fernandes








**property** as shown in the plan annexed hereto together with all rights, title, interest, possession of the **VENDORS UNTO AND UPON** together with all privileges, easements, right to common ways and appurtenances whatsoever to the **Said property** hereto **TO HAVE, TO HOLD, TO OWN, TO ENJOY, AND TO POSSESS** the same to the **PURCHASER** absolutely and forever for quiet, peaceful and beneficial enjoyment thereof.

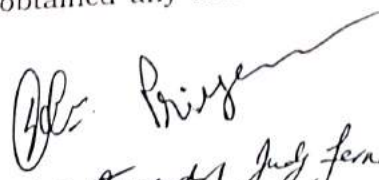
1. The **VENDORS** covenant that they have right, title in the **Said property** hereby sold and conveyed is perfect and unassailable, clear and marketable and the **VENDORS** have the right, title, power and authority to sell the same without any let or hindrances.

2. The **VENDORS** further covenant with the **PURCHASER** that they shall at the request and cost of the **PURCHASER** do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the **Said property** and every part thereof in the manner aforesaid as also putting the **PURCHASER** in possession of the same according to the true intent and meaning of this Deed.

3. The **VENDORS** further covenant with the **PURCHASER** that in the event the **Said property** herein sold to the **PURCHASER** being lost on account of any defect in the title of the **VENDORS** to the same or of any claim made thereto by any person/s, the **VENDORS** shall compensate the **PURCHASER** or his heirs for such loss.

4. That the **VENDORS** further declare that they have not mortgaged or obtained any loan on the **Said property**, hereby

  
H. V. Mendes

  
R. V. Fernandes / J. J. Fernandes

  
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sold and is not subject to any attachment or lien of any court or any other person/s.

5. That the **VENDORS** further covenants herein that they have not entered into any Agreement with any other person/s creating right or interest over the **Said property** and that they have exclusive right and title in the **Said property** to sell the same to the **PURCHASER**.

6. The **VENDORS** further undertake and covenants that at the request and costs of the **PURCHASER** or their heirs, agree to execute any deeds or documents for better and effective use and enjoyment of **Said property**.

7. That the **VENDORS** further covenant that there are no dues payable to the Government/Corporation Financial Institutions or any persons as against the **Said property** and that there are no other person/s who can claim title to the **Said property**.

8. That the **VENDORS** further covenant that they have No Objection for the **PURCHASER** to make necessary changes in Survey Records i.e. Mutation entries bearing Survey No. 58/1 of Village of Cavorim of Salcete Taluka in respect in the **Said property** in the name of **PURCHASER**.

9. The **VENDOR** covenants that in case at any time in future if any objection is raised to the present sale or if the present sale is challenged in any Court of Law by any party claiming any share, right, title or interest by virtue of inheritance or by operation of Law, Agreement or by any other mode in the **Said property** than the **VENDORS** shall be fully

  
  
  
 H.V. Fernandes  
 R. V. Fernandes Judy Fernandes  




liable and responsible to settle any such right, share, title, interest or Claim of the Third Party and the **PURCHASER** shall in no way be responsible and liable to settle such claims.

10. The **VENDORS** herein covenant that there are no Tenants or Mundkars in the **Said property** nor there is any litigation or any legal proceedings pending before any Court/Tribunal in respect of the **Said property** and the title of the **Said property** is legally valid and subsisting.

11. That the **VENDORS** hereby covenant that they have clean, clear, marketable and subsisting title to sell, convey and/or transfer the **Said property** and that they are in lawful occupation, possession and enjoyment of the same and that there is no legal bar or impediment for this transaction.

12. That the **VENDORS** further covenant that no notice from the Central or State Government or any other local body or authority under any Panchayat Raj Act or under any acts, schemes, ordinance, order or notification, proceedings for acquisition have been received by and/or served upon the **VENDORS** with respect to **Said property**.

13. The **VENDORS** are in exclusive possession of the **Said Property** both in title and physical possession and are exclusively entitled to own, hold, possess and/or deal with the same in any manner and transfer the same including by way of sale to any person of **VENDORS** choice.

14. The **VENDORS** hereby covenant that neither the **Said property** nor any part thereof is subject matter of any civil suit or proceedings of any criminal matter and no part of the **Said**

  
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 R.V. Fernandes

  
 Judy Fernandes








**property** is covered/effected by any reservation, costal regulation or any Government order adversely affecting the **Said property**.

15. That the **VENDORS** have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying transferring and assuring the **Said property** or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

16. The **VENDORS** hereby warrant and confirm the correctness of each and every statement declaration and representation made herein and conscientiously believes the same to be true knowing fully well that relying upon the said statements declarations and representations and believing the same to be true and correct the **PURCHASER** have agreed to purchase the **Said property** described in SCHEDULE I hereunder written. The **PURCHASER** based on the aforesaid representations of the **VENDORS** and believing it to be true and correct disclosures and having primarily satisfied themselves about the title of the **VENDORS** to and the marketability of the **Said property** and based on the documents made available for scrutiny and inspection have proposed and expressed a desire to purchase the **Said property** absolutely free from any encumbrances, liens, charges etc of any nature whatsoever at or for a total sum consideration of Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only) being the fair market value.

  
  
  
 R.V. Fernandes Judy Fernandes





17. The TDS of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only) paid to Income Tax Department in the following manner:-

- i. TDS of 1 % on the share of **Vendor No.1** MRS. VERDES ESPERANCA SEBASTIANA BERNEDITA CARMELINA alias ESPERANCE BERNADETTE VERDES is Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchaser under Challan No.280 Challan serial no. 17008 dated 24/09/2022.
- ii. TDS of 1 % on the share of **Vendor No.2** MRS. ELVINA JOSEFINA VERDES alias ELVINA JOSEFINA QUITERIO E SOUZA and her husband are Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchaser under Challan No.280 Challan Serial no. 20335 dated 24/09/2022.
- iii. TDS of 1 % on the share of **Vendor No.4** MR. JESUS REGINALDO VITERBO FERNANDES alias REGGIE VICTOR FERNANDES is Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchaser under Challan No.280 Challan Serial no. 21778 dated 24/09/2022.
- iv. TDS of 1 % on the share of **Vendor No.5** MRS. JUDY FERNANDES alias JUDITH ANNA VAZ is Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchasers under Challan No.280 Challan Serial no. 21098 dated 24/09/2022.

  
  
  
 R.V. Fernandes Judy Fernandes









- v. TDS of 1 % on the share of **Vendor No.6** MRS. JOANITA AGNELO FERNANDES alias JOANITA VENICIA AMY FERNANDES is Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchasers under Challan No.280 Challan Serial no. 16565 dated 24/09/2022.
- vi. TDS of 1 % on the share of **Vendor No.7** MR. KEVIN FRANK FERNANDES is Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchasers under Challan No.280 Challan Serial no. 21530 dated 24/09/2022.

18. The **VENDORS** have sold the **Said property** to the **PURCHASER** for an amount of Rs. 5,40,00,000/- (Rupees Five Crores Forty Lakhs Only), being its fair market value existing in the locality.

19. That the **VENDORS** have on this day put the **PURCHASER** in actual physical possession of the **Said property** clearly de-marketing the boundaries.

#### SCHEDULE-I

ALL THAT 3/10<sup>th</sup> Part of Urban Property known as "**PREDIO DE MOLA**", as per survey records, with an Old Residential house, situated at Cavorim Chandor, Sub-District & Taluka of Salcete, District of South Goa, State of Goa, Not described in land Registration Office of Salcete but enrolled in Land Revenue Office of Salcete under Matríz no.107 and surveyed under

  
  
 R.V. Fernandes Judy Fernandes  
  






survey No. 58/1 of Village of Cavorim of Salcete Taluka  
admeasuring 21,025 sq. meters and is bounded as under:-

**On the East:** - By Public Road;

**On the West:** - By originally by the property of Joaquim;  
Antonio Henriques

**On the North:** - By Public Road;

**On the South:** - By the property of Francisco Xavier;



**BOUNDARIES AS PER SURVEY RECORDS**

**On the East:** By Road;


**On the West:** By Survey No. 60/6, 7, 8, 9 & 10;

**On the North:** By Survey No. 58/1-A, 1-A-5 & 1-A-4;

**On the South:** By property of Francisco Xavier;

**IN WITNESS WHEREOF**, the Parties have signed and executed  
this Deed of Sale on the day, month and year first hereinabove  
written in the presence of attesting witnesses signed below.

  
Name

  
R. V. Fernandes Judy Fernandes







Signed and delivered by the within named VENDOR NO.1  
MRS. VERDES ESPERANCA SEBASTIANA BERNEDITA  
CARMELINA alias ESPERANCA SEBASTIANA BERNEDITA  
CARMELINA FERNANDES for herself and as a attorney of  
VENDOR NO.2 & 3

	<p>Signature: - <i>Verdes</i></p> <p>1. MRS. VERDES ESPERANCA SEBASTIANA BERNEDITA CARMELINA alias ESPERANCA SEBASTIANA BERNEDITA CARMELINA FERNANDES</p>
--	---

FINGER PRINTS OF MRS. VERDES ESPERANCA  
SEBASTIANA BERNEDITA CARMELINA ESPERANCA  
SEBASTIANA BERNEDITA CARMELINA FERNANDES

L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger

*Verdes*      *Pringe*      *St. V.*

*R.V. Fernandes July Fernandes*

*[Signature]*



4. MR. JESUS REGINALDO VITERBO FERNANDES alias  
REGGIE VICTOR FERNANDES

	<p>Signature: - ..... <i>R.V. Fernandes</i> .....</p>
<p>4. MR. JESUS REGINALDO VITERBO FERNANDES alias REGGIE VICTOR FERNANDES</p>	

*R.V. Fernandes*

FINGER PRINTS OF MR. JESUS REGINALDO VITERBO  
FERNANDES alias REGGIE VICTOR FERNANDES

L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger


*[Handwritten signatures]*

*R.V. Fernandes* *Judy Fernandes*

*[Handwritten signature]*



5. MRS. JUDY FERNANDES alias JUDITH ANNA VAZ

	<p>Signature: - <i>Judy Fernandes</i></p> <p>5. MRS. JUDY FERNANDES alias JUDITH ANNA VAZ</p>
---	---

FINGER PRINTS OF MRS. JUDY FERNANDES alias JUDITH ANNA VAZ

L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger

~~RSR~~      *R.V. Fernandes*      *Judy Fernandes*

*R.V. Fernandes*      *Judy Fernandes*

*Handwritten signature*



6. MRS. JOANITA AGNELO FERNANDES alias JOANITA VENICIA AMY FERNANDES

	Signature: - ..... <i>A Fernandes</i> .....
6. MRS. JOANITA AGNELO FERNANDES alias JOANITA VENICIA AMY FERNANDES	

FINGER PRINTS OF MRS. JOANITA AGNELO FERNANDES alias JOANITA VENICIA AMY FERNANDES

L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger

*[Handwritten signatures and names]*  
*R. V. Fernandes* *Judy Fernandes*  
*[Other illegible signatures]*



7. MR. KEVIN FRANK FERNANDES

	Signature: 7. MR. KEVIN FRANK FERNANDES
--	--

FINGER PRINTS OF MR. KEVIN FRANK FERNANDES

L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

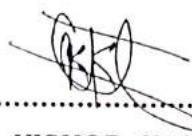
Thumb	Index finger	Middle finger	Ring finger	Little finger

R.V. Fernandes Jyoti Fernandes



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER: M/S K K GROUP & COMPANY a partnership Firm Represented herein by its Partners

(a) MR. KISHOR KASHINATH MHATRE

	<p>Signature: </p> <p>(a) MR. KISHOR KASHINATH MHATRE For K K GROUP &amp; COMPANY</p>
--	---

FINGER PRINTS OF MR. KISHOR KASHINATH MHATRE

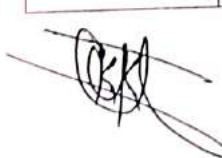
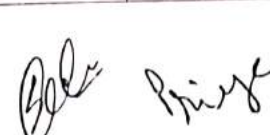

Partner

L. H. T. I.


Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger

*for* R.V. Fernandes Judy Fernandes *A*





(b) MRS. SHEETAL KISHOR MHATRE

	<p>Signature: - ..... <i>Sheetal</i> .....</p>
<p>(b) MRS. SHEETAL KISHOR MHATRE For K K GROUP &amp; COMPANY</p>	

FINGER PRINTS OF MRS. SHEETAL KISHOR MHATRE Partner  
L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger




  
 Mrs. R. V. Fernandes Judy Fernandes










(c) MRS. PRIYAMBADA VINOY CHOUBEY,






	Signature: - <i>Priyambada Vinoy Choubey</i>
(C) MRS. PRIYAMBADA VINOY CHOUBEY For K K GROUP & COMPANY	

FINGER PRINTS OF MRS. PRIYAMBADA VINOY CHOUBEY Partner

L. H. T. I.

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

*RV*  
*Priyambada Vinoy Choubey*  
*R. V. Fernandes* *Judy Fernandes*  
*[Signature]*



(d) MRS. SWAPNALI SANKET VIDHATE

	<p>Signature: - </p> <p>(d) MRS. SWAPNALI SANKET VIDHATE For K K GROUP &amp; COMPANY</p>
--	--

Partner

FINGER PRINTS OF MRS. SWAPNALI SANKET VIDHATE

L. H. T. I.

Little finger	Ring finger	Middle finger	Index finger	Thumb

R. H. T. I.

Thumb	Index finger	Middle finger	Ring finger	Little finger

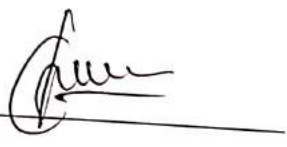
R.V. Fernando July Fernando



**WITNESSES:**

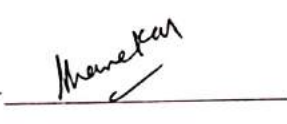
1. Name: - Jeetendra Ramdas Gaonkar  
Address: -H.No. 51 Gaonkarwada Pirla,  
Quepem Goa

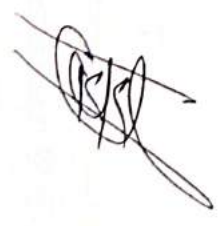
Aadhaar No.

Signature:- 

2. Name: - Nilesh Vasant Thanekar  
Address:- Flat No. 4 A 404, Gran Canaria A Building,  
Mathias Ocean Park Residency,  
Opp. Nio Colony, Nio Dona Paula,  
Tiswadi, North Goa

Aadhaar No


Signature:- 









R.V. Fernandes Judy Fernandes 





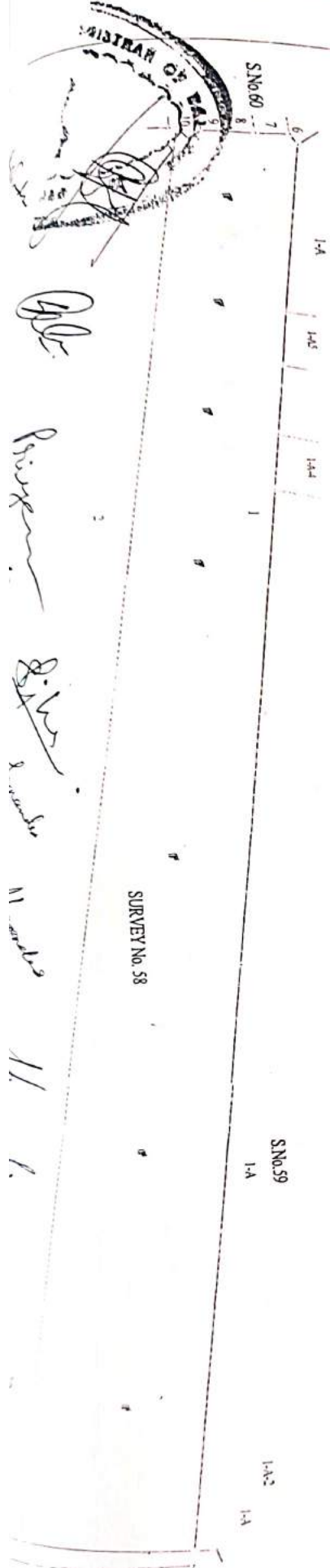
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO - GOA

Pin Survey plot stand #  
Village: CAVERDA  
Taluka: SUCITE  
Survey No./Subdivision No.: 58 / 1  
Scale: 1:1000

FOR K K GROUP & COMPANY  
  
Partner



Inspector of Survey & Land Records  


27/09/2022



FORM I & XIV  
नमुना नं १ व १४

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SALCETE

Page 1 of 2

Cavorim

Survey No. 58

सर्वे नंबर

Sub Div. No. 1

हिस्सा नंबर

Tenure

सत्ता प्रकार



of the Field Pedio de Mola

able Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Top	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
10.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0002.10.25

able Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)  
Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
00.00	0000.00.00	0000.00.00	0002.10.25

Remarks शेर

Assessment : आकलन :	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
------------------------	----------	-------------	----------	----------------------	----------	--------------	----------

No.	Name of the Occupant वस्तीदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Esperanca Sebastiana Benedita Carmelina Fernandes alias Fernandes Esperance Benedicta or Bernadette Esperance Verdes		67656	
2	Jesus Victor Reginaldo Fernandes		67656	
3	Judith Anna Vaz		67656	
4	Joanita Venicia Amy Fernandes		67656	
5	Kevin Frank Fernandes		67656	
6	Elvina Josefina Verdes		67656	
7	Glenn Savio do Carmo Quiterio e Souza		67656	

No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	-----Nil-----			

Other Rights इतर हक्क:	Mutation No. फेरफार नं	Remarks शेर
Name of Person holding rights and nature of rights: हक्क धारण करणा-याचे नांव व हक्क प्रकार		
-----Nil-----		

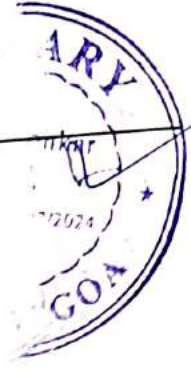
*[Handwritten signatures and names]*  
R. V. Fernandes  
Judy Fernandes  
Assandes

27/09/2022

FORM I & XIV  
नमुना नं १ व १४

100015650212

Page 2 of 2



SALCETE

Survey No. 58

Cavorim

सर्वे नंबर

Sub Div. No. 1

Name of the Field Pedio de Mola  
क्षेत्राचे नांव

द्विस्सा नंबर

Tenure

सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Name of the Cultivator नागण करणा-याचे नांव	Mode रीत	Season मीसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for Cultivation नापिक जमीन		Source of irrigation सिंचनाचा शक्ति	Remarks शेरा
				Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

*[Handwritten signature]*

*[Handwritten signature]*  
R.V. Fernandes Judy Fernandes

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



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - 28-Sep-2022 01:27:58 pm

Document Serial Number :- 2022-MGC-3731

Presented at 12:48:37 pm on 28-Sep-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2430000
2	Registration Fee	1620000
3	Mutation Fees	15000
4	Processing Fee	2140
<b>Total</b>		<b>4067140</b>

Stamp Duty Required :2430000/-





















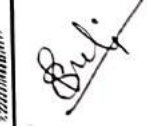



Stamp Duty Paid : 2430000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>KISHOR KASHINATH MHATRE</b> „Age: , Marital Status: , Gender: , Occupation: , Address1 - Flat no. 1702, C- Teja Signature, Plot No. 12, Sector-31-32, CBD Belapur, Navi Mumbai, Thane-400614, Address2 - , PAN No.: ,			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>VERDES ESPERANCA SEBASTIANA BERNEDITA CARMELI</b> Alias <b>ESPERANCE BERNADETTE VERDES</b> , Father Name: <b>Franky Xavier Fernandes</b> , Age: 76, Marital Status: <b>Widow</b> , Gender: <b>Female</b> , Occupation: <b>Housewife</b> , H.no. 22-2 Molla Cavorim Chandor Salcete Goa, PAN No.:			
2	<b>JESUS REGINALDO VITERBO FERNANDES</b> Alias <b>REGGIE VICTOR FERNANDES</b> , Father Name: <b>Xavier Fernandes</b> , Age: 75, Marital Status: <b>Married</b> , Gender: <b>Male</b> , Occupation: <b>Other</b> , H.no. H. No. 22-2, Molla Cavorim, Chandor, Salcete-Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<b>JUDY FERNANDES</b> Alias <b>JUDITH ANNA VAZ</b> , Father Name: <b>John Vaz</b> , Age: 69, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, H. no. 22-2, Molla Cavorim, Chandor, Salcete-Goa., <b>PAN No.:</b>			
4	<b>JOANITA AGNELO FERNANDES</b> Alias <b>JOANITA VENICIA AMY FERNANDES</b> , Father Name: <b>Daniel Lawrence Fernandes</b> , Age: 69, <b>Marital Status:</b> Widow , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, Bldg no.15, Flat no. 796, 1st Floor, Indraprastha CHS, MHB Colony Sardar Nagar, Maharashtra,, <b>PAN No.:</b>			
5	<b>KEVIN FRANK FERNANDES</b> , Father Name: <b>Agnelo Joao Remedios Fernandes</b> , Age: 37, <b>Marital Status:</b> Unmarried , <b>Gender:</b> Male, <b>Occupation:</b> Service, Bldg no.15, Flat no. 796, 1st Floor, Indraprastha CHS, MHB Colony Sardar Nagar, Maharashtra, <b>PAN No.:</b>			
6	<b>KISHOR KASHINATH MHATRE</b> , , Age: , <b>Marital Status:</b> , <b>Gender:</b> , <b>Occupation:</b> , Flat no. 1702, C- Teja Signature, Plot No. 12, Sector-31-32, CBD Belapur, Navi Mumbai, Thane-400614, <b>PAN No.:</b>			
7	<b>SHEETAL KISHOR MHATRE</b> , , Age: , <b>Marital Status:</b> , <b>Gender:</b> , <b>Occupation:</b> , Flat no. 1702, C- Teja Signature, Plot No. 12, Sector-31-32, CBD Belapur, Navi Mumbai, Thane-400614, <b>PAN No.:</b>			
8	<b>PRIYAMBADA VINOY CHOUBEY</b> , , Age: , <b>Marital Status:</b> , <b>Gender:</b> , <b>Occupation:</b> , Flat no. 1702, C- Teja Signature, Plot No. 12, Sector-31-32, CBD Belapur, Navi Mumbai, Thane-400614, <b>PAN No.:</b>			
9	<b>SWAPNALI SANKET VIDHATE</b> , , Age: , <b>Marital Status:</b> , <b>Gender:</b> , <b>Occupation:</b> , Flat no. 1702, C- Teja Signature, Plot No. 12, Sector-31-32, CBD Belapur, Navi Mumbai, Thane-400614, <b>PAN No.:</b>			
10	<b>Verdes Esperanca Sebastiana Bernedita Carmell</b> Alias <b>Esperance Bernadette Verdes</b> , Father Name: <b>Franky Xavier Fernandes</b> , Age: 76, <b>Marital Status:</b> , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, H.no. 22-2, Molla Cavorim, Chandor, Salcete-Goa, <b>PAN No.:</b> , as <b>Power Of Attorney Holder</b> for <b>ELVINA JOSEFINA VERDES</b> Alias <b>ELVINA JOSEFINA QUITERIO E SOUZA</b>			

We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Jeetendra Ramdas Gaonkar, Age: 46, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403705, H.no.51 Gaonkarwada Pirla Quepem Goa, H.no.51 Gaonkarwada Pirla Quepem Goa, Pirla, Quepem, SouthGoa, Goa			
2	Name: Nilesh Vasant Thanekar, Age: 37, DOB: 1985-07-23 , Mobile: ! , Email: , Occupation: Service , Marital status : Married , Address: 403004, 4A 404, 4A 404, Mathias Ocean Park Residency, Gran Canaria A Building Opp. Nio Colony Nio Dona Paula North Goa, Panaji, Tiswadi, NorthGoa, Goa			

Sub Registrar

Document Serial Number :- 2022-MGO-3731

document Serial No:-2022-MGO-3731

Book :- 1 Document  
Registration Number :- MGO-1-3639-2022  
Date : 28-Sep-2022



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

**- CUM -**  
**REGISTRAR**



Certified True Copy

*N. C. Gaonkar*  
**N. C. GAONKAR**  
Advocate & Notary  
Mapusa, Bardez - Goa  
Dr. No. 1308/2023

13 JAN 2023