



**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez**



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 442300/-

(Rupees Four Lakh Forty Two Thousands Three Hundred only)

**PAID VIDE E-RECEIPT NO 202300932971 DATED :26-Dec-2023,
IN THE GOVERNMENT TREASURY.**



Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300084583
DOCUMENT SERIAL NUMBER	:	2024-BRZ-255
DATE OF PRESENTATION	:	11-Jan-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-219-2024
DATE OF REGISTRATION	:	11-Jan-2024
NAME OF PRESENTER	:	Jyoti Rath
REGISTRATION FEES PAID	:	₹457500/-
PROCESSING FEES PAID	:	₹1080/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

202300932971

Echallan No. 202300932971

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 22-12-2023 18:00:49

Name and Address of Party: Jyoti | 9810072667
Gurgaon Haryana

Service: Stamp Duty

Stamp Duty

Amount

₹ 442300.00

Total Amount: ₹ 442,300.00

(Rs. Four Lakh Forty Two Thousand Three Hundred Only)

Department Data: 202300084583 NOTARY|202300084583 NOTARY

Bank ref No:

Status: Success

Payment Date: 26-12-2023 17:51:45

Reprint Date: 02/01/2024 13:27:40



2024-BR2-255
11/1/24

AGREEMENT FOR SELL

THIS **AGREEMENT FOR SELL** is made at Mapusa, Bardez, Goa on this 26th day of the month of December 2023.

M. L. Wazareth

Jyoti

BETWEEN

MR. ANTONIO FRANCISCO NAZARE, son of Bernardino Nazare, age around 61 years, married, in business, holder of Pan Card bearing no. _____, holder of Aadhaar Card no. _____,

_____, Indian National, resident of H.No. 286, Borvon Waddo, Near Church, Nachinola, Bardez, Goa-403508 and his wife;

MRS. MARIA LAUREEN NAZARETH, daughter of Edward Charles Lobo, age around 56 years, married, housewife, holder of Pan Card bearing no. _____, holder of Aadhaar Card no. _____,

_____, Indian National, resident of H.No. 286, Borvon Waddo, Near Church, Nachinola, Bardez, Goa-403508, hereinafter called as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, successors, assigns or any other person or persons legally or equitably claiming through it of the ONE PART.

AND

MR. JYOTI RATH, son of Mr. Prashant Kumar Rath age 60 years, Architect, having PAN Card No. _____, married, Indian National, having Aadhaar Card bearing no. _____,

phone number:-9810072667, email:-jyoti@jra.co.in, resident of A 304 Park Place DLF 5, Gurgaon, Haryana, hereinafter called as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his representatives, successors or assigns equitably claiming through him) of the SECOND PART.

M.L. Nazareth

Prashant

Jyoti



WHEREAS THE VENDORS herein are the VENDORS in physical possession and enjoyment of property known as "**GORBHAT**", situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, not known to be described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez, Mapusa and surveyed under no. 1 sub-division no. 18 of Village Nachinola, Bardez, Goa and said property admeasures 1525 square meters, and bounded as under:-

East: By property bearing survey no. 1/19;

West: By property bearing survey no. 1/17;

North: By property bearing survey no. 1/4;

South: By property bearing survey no. 1/2;

hereinafter referred to as the "**SAID PROPERTY**";

AND WHEREAS the VENDORS herein have acquired right, title and interest in the said property by virtue of Inventory Proceeding bearing no. 239/2018/F, was initiated in the Court of the Civil Judge Junior Division at Mapusa Bardez Goa, on demise of Bernardino do Rosario Nazare and others, wherein the said property was listed under item No. IX of the list of assets and the same was allotted to the VENDORS;

AND WHEREAS THE PURCHASER being personally known to the VENDORS and being aware that the VENDORS are desirous of selling the said property above, has approached the VENDORS and has offered to purchase property shall hereinafter be referred to as "**THE SAID PROPERTY**" for sake of brevity;



M. L. Wazir *Acis* *Hyson*

AND WHEREAS the VENDORS and the PURCHASER after having mutually agreed upon the terms and conditions the VENDORS have accepted the offer of the PURCHASER AND HAVE agreed to sell the SAID PROPERTY to the PURCHASER on the terms and conditions appearing hereinafter;

NOW THIS AGREEMENT WITNESSES AS UNDER :-

1. The VENDORS hereby agree to sell SAID PROPERTY for the consideration of one Villa admeasuring an area 301.95, in the said property which amount to **Rs. 1,52,50,000/- (Rupees One Crore Fifty-Two Lakhs Fifty Thousand Only)**.

2. It is agreed that the VENDORS shall obtain Sanad, licences, sanctions, permissions from the concerned licensing authorities including the Village Panchayat, Town and Country Planning Department and such other authorities, /bodies in the SAID PROPERTY at the cost of the PURCHASER.

3. The PURCHASER shall carry out development in the SAID PROPERTY at his own cost and expense or through any other source and the VENDORS shall not be liable to pay any other additional cost.

4. That the VENDORS simultaneously upon execution of this Agreement have put the PURCHASER in possession of the said property for the purpose of carrying out construction and development therein, however, in the event of no development being undertaken in the SAID PROPERTY, then nothing contained herein shall be construed as the possession of the SAID PROPERTY being transferred in favour of the PURCHASER.



M. Wazir *Jain* *Spencer*

5. THE VENDORS covenant that they have not entered into any agreement nor shall enter into any agreement with third parties during the subsistence of this AGREEMENT and also covenant that no encumbrance has been created on the said SAID PROPERTY which is the subject matter of this Agreement and that they have a clear and marketable title to the same and there is no impediment for granting the developmental and selling rights, in favour the PURCHASER.

6. The VENDORS hereby declare that:-

a) They have good right, full power and absolute authority to grant to the PURCHASER, the SAID PROPERTY and that neither they nor any one on their behalf have committed any act deed matter or thing whereby they are prevented from granting the SAID PROPERTY to the PURCHASER.

b) They have not in any way encumbered or agreed to encumber by way of any mortgage, charge, lien, trust, pledge or otherwise whatsoever, his right, title and interest in SAID PROPERTY.

c) They have not entered into any agreement with any person or persons nor have they received any deposit from any person in respect of SAID PROPERTY.

7. The PURCHASER hereby declare that:-

a) The PURCHASER shall not any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance,



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Jyoti

inconvenience, suffering, hardship or disturbance to the VENDORS.

b) That the PURCHASER being wholly and solely responsible for the day to day execution of civil works, planning and designing, marketing and sales.

c) That the VENDORS shall have the right to enjoy all the facilities of the development like landscape, security, etc., that may be built / provided by the PURCHASER just like the other prospective buyers of the proposed Villas.

8. All the expenses towards carrying out the development in SAID PROPERTY shall be borne by the PURCHASER and the OWNER shall in no way be liable or responsible to incur any expenditure.



9. The PURCHASER shall strictly adhere to the building bye-laws, rules and regulations in the process of arising out development in SAID PROPERTY.

10. The VENDORS also hereby permit the PURCHASER to enter into firm commitments and agreements with prospective clients, to construct premises in the form of Villas in the SAID PROPERTY and the VENDORS agree to get conveyed unto his prospective clients the proportionate undivided and impartible right /share in the land wherein the said premises or Villa are constructed or in favour of the PURCHASER provided that the VENDORS rights in the VILLA which the PURCHASER is supposed to construct in lieu of consideration of the said property is fully protected.

M. L. Wazir *For* *By*

11. That all the profits/losses arising out of such construction by the PURCHASER at the cost and expenses of the PURCHASER shall exclusively accrue to the PURCHASER and be enjoyed by him without any objection from the VENDORS and the VENDORS shall not be liable in any matter.

12. Both the parties herein are bound by the specific performance of this contract.

13. TIME shall be the essence of this contract.

14. The market value of the said property is **Rs. 1,52,50,000/- (Rupees One Crore Fifty-Two Lakhs Fifty Thousand Only)** as such stamp duty of 2.9% i.e. Rs. 4,42,300/- (Rupees Four Lakhs Forty-Two Thousand Three Hundred Only) has be paid by way of e-Challan bearing no. 202300932971 dated 26th December 2023 which is borne by the PURCHASER.

15. That there is no monetary consideration paid as such there is no TDS applicable as such TDS is not paid today.



M. L. ... *...* *...*

SCHEDULE

All that property known as "**GORBHAT**", situated in the Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North, State of Goa, not known to be described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez, Mapusa and surveyed under no. 1 sub-division no. 18 of Village Nachinola, Bardez, Goa and said property admeasures 1525 square meters, and bounded as under:-

East: By property bearing survey no. 1/19;

West: By property bearing survey no. 1/17;

North: By property bearing survey no. 1/4;

South: By property bearing survey no. 1/2;



IN WITNESS WHEREOF, the parties hereto have here unto set and subscribed their respective signatures on this Agreement on the day, month and year hereinabove mentioned, after fully understanding the contents thereof.

[Handwritten signatures in blue ink]

SIGNED SEALED AND DELIVERED

By the above named VENDORS:-

MR. ANTONIO FRANCISCO NAZARE



Ant

Ant

FINGERPRINTS:

Left Hand

Right Hand



M. L. Nazare

Ant

Ant

SIGNED SEALED AND DELIVERED
MRS. MARIA LAUREEN NAZARETH



M.L. Nazareth

FINGERPRINTS:

Left Hand

Right Hand



M.L. Nazareth *fair* *found*

SIGNED SEALED AND DELIVERED

By the above-named **PURCHASER**

MR. JYOTI RATH

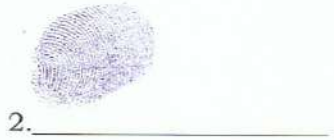


Jyoti Rath

FINGERPRINTS:

Left Hand

Right Hand



M. L. Wazath. Jyoti Rath

IN THE PRESENCE OF THE WITNESSES:-

1. Name: Adv. Chandrakant Kundaikar

Address: H.No. 23, Zorichem Bhat, Goa-Velha, Tiswadi, Goa-403108

Signature:  _____

2. Name: Anand Gajanan Gaonkar

Address: H.No. 420, Kumbharwada, Mayem, Bicholim Goa-403504

Signature:  _____

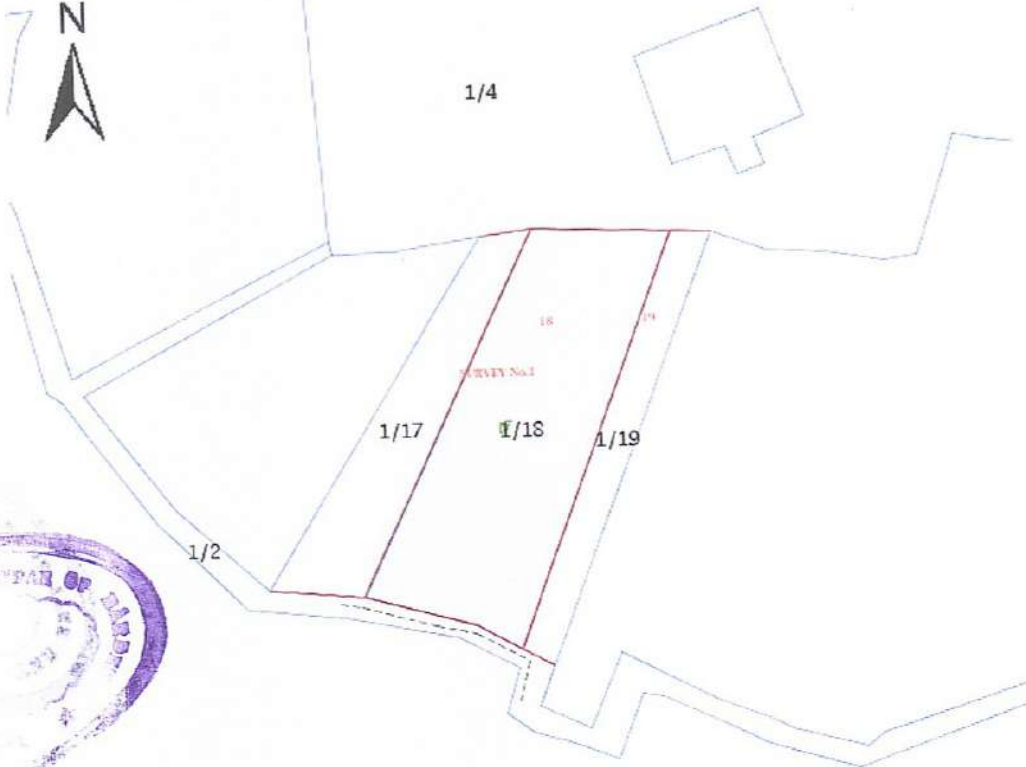




Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Nachinola Village
Survey No.: 1, Subdivision No.: 18

Scale 1:1000 Reference No.: CBAR122-4974-843691



M. D. Wazareth

[Signature]

[Signature]

This record is computer generated on 28-02-2022 10:18:14. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV
नमुना नं १ व १४

100014500214

Date: 28/02/2022

Page 1 of 2

Taluka	BARDEZ	Survey No.	1
तालुका		सर्वे नंबर	
Village	Nachinola	Sub Div. No.	18
गांव		हिस्सा नंबर	
Name of the Field	Gorbhat	Tenure	
शेताचें नांव		सत्ता प्रकार	

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.15.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जागीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.15.25

Remarks शेरा

Accessment	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकरी		फोर		प्रेदियाल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कळजेदारचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Antonio Francisco Nazare		71833	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
					वागायत	जिरायत	Nature	Area		
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	प्रकार	क्षेत्र	सिंचनाचा प्राप्ति	शेरा
	Nil									

End of Report

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

[Signature]

[Signature]



FORM I & XIV
नमुना नं १ व १४

100014500214

Date: 28/02/2022

Page 2 of 2

Taluka BARDEZ
तालुका
Village Nachinola
गांव
Name of the Field Gorbhat
शेतानें नांव

Survey No. 1
सर्वे नंबर
Sub Div. No. 18
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 28/02/2022 at 10:32:34AM as per Online Reference Number - 100014500214. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



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M. K. Wazir



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Jan-2024 11:37:02 am

Document Serial Number :- 2024-BRZ-255

Presented at 11:34:17 am on 11-Jan-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	442300
2	Registration Fee	457500
3	Processing Fee	1080
Total		900880

Stamp Duty Required : 442300/-







Stamp Duty Paid : 442300/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jyoti Rath , Father Name:Prashant Kumar Rath, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - A 304 Park Place DLF 5, Gurgaon, Haryana, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Antonio Francisco Nazare , Father Name:Bernardino Nazare, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. 286, Borvon Waddo, Near Church, Nachinola, Bardez, Goa- 403508, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Maria Laureen Nazareth , Father Name:Edward Charles Lobo, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 286, Borvon Waddo, Near Church, Nachinola, Bardez, Goa-403508, PAN No.:			
3	Jyoti Rath , Father Name:Prashant Kumar Rath, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, A 304 Park Place DLF 5, Gurgaon, Haryana, PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Chandrakant Kundaikar, Age: 44, DOB: , Mobile: 9881201819 , Email: , Occupation: Advocate , Marital status : Married , Address:403108, H.No. 23 Zorichem Bhat Goa Velha Tiswadi Goa, H.No. 23 Zorichem Bhat Goa Velha Tiswadi Goa, Goa-velha, Tiswadi, NorthGoa, Goa			
2	Name: Anand Gajanan Gaonkar, Age: 45, DOB: , Mobile: 7066927179 , Email: , Occupation: Service , Marital status : Married , Address:403504, H.No. 420 Kumbharwada Mayem Bicholim Goa-403504, H.No. 420 Kumbharwada Mayem Bicholim Goa-403504, Maem, Bicholim, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-255



Document Serial No:-2024-BRZ-255

Book :- 1 Document Registration Number :- BRZ-1-219-2024 Date : 11-Jan-2024
--

Handwritten signature

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

SUB-REGISTRAR
BARDEZ



(Rupees Two Lakh Four Thousand Only)

Phone No: 9810072667
Sold To/Issued To:
Jyoti Rath
For Whom/ID Proof:
Aadhar card



JUL-16-2022 11:49:02

₹ 0204000/-
ZERO TWO ZERO FOUR ZERO ZERO ZERO

Other
3B16345 1667972142654-00063453
3B16345 35/02/05/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

Mafonia
Authorised Signatory

Name of Purchaser JYOTI RATH



Sr. No. 2022-BR2-3313
18/07/2022

DEED OF SALE

THIS **DEED OF SALE** is executed on this 18th day of July 2022
at Mapusa, Bardez, Goa, India.

[Signature] *[Signature]* Anshul Sagar

CDSona

[Signature]

BETWEEN

1. **MR. ANSELM ROSARIO DE SOUZA** alias **ANTONIO JOSE FRANCISCO ANSELMO DO ROSARIO E SOUZA** alias **ANTONIO J. F DO R E SOUZA** alias **ANSELM D'SOUZA**, age 68 years, son of Camilo D'Souza, alias Camilo Manuel Antonio Henriques Rosario e Souza, married, service, Indian National, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9820082636, residing at Flat No. 102, Genesis Apartment, St. Francis Avenue Road, Near Khar Sub-way, Santacruz (West), Mumbai, Maharashtra-400054 and his wife;

2. **MRS. CHERYL MARIE D'SOUZA** alias **CHERYL D'SOUZA** alias **CHERYL SHANTI MARIE SOUZA**, age 66 years, daughter of Roque Isidore D'Souza, married, Indian National, housewife, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9819782636, residing at Flat No. 102, Genesis Apartment, St. Francis Avenue Road, Near Khar Sub-way, Santacruz (West), Mumbai, Maharashtra-400054

3. **MR. SAVIO GERALDO DE SOUZA** alias **SAVIO ANTONIO GERALDO DO ROSARIO E SOUZA** alias **SAVIO G DE SOUZA**, age 61 years, son of Camilo De Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, married, businessman, Indian National, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9850462842, residing at H.No. 281, Borvanwaddo, Nachinola, Bardez, Goa-403508 and his wife;



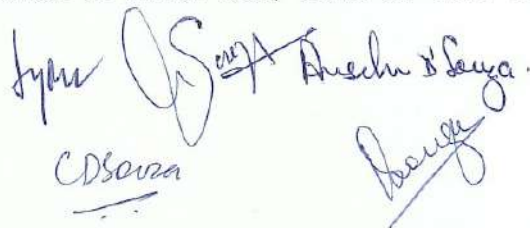
Handwritten signatures:
CDSouza
Souza

4. **MRS. CHERYL DE SOUZA**, age 56 years, daughter of Viven Coutinho, married, housewife, Indian National, having PAN Card bearing no. _____, having Aadhaar Card bearing no. _____, mobile no. 9823362576, residing at H. No. 281, Borvanwaddo, Nachinola, Bardez, Goa-403508, hereinafter called as the **"VENDORS"** (which expression shall mean and include his heirs, executors, administrators and assigns) of the ONE PART.

AND

MR. JYOTI RATH, son of Mr. Prashant Kumar Rath age 61 years, Architect, married, Indian National, having PAN Card No. _____, having Aadhaar Card bearing no. _____, phone number:-9810072667, email:-jyoti@jra.co.in, resident of A 304 Park Place DLF 5, Gurgaon, Haryana-122009, hereinafter called as the **"PURCHASER"** (which expression shall mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists property known as **"MADVALBATA"** also known as **"MOLVOLBATA"** also known as **"MODVOLAMCHEM BATA"** also known as **"MODVOLANCHEM BATA"** bearing survey no. 1 sub-division no. 15 of Village Nachinola, situated in Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land


Cheryl de Souza
Jyoti Rath

Registration Office of Bardez under no. 5957 at folio 338 of Book B- 39(old) enrolled in the Taluka Revenue office of Bardez under no. 500 and said property admeasures 775 square meters more specifically described in the schedule hereunder written hereinafter referred to as the **"SAID PROPERTY"**;

AND WHEREAS the said property described in the Land Registration Office of Bardez under no. 5957 at folio 338 of Book B- 39(old);

AND WHEREAS the said property earlier belonged to Mafalda Henriqueta de Siqueira wife of late Camilo Manoel do Rosario e Souza;

AND WHEREAS by Deed of Gift dated 29th May 1906, recorded at folio 37 onwards of Book no. 246 by the then Notary Public of Notarial Office of Judicial Division of Bardez, Nazario Vicente de Paulo Ribeiro, the said Mafalda Henriqueta de Siqueira gifted the said property along with other properties belonging to her to her only son Jose Francisco Anselmo de Sousa;

AND WHEREAS the said property stands inscribed in favour of Jose Francisco Anselmo de Sousa in the Land Registration Office of Bardez, under no. 8133 at folio 130 v of Book G-12;

AND WHEREAS on the demise of Jose Francisco Anselmo de Sousa, an Orphanological Inventory Proceedings no. 74.519/1928, were initiated in the Judicial Division of Bardez at Mapusa in its 3rd Office and the said property was listed under item No. 7 of the list of assets and the said property along with



Handwritten signatures:
Lyan
C. Sousa
Anselmo de Souza
Souza

other properties were allotted to Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza;

AND WHEREAS Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, was married to Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues;

AND WHEREAS on the demise of Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, an Inventory Proceedings no. 172/06/C, were initiated in the Court of Civil Judge Senior Division at Mapusa and the said property was listed under item No. 5 of the list of assets and the said property along with other properties were allotted and taken in auction by Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues;

AND WHEREAS the said Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues included her name in the Occupant's Column of the Form no. I and XIV of the Survey Record of Rights pertaining to the SAID PROPERTY bearing Survey no. 64 sub-division no. 1 of the Village survey of Nachinola - Bardez, Goa;

AND WHEREAS on the demise of Ernestina D'Souza alias Ernestina Argemira de Souza alias Argemira Ernestina Rodrigues alias Ernestina Rodrigues and Camilo Manuel do Rosario Souza alias Camilo Manuel Antonio Henriques Rosario e Souza, an Deed of Succession dated 6th July 2021, was recorded at pages 35 to 37 onwards of Book no. 874 executed before the



Camilo Manuel do Rosario Souza


Ernestina D'Souza

Sub-Registrar and Notary Ex-officio at Bardez declaring VENDORS as their legal heirs and successor;

AND WHEREAS in this manner the said VENDORS having become absolutely and exclusively entitled to the SAID PROPERTY the said VENDORS have possessed and enjoyed the SAID PROPERTY, quietly and peacefully, without any opposition, objection, obstruction, interference, interruption, let or hindrance from anybody whomsoever, right from the time they acquired the SAID PROPERTY until this day;

AND WHEREAS the said VENDORS further represented to the said PURCHASER that the said VENDORS are in quiet, uninterrupted, peaceful possession of the SAID PROPERTY without any let or hindrance from anybody whomsoever, and as such that the said VENDORS are fully empowered and entitled to deal with the SAID PROPERTY in the manner they wish including the disposal or alienation of the SAID PROPERTY;

AND WHEREAS considering the said representations and assurances of the said VENDORS, the said PURCHASER having proposed to purchase the SAID PROPERTY from the said VENDORS and the said VENDORS having accepted the proposal and offer of the said PURCHASER, the said VENDORS have agreed to sell and the said PURCHASER has agreed to purchase the SAID PROPERTY, for the total consideration of **Rs. 58, 25,000/- (Rupees Fifty Eight Lakhs Twenty Five Thousand)** only, which is fair **market value**, free from all encumbrances, charges and demands whatsoever;



[Signature]
CDSouza


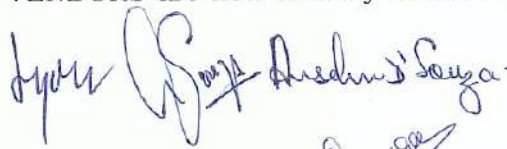

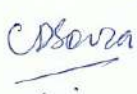
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Souza

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the said oral Agreement and in consideration of the said sum of **Rs. 58, 25, 000/- (Rupees Fifty Eight Lakhs Twenty Five Thousand) only** which has been paid by the said PURCHASER into the hands of the said VENDORS after deducting TDS, vide Demand Drafts, the receipt whereof, the said VENDORS does hereby admit, acknowledge and gives their full discharge to the said PURCHASER, the said VENDORS does hereby sell, convey, transfer and assign unto and to the use of the said PURCHASER, his heirs, executors, administrators, representatives, and assigns, the SAID PROPERTY which more specifically described in the Schedule hereunder written, AND ALL THE RIGHT, TITLE, INTEREST, PROPERTY CLAIM AND DEMAND whatsoever of the VENDORS unto or upon the SAID PROPERTY, hereby conveyed unto the said PURCHASER, his heirs, executors, successors, legal representatives, administrators and assigns, absolutely and forever, as ordinarily passed on such sale.

2. AND ALL the estate, right, title, interest, claim and demand whatsoever of the VENDORS into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE, HOLD, OWN and possess the same unto and to the use of the PURCHASER, absolutely and forever together with title deeds, writings and other evidence of title.

3. AND THE VENDORS do hereby covenants with the PURCHASER that notwithstanding any acts, deed or things therefore done, executed or knowingly suffered to the contrary, the VENDORS are now lawfully seized and possessed the SAID

PROPERTY free from encumbrances, attachments or defect in title whatsoever and that the VENDORS have full power and absolute authority to sell the SAID PROPERTY in the manner aforesaid.

4. AND THE PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the SAID PROPERTY without any claim or demand whatsoever from the VENDORS or any person or persons, claiming through or under them.

5. The VENDORS further covenant with the PURCHASER to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever in respect to the SAID PROPERTY.

6. AND THE VENDORS do hereby covenant and declare that there are no attachment or notice/s from the Central or State Government or any other local body or authority under any Act, or Scheme or Legislative Enactment, Government Ordinance, Order or Notification including Notice/Proceedings for Acquisition / Requisition had/has been received by/or served upon the VENDORS and that the SAID PROPERTY or any part thereof is not subject to any attachment or recovery proceedings under the Income Tax Act, or any other act or statute, law or regulation;

7. AND THE VENDORS, also hereby agrees to save harmless, and keep indemnified the PURCHASER from and against all losses, damages, costs and expenses which he may sustain or incur by reason of any legal and liable claim being made by anybody whomsoever to the SAID PROPERTY and it



[Handwritten signature]
C. Sarva

[Handwritten signature]
Anesh S. Bora

shall be the responsibility of VENDORS at their own costs and expenses, to handle any litigation or any other matter in relation to the SAID PROPERTY in respect of any claims made by persons claiming any title, right and interest through the VENDORS and to pay all costs and manse profits and other expenses, whatsoever, in relation to the SAID PROPERTY and the PURCHASER shall not be responsible or liable in any way in respect of the same.

8. In case, the PURCHASER is ever dispossessed of the SAID PROPERTY or any part thereof by reason of any defect in the title of the VENDORS to the SAID PROPERTY, the VENDORS do hereby agree and undertake to repay to the PURCHASER the entire consideration paid by the PURCHASER to the VENDORS for the conveyance of the SAID PROPERTY in favour of the PURCHASER or, as the case may be, or such portion thereof as shall bear proportion to the SAID PROPERTY or part thereof wherefrom the PURCHASER is dispossessed; and shall keep the PURCHASER fully saved and indemnified in this regard.

9. AND THE VENDORS do hereby undertake to pay off whatsoever taxes, liabilities, loans or dues that are liable to be paid towards the SAID PROPERTY, which are due as on the date of executing this Deed of Sale and if at all the same remains to be paid for whatsoever reason then the VENDORS do hereby indemnify the PURCHASER that the same shall be made good immediately.

10. AND THE VENDORS has not entered into any Agreement and/or Sale Agreement or Mortgage or Hypothecation, or any other form of transaction whereby the SAID PROPERTY has



By Aswini Anand's Souza
CSouza Souza

been offered as a security for the payment or performance of any money or thing, or Sale Deed with any other person/s, Builders, Developer, or other Purchasers and/or Banks and Financial Institution of any type, nor received from them any loan, advance, earnest money deposit, in respect of the SAID PROPERTY.

11. AND THE VENDORS have no objection to enter the name of the PURCHASER in form I&XIV of the survey records bearing survey no. 1 sub-division no. 15, of village Nachinola and give their consent for it to make requisite applications for the said purpose.

12. AND THE VENDORS shall sign on all necessary papers without additional consideration and shall if required attend the office of the Mamalatdar, Talathi or any other Department, Government Office to help PURCHASER to enter his name in their books/ records.

13. AND THE VENDORS and all persons claiming under them further covenant that the VENDORS shall and will, from time to time, upon 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 absolutely granting and assuring the SAID PROPERTY and every part thereof unto the PURCHASER in the manner aforesaid and as may be required for placing the PURCHASER in possession of the same according to the true intent and meaning of this Deed and thereby granting a clear and marketable title to the PURCHASER.



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A signature in blue ink below it, possibly reading "C. Sanyal".
A signature in blue ink to the right, possibly reading "Anand S. Sanyal".
A signature in blue ink below it, possibly reading "Anand S. Sanyal".


14. AND THAT the SAID PROPERTY is situated close to the Nachinola Church and while developing the SAID PROPERTY the PURCHASER shall follow all the guidelines of easement and setbacks if applicable under the Town and Country Planning Act and amendments thereon.

15. AND THAT the SAID PROPERTY is believed and shall be taken to have been correctly described in the schedule hereunder written and sold, and if any error, misstatement or omission be subsequently discovered the same shall not annul this sale but shall be suitably corrected by all parties hereto and/or by their respective heirs and successor.

16. AND THE VENDORS has simultaneously on the execution of the present Deed of Sale, delivered to the said PURCHASER, the quiet, exclusive and peaceful possession of the SAID PROPERTY.

17. The Market value of the SAID PROPERTY is **Rs. 58,25,000/- (Rupees Fifty Eighty Lakhs Twenty Five Thousand) only**, as such stamp duty of Rs. 2,04000/- (Rupees Two Lakhs Four Thousand only) is affixed on the market value by way of franking which is borne by the PURCHASER.

18. The VENDORS and the PURCHASER hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.



Sd/- Anshu D Gupta
Sd/- Anshu D Gupta
Chhara
Banga


SCHEDULE


ALL THAT PROPERTY known as "MADVALBATA" also known as "MOLVOLBATA" also known as "MODVOLAMCHEM BATA" also known as "MODVOLANCHEM BATTI" bearing survey no. 1 sub-division no. 15 of Village Nachinola, situated in Village Nachinola, Bardez, Goa, within the limits of the Village Panchayat of Nachinola, Bardez Taluka, Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 5957 at folio 338 of Book B- 39 (old) enrolled in the Taluka Revenue office of Bardez under no. 500 and said property admeasures 775 square meters and the same is bounded as under:



- On the East: by property bearing survey no. 1 sub-division no. 16;
- On the West: by property bearing survey no. 1 sub-division no. 2 i.e footpath beyond which lies property bearing survey no. 1 sub-division no. 3;
- On the North: by property bearing survey no. 1 sub-division no. 4;
- On the South: by property bearing survey no. 1 sub-division no. 2 i.e footpath;

IN WITNESS WHEREOF, the said VENDORS and PURCHASER and upon having read over and understood all the contents as hereinabove, have hereto in token of their acceptance and acknowledgement thereof, set and subscribed their respective signature at Mapusa, Bardez, Goa, India, on the day, month and year first herein above written.


CDSorza


Aashu B. Baga

SIGNED AND DELIVERED BY THE WITHIN NAMED

VENDORS:

**MR. ANSELM ROSARIO DE SOUZA alias ANTONIO JOSE
FRANCISCO ANSELMO DO ROSARIO E SOUZA alias
ANTONIO J. F DO R E SOUZA alias ANSELM D'SOUZA**



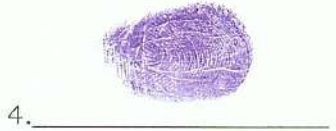
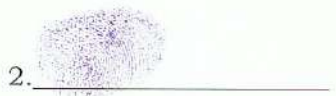
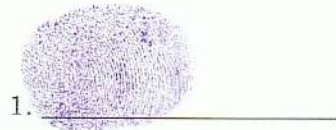
Anselm D'Souza

Anselm D'Souza

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By  *Anselm D'Souza.*
CDSouza 

SIGNED AND DELIVERED BY THE WITHINNAMED

MRS. CHERYL MARIE D'SOUZA

alias **CHERYL D'SOUZA**

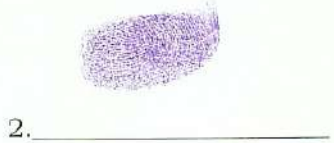
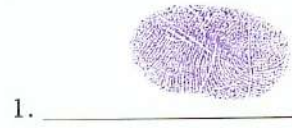
alias **CHERYL SHANTI MARIE SOUZA**



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Cheryl Marie D'Souza *Cheryl Marie D'Souza*

CDSouza

SIGNED AND DELIVERED BY THE WITHIN NAMED

MR. SAVIO GERALDO DE SOUZA

alias **SAVIO ANTONIO GERALDO DO ROSARIO E SOUZA**

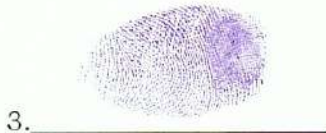
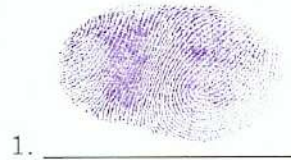
alias **SAVIO G DE SOUZA**



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CDSouza


Souza

**SIGNED AND DELIVERED BY THE WITHIN NAMED
MRS. CHERYL DE SOUZA**



CDSouza

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CDSouza

De Souza

SIGNED AND DELIVERED BY THE WITHIN NAMED

PURCHASER:

MR. JYOTI RATH



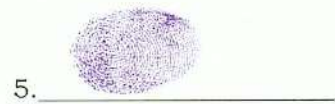
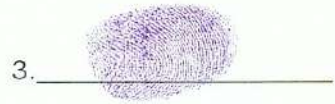
Jyoti

Jyoti

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Witness:

1. Adv. Chandrakant Kundalkar
2. Anand Gaonkar

Jyoti Deepa Ashu's Soga
CDSoga Deepa



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FORM I & XIV

नमुना नं १ व १४

Date : 01/07/2022

Page 1 of 2

Taluka BARDEZ
तालुका
Village Nachinola
गांव
Name of the Field Madvalanche Bhat
शेताचें नांव

Survey No. 1
सर्वे नंबर
Sub Div. No. 15
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.07.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.75

Un-cultivable Area (Ha.Ars Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.07.75

Remarks शेरा

Assessment : आकलन	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कळगिरीचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Ernestina D' Souza alias Ernestina Argemira de Souza		23811	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राार	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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

Ernestina D' Souza
CSO
Souza



FORM I & XIV

नमुना नं १ व १४

100015258191

Date : 01/07/2022

Page 2 of 2

Taluka BARDEZ
तालुका
Village Nachinola
गांव
Name of the Field Madvalanche Bhat
शेताचें नांव

Survey No. 1
सर्वे नंबर
Sub Div. No. 15
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 01/07/2022 at 3:52:17PM as per Online Reference Number - 100015258191. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



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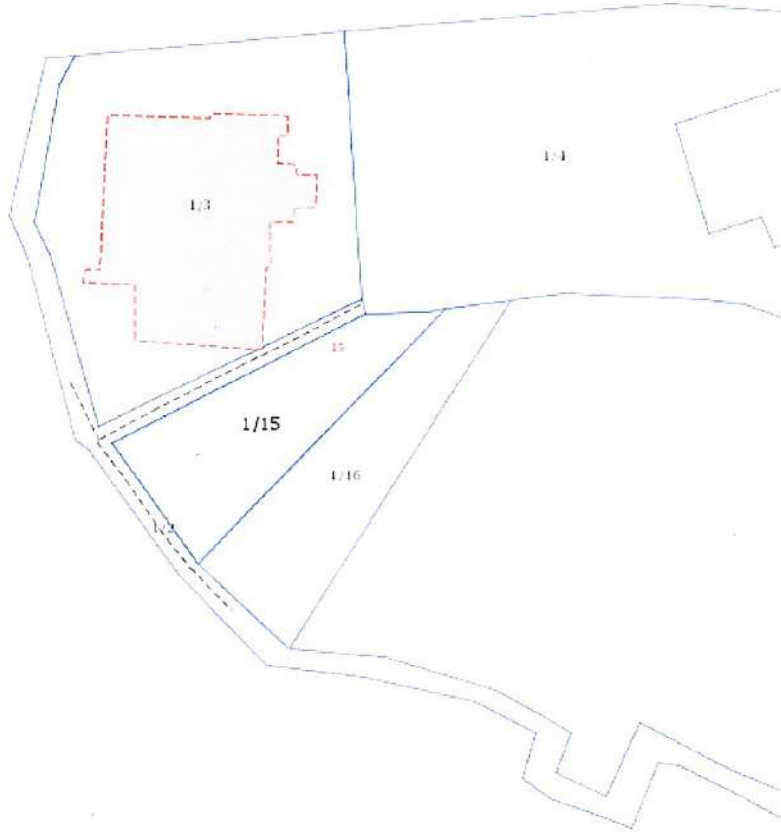


Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Nachinola Village
Survey No.: 1 , Subdivision No.: 15

Scale 1:1000

Reference No.: CBAR122-17354-930338



Syau *Asst. Surveyor* *Bardez Taluka* *CBAR122* *15*

This record is computer generated on 01-07-2022 04:02:00. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

(Rupees One Lakh Twenty Six Thousand Only)

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S. S. S. S.
Authorized Signatory

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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 41387 NON JUDICIAL गीवा
199299 JAN 09 2019



2970 098 190 91 2970 290 2070 15:48

Rs. 0126000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Syoti RATH

1/16



2019 - BEZ - 70

15 - 01 - 2019

DEED OF SALE

S. S. S. S.

Syoti

THIS **DEED OF SALE** is made and executed at Mapusa, Goa on this day of 10th of January of the year Two Thousand Nineteen (10/01/2019)

BETWEEN

1. **MR. DONAT JOAQUIM PIMENTA**, son of late Mr. Patrick Natividade Pimenta, aged 79 years, retired, married, Indian National, PAN Card No _____ Aadhar Card NO _____ and his wife,
2. **MRS. CYNTHIA LOURDES PIMENTA**, daughter of late Mr. Ernest Francis Lobo, aged 75 years, retired, married, Indian National, PAN Card No _____ , Aadhar Card NO _____ , both resident of 2nd floor, Shangriila, Rebello road, Bandra, Mumbai, 400 050 and also presently residing at House NO.341, Boron Wado, Nachinola, Bardez, Goa , 400 508
3. **MR. DHIREN JOSEPH PIMENTA**, son of Mr. Donat Joaquim Pimenta, aged 45 years, married, service, Australian National of Indian Origin, PAN Card No _____ , OCIA No.:- A1341935 and his wife,
4. **MRS. NIRMALA CLARA GOMES ALIAS NIRMALA CLARA PIMENTA**, daughter of Mr. Theodore John Gomes aged 45 years, married, service, Australian National of Indian Origin, PAN Card No _____ , OCIA No A1341937, both resident of 5, Chiswick Place, Cherrybrook, NSW 2126, Australia.
5. **MRS. RENUKA MARIA PIMENTA alias RENUKA MARIA MENDONCA**, daughter of Mr. Donat Joapquim Pimenta, aged 47 years, married, service, Australian National of Indian Origin, PAN Card No _____ , OCIA No A0950484 and her husband,



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6. **MR GERARD MENDONCA**, son of late Mr. Louis Mendonca, aged 52 years, married, business/service, Australian National Indian Origin, PAN Card No _____, OCIA No A218652 both resident of 36, Centenary Avenue, North Mead, NSW 2152, Australia.

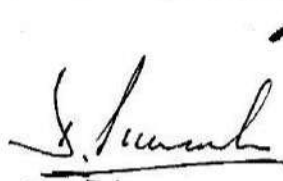
All are hereinafter jointly and collectively referred to as the "**VENDORS**" (which expression unless repugnant to the context shall mean and include their legal heirs, legal representatives, successors-in-interest, executors and assigns) of the **FIRST PART**;

AND

Mr. JYOTI RATH, son of Mr Prasant Kumar Rath, aged 57 years, married, Architect, Pan Card No _____, Aadhar Card NO _____, resident of House No. 148, Vista Villas, Sector 46, Gurgaon, Haryana, hereinafter referred to as "**PURCHASER**" (which expression shall, unless repugnant or contrary to the context or meaning thereof, shall mean and include all his legal heirs, legal representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

The **VENDOR No.2** is represented herein by her husband **MR. DONAT JOAQUIM PIMENTA**, by virtue of document of Power of Attorney dated 08/01/2019 executed before the Notary Mr Y. Zuzarte,, Mapusa, Goa under his Reg. NO.302/2019 which Power of Attorney is valid, subsisting and not revoked.

The **VENDOR Nos. 3 and 4** are represented herein by his/her father/father-in-law **MR. DONAT JOAQUIM PIMENTA**, by virtue of document of Power of Attorney dated 11/10/2018 executed before Solicitor & Public Notary Yi Ern Phang, George





Street, Parramatta, NSW, 2150, Australia, which Power of Attorney is attested and certified by the Additional Collector-I of North Goa District, Panaji. The said Power of Attorney is valid, subsisting and not revoked.

The VENDOR No. 5 is represented herein by her father **MR. DONAT JOAQUIM PIMENTA**, by virtue of document of Power of Attorney dated 9/10/2018 executed before Solicitor & Public Notary Yi Ern Phang, George Street, Parramatta, NSW, 2150, Australia, which Power of Attorney is attested and certified by the Additional Collector-I of North Goa District, Panaji. The said Power of Attorney is valid, subsisting and not revoked.

The VENDOR No.6 is represented herein by his father in law **MR. DONAT JOAQUIM PIMENTA**, by virtue of document of Power of Attorney dated 13/12/2018 executed before the Notary Mr. Vikesh Harmalkar under his Reg. NO.4134/18 which Power of Attorney is valid, subsisting and not revoked.



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

- a. That there exist Property named as **ONTICHE BHAT** also known as **MODUALACHEM BHAT** also known as **OTNECHEN BHAT** also named as **MADVALCHE BHAT** also named as **VOLENCHÉ BATTÁ** also named as **VOLENACHEM BATTÁ** situated at Nachinola, within the jurisdiction of Village Panchayat of Nachinola, Nachinola village, Sub District of Bardez, State of Goa and described in the Land Registration Office of Bardez under No.17552 at page 141 V of Book B-45 new and not enrolled in the Land Revenue Office of Bardez Taluka, which entire property is surveyed under Survey Nos.

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66/2 (4650 m2), 64/2 (550 m2) and 1/16 (825 m2) of Village Nachinola, Bardez Taluka having total admeasuring an area of 6025 sq. mtrs. This property is hereinafter referred to as the Said Entire Property.

- b. The Said Entire Property originally belonged to Luiz Antonio Conceicao Gomes alias Luis Antonio Consessao Gomes and Maria Florinda Carvalho e Gomes alias Maria Ana Filomena Carvalho alias Ana Florinda Carvalho alias Maria Florinda Carvalho alias Filmena Carvalho and the name of said Luis and his wife Maria were inscribed in the records of Land Registration Office under Inscription No.12579 at page 125 V of Book G 18 of the Said Entire Property.
- c. The Said Luis and his wife Maria expired leaving behind their only daughter namely Mrs. Maria Julia Gomes alias Julis Gomes alias Maria Julia Gomes e Fernandes alias Juliana Gomes married to Mr. Domingos Caetano Jose Fernandes as their sole and universal heirs.
- d. The said Domingos Caetano Jose Fernandes expired at Aldona on 27/4/1949 without any ascendants or descendants and leaving behind his widow as his sole and universal heirs.
- e. Ms. Maria Julia Gomes expired at Aldona, Bardez, Goa on 08/7/86 without any ascendants or descendants.
- f. During the lifetime of Ms. Maria Julia Gomes, She executed a Will dated 21/11/85 drawn at page 79 onwards of Book No.133 in the office of Sub Registrar of Bardez, bequeathing all her rights in her moveable and immovable properties in favour of Domingos Antonio Sequeira e Fernandes.
- g. By virtue of Deed of Succession dated 12/3/1990 drawn at pages 31 overleaf onwards of Book No.744 in the office of the Notary Ex-Officio of Bardez at Mapusa, Goa, the said Domingos Antonio Sequeira e Fernandes was declared as sole and universal heirs of the said Maria Julia Gomes.



Shankar - *Shankar*

- h. By virtue of another Deed of Succession dated 19/7/94 drawn at page 51 v onwards of Book No.775 in the office of Notary Ex-Officio of Bardez at Mapusa, Goa, incorporating the succession in detail from Luis Antonio Consessao Gomes to Maria Julia Gomes and thereby declaring and confirming Mr. Domingos Antonio Sequeira e Fernandes and his wife Maria Josefa Fernandes are the sole and universal heirs of Maria Julia Gomes.
- i. The said Mr. Domingos Antonio Sequeira e Fernandes and his wife Maria Josefa Fernandes sold the Said Entire Property to Mrs. Martha Palmira Fernandes by virtue of Deed of Sale dated 22/07/1994 duly registered in the office of Sub Registrar of Bardez at Mapusa, Goa
- j. Vide Deed of Sale dated 06/01/1995 duly registered in the office of Sub Registrar of Bardez at Mapusa, Goa under Reg. No.1633, Book No. I, Volume No.323 and registered on 12/09/1995, Mrs. Martha Palmira Fernandes and her husband Mr. Freddy Arcanjo Alfred Fernandes sold the Said Entire Property to the VENDORS No.1,3 and 5.
- k. The VENDOR NO.2 is legally wedded wife of the VENDOR NO.1. The VENDOR No.4 is legally wedded wife of the VENDOR No.3. The VENDOR No.6 is legally wedded husband of the VENDOR NO.5. The VENDOR Nos, 1,3 and 5 are Goan Origin and therefore the VENDORS jointly owned and possessed the Said Entire Property being lawful owners thereof.
- l. As described hereinabove, the VENDORS herein are the lawful owners and in possession of the Said Entire Property without any interruption and obstruction from the third party.

AND WHEREAS pursuant to the purchase of the Said Entire Property, the VENDORS had constructed the residential house on the one of the Plot of the Said Entire Property bearing Survey NO.1/16 (825 m2) after obtaining all required permissions and licenses from






the concerned authorities/department and the Village Panchayat of Nachinola allotted House Number bearing House No.341 to the said residential house for the purpose of assessment of house tax ;

AND WHEREAS based upon above representations and declarations, the VENDORS have approached and requested the PURCHASER to purchase one of the Plot of land of the Said Entire Property bearing Survey No. 1/16 (825 m²) along with the residential house bearing No.341 existing thereon in Nachinola village, Bardez Taluka for total consideration of Rs.42,00,000/- (Rupees Forty Two Lakhs Only) and the PURCHASER believing the aforesaid representation and declaration true and correct have agreed to purchase the same from the VENDORS herein for the said price consideration of Rs.42,00,000/- (Rupees Forty Two lakhs only) which is its true and correct market value thereof;

AND WHEREAS the Plot of Land surveyed under Survey No.1/16 alongwith the residential house existing thereon are more particularly described in the Schedule hereto and is hereinafter collectively referred to as the Said Plot ;

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,


S. L. Kulkarni

S. L. Kulkarni

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.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. IN PURSUANCE of price consideration of Rs.42,00,000 /- (Rupees Forty Two 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 do hereby forever acquit, release and discharge the PURCHASER, THEY THE VENDORS as the absolute and exclusive owners of the "Said Plot" bearing Survey No.1/16 (825 m2) alongwith the residential house bearing No.341 in Nachinola village, Bardez Taluka more particularly described in Schedule hereto do hereby grant, sell, assign, transfer and convey UNTO AND TO THE USE OF the PURCHASER absolutely and forever the "Said Plot" alongwith the residential house bearing No.341 TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the "Said Plot" alongwith the residential house bearing No.341 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.

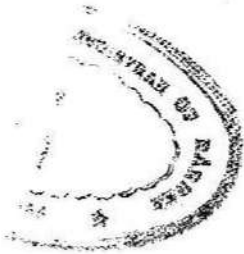


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2. The VENDORS do hereby acknowledge to have received from the PURCHASER the entire price consideration of Rs. 42,00,000/- (Rupees Forty Two lakhs Only) and the VENDORS herewith give complete discharge to the PURCHASER in respect of the said amount. The PURCHASER have paid to the VENDORS the entire price consideration of Rs.42,00,000/- (Rupees Forty Two lakhs Only) in the following manner at the instructions and request of the VENDORS :-

- a. An amount of Rs.5,54,400 /- (Rupees Five Lac forty four Thousand four Hundred Only) by way of Cheque No 008831 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR NO 1.
- b. An amount of Rs.1,45,600 /- (Rupees One Lac Forty Five Thousand six Hundred Only) deposited in the Permanent Account Number of the VENDOR No.1 in terms of Section 195 of Income Tax Act, 1961.
- c. An amount of Rs.5,54,400 /- (Rupees Five Lac forty four Thousand four Hundred Only) by way of Cheque No. 008834 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR NO 2.
- d. An amount of Rs.1,45,600 /- (Rupees One Lac Forty Five Thousand six Hundred Only) deposited in the Permanent Account Number of the VENDOR No.2 in terms of Section 195 of Income Tax Act,1961.
- e. An amount of Rs.5,54,400 /- (Rupees Five Lac forty four Thousand four Hundred Only) by way of Cheque No. 008848 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR NO 3.
- f. An amount of Rs.1,45,600 /- (Rupees One Lac Forty Five Thousand six Hundred Only) deposited in the Permanent



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Account Number of the VENDOR No.3 in terms of Section 195 of Income Tax, 1961.

- g. An amount of Rs.5,54,400 /- (Rupees Five Lac forty four Thousand four Hundred Only) by way of Cheque No. 008841 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR NO 4 in favour of VENDOR NO 4.
- h. An amount of Rs1,45,600 /- (Rupees One Lac Forty Four Thousand Three Hundred and eighty Only) deposited in the Permanent Account Number of the VENDOR No.4 in terms of Section 195 of Income Tax, 1961.
- i. An amount of Rs.5,54,400 /- (Rupees Five Lac forty four Thousand four Hundred Only) by way of Cheque No. 008837 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR NO 5.
- j. An amount of Rs1,45,600 /- (Rupees One Lac Forty Four Thousand Three Hundred and eighty Only) deposited in the Permanent Account Number of the VENDOR No.5 in terms of Section 195 of Income Tax, 1961.
- k. An amount of Rs.5,54,400 /- (Rupees Five Lac forty four Thousand four Hundred Only) by way of Cheque No. 008845 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR NO 6.
- l. An amount of Rs1,45,600 /- (Rupees One Lac Forty Four Thousand Three Hundred and eighty Only) deposited in the Permanent Account Number of the VENDOR No.6 in terms of Section 195 of Income Tax, 1961.

3. The VENDORS declares that entire price consideration amount of Rs.42,00,000/- (Rupees Forty Two lakhs Only) has been made as per their own collective instruction given to the PURCHASER and they declare that such payment is received



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by the VENDORS without any further claim or demand against the PURCHASER.

4. The VENDORS have delivered unto the PURCHASER exclusive and vacant possession of the "Said Plot" alongwith residential house existing thereon and the PURCHASER have taken the possession of the same from the VENDORS at the time of execution of this deed.

5. The VENDORS have jointly and severally represented and declared to the PURCHASER pertaining to the Said Plot and the residential house existing thereon 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 Municipal Act or 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



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had/has been issued and served upon the VENDORS in respect of the "Said Plot".

6. The VENDORS hereby accord and convey their "consent" and "no objection" to include the name of the PURCHASER as lawful owner thereof in the relevant column of Form I & XIV of Survey No.1/16 of Nachinola village Bardez Taluka after deleting the existing names from the column of Occupant.
7. The VENDORS hereby accord and convey their consent and no objection to transfer the residential house bearing No.341 in the name of PURCHASER in the records of Village Panchayat of Nachinola.
8. The VENDORS hereby accord and convey their consent and no objection to transfer the electricity and water connection of residential house bearing No.341 in the name of PURCHASER in the concerned department.



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, etc and/or For clearance of any encumbrances found on "Said Plot".

10. 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.

11.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.

12.The parties hereto hereby declare that the land under transactions is non agricultural land and they own the responsibility for the said averments that the transactions is in compliance of FEMA/R.B. I guidelines.

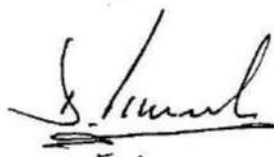
13.The VENDORS and the PURCHASER are not belonging to Schedule Caste and Schedule Tribe community.

14.The market value of "Said Plot" (825 m2) alongwith residential house existing thereon conveyed hereunder is Rs 42,00,000 /- (Rupees Forty Two lakhs Only).

SCHEDULE

(Said Plot along with residential House)

ALL THAT PLOT OF LAND ALONGWITH RESIDENTIAL HOUSE EXISTING THEREON surveyed under Survey No.1/16 having an area of 825 square metres of Nachinola village, Bardeez Taluka which Plot of land is part and parcel of the landed Property named as **ONTICHE BHAT** also known as **MODUALACHEM BHAT** also known as **OTNECHEN BHAT** also named as **MADVALCHE BHAT** also named as **VOLENCHÉ BATTÁ** also named as





VOLENACHEM BATTA situated at Nachinola, within the jurisdiction of Village Panchayat of Nachinola, Nachinola village, Sub District of Bardez, State of Goa and described in the Land Registration Office of Bardez under No.17552, at page 141 V of Book B-45 new and not enrolled in the Land Revenue Office of Bardez Taluka.

The Said residential house is having House NO. 341 allotted by the Village Panchayat of Nachinola for the purpose of house tax.

In terms of survey records of Nachinola village, the Said Plot surveyed under Survey No.1/16 is bounded as under :

East : by the property surveyed under Survey No.1/17

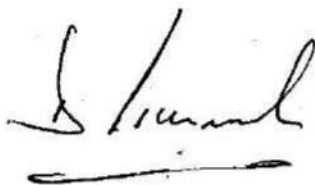
West : by the property surveyed under Survey No.1/15

North : by the Hill of Comunidade of Nachinola surveyed under
Survey No.1/4

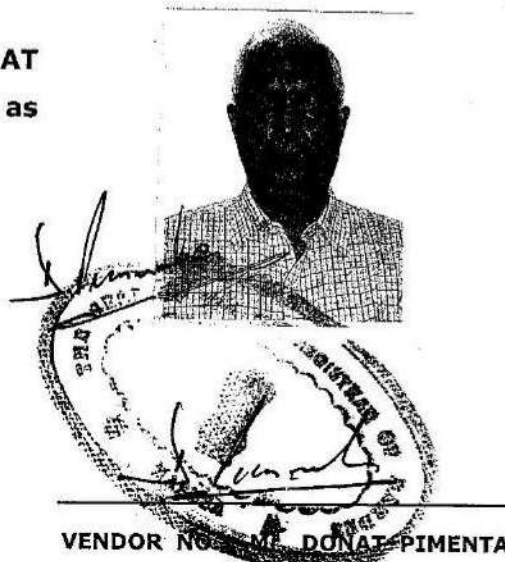
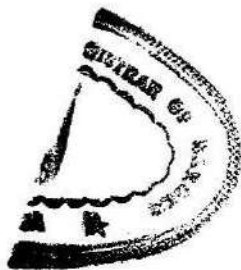
South by road

Said Plot alongwith house 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

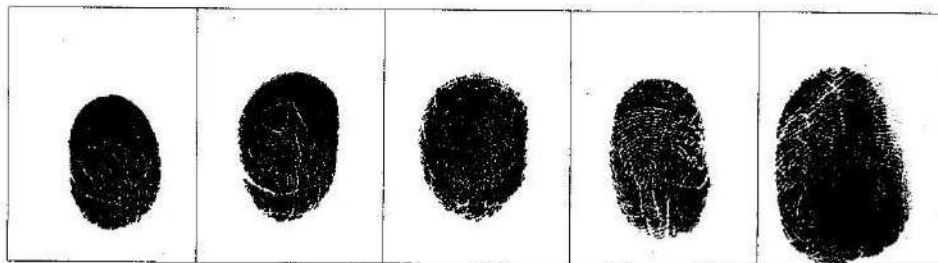



SIGNED AND DELIVERED by
the withinnamed **VENDORS**
VENDOR NO.1 Mr. DONAT
PIMENTA for self and as
constituted attorney
Of **VENDORS NO. 2 to 6**

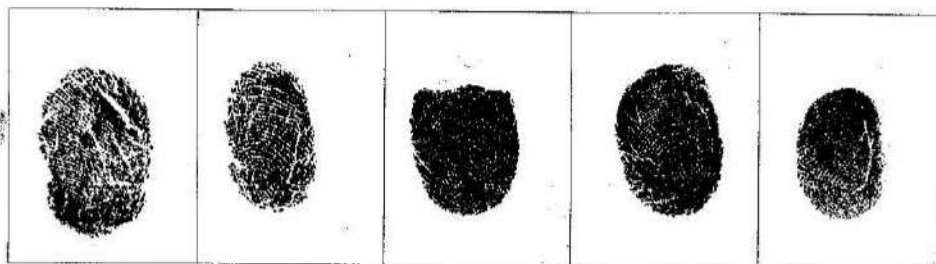


VENDOR NO. 1 Mr. DONAT PIMENTA
for self and as constituted attorney
Of **VENDORS NO. 2 to 6**

Left hand finger prints



Right hand finger prints



Donat Pimenta

Donat

SIGNED AND DELIVERED by
the withinnamed PURCHASER
Mr. JYOTI RATH



Mr. JYOTI RATH



Left hand finger prints



Right hand finger prints

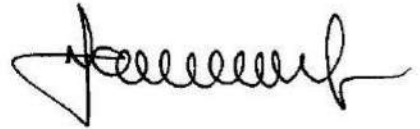


Jyoti

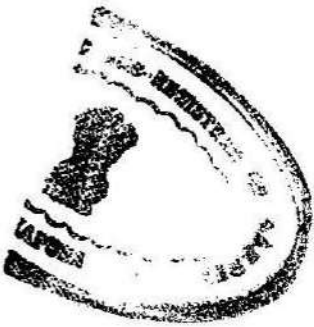
Jyoti

WITNESSETH :-

1. Nitin U. Sawant
H.NO:- 137, vadem,
TALAVIM, Ponda, Goa



2. Antonio Nazari
Nachinola
Bardez -GOA

Shankar Jyons

Government of Goa**Document Registration Summary 2**

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

Print Date & Time : - 15-Jan-2019 01:01:44 pm

Document Serial Number :- 2019-BRZ-70




Presented at 12:01:55 pm on 15-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	126000
2	Registration Fee	84000
3	Mutation Fees	1000
4	Processing Fee	660
Total		211660








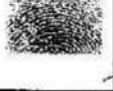

Stamp Duty Required :126000

Stamp Duty Paid : 126000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jyoti Rath ,S/o - D/o Prasant Kumar Rath Age: 57, Gender:Male, Occupation: Other, Address1 - House No 148 Vista Villas Sector 46 Gurgaon Haryana, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Donat Joaquim Pimenta ,S/o - D/o Patrick Pimenta Age: 79, Gender:Male, Occupation: Other, Address1 - Shangrila Rebello road Bandra Mumbai , Address2 - , PAN No.:			
2	Donat Joaquim Pimenta ,S/o - D/o Patrick Pimenta Age: 79, Gender:Male, Occupation: Other, Address1 - Shangrila Rebello road Bandra Mumbai , Address2 - , PAN No.:			
3	Donat Joaquim Pimenta ,S/o - D/o Patrick Pimenta Age: 79, Gender:Male, Occupation: Other, Address1 - Shangrila Rebello road Bandra Mumbai , Address2 - , PAN No.:			
	Donat Joaquim Pimenta ,S/o - D/o Patrick Pimenta			

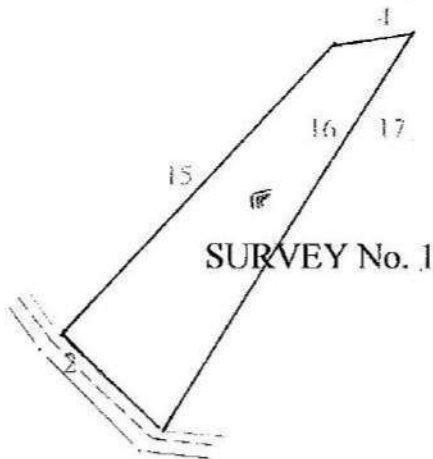


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

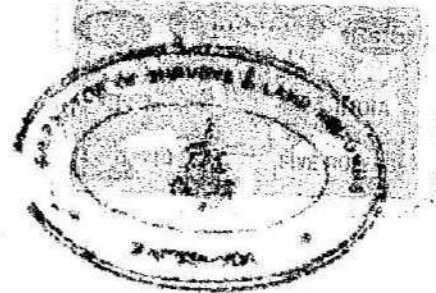
Inward No: 5689



Plan Showing plots situated at
Village : NACHINOLA
Taluka : BARDIEM
Survey No./Subdivision No. : 1/ 16
Scale : 1 : 1000



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.












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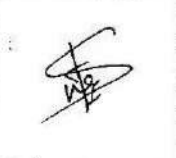


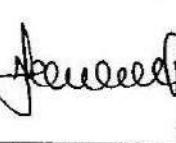
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On : 21-06-2018

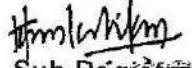
Compared By: *dravi*

4	Age: 79, Gender: Male, Occupation: Other, Address1 - Shangrila Rebello road Bandra Mumbai , Address2 - , PAN No.:			
5	Jyoti Rath ,S/o - D/o Prasant Kumar Rath Age: 57, Gender: Male, Occupation: Other, Address1 - House No 148 Vista Villas Sector 46 Gurgaon Haryana, Address2 - , PAN No.:			
6	Donat Joaquim Pimenta ,S/o - D/o Patrick Pimenta Age: 79, Gender: Male, Occupation: Other, Address1 - Shangrila Rebello road Bandra Mumbai, Address2 - , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Tushar Naik 403104, H.no. 505 Dongrim Tiswadi Goa, H.no. 505 Dongrim Tiswadi Goa Mandur, Tiswadi, NorthGoa, Goa			
2	Nitin Umesh Sawant 403401, Telaulim Ponda Goa, Telaulim Ponda Goa Telaulim, Ponda, SouthGoa, Goa			


Sub-Registrar
SUB-REGISTRAR
BARDEZ

(Rupees Ninety Six Thousand Only)

For CITIZEN CREDIT™
CO-OP BANK LTD
[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 41388 NON JUDICIAL मंजूर
137296 JAN 09 2019
2010 2010 2010 20 2010 2010 2010 15:48
R.0096000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser शोटी राय

117



2019-BR2-69

15-01-2019

DEED OF SALE

[Signature]

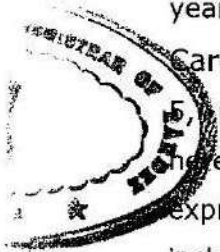
[Signature]

THIS **DEED OF SALE** is made and executed at Mapusa Goa on this day of 10th of January of the year Two Thousand Nineteen (10/01/2019)

BETWEEN

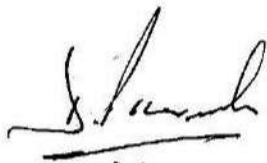
1. MR. DHIREN JOSEPH PIMENTA, son of Mr. Donat Joaquim Pimenta, aged 45 years, married, service, Australian National of Indian Origin, PAN Card No. _____, OCIA No.:- A1341935 and his wife

2. MRS.NIRMALA CLARA GOMES alias NIRMALA CLARA PIMENTA, daughter of Mr. Theodore John Gomes aged 45 years, married/service, Australian National Indian Origin, PAN Card No _____, OCIA No A1341937, both resident of 5, Chiswick Place, Cherrybrook, NSW 2126, Australia, hereinafter collectively referred to as the **"VENDORS"** (which expression unless repugnant to the context shall mean and include all their legal heirs, legal representatives, successors-in-interest, executors and assigns) of the **FIRST PART;**



AND

Mr. JYOTI RATH, son of Mr. Prasant Kumar Rath, aged 57 years, married, Architect, Pan Card No _____ Aadhar Card NO _____ resident of House No. 148 Vista Villas, Sector 46, Gurgaon, Haryana, hereinafter referred to as **"PURCHASER"** (which expression shall, unless repugnant or contrary to the context or meaning thereof, shall mean and include all his legal heirs, legal representatives, successors-in-interest, executors and assigns) of the **SECOND PART.**





The VENDOR No. 1 and 2 are represented herein by his/her father/father-in-law Mr. Donat Joaquim Pimenta, by virtue of document of Power of Attorney dated 11/10/2018 executed before Solicitor & Public Notary Yi Ern Phang, George Street, Parramatta, NSW, 2150, Australia, which Power of Attorney is attested and certified by the Additional Collector-I of North Goa District, Panaji. The said Power of Attorney is valid, subsisting and not revoked.

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

A. That there exist a landed property named as "OLMACHEM BATTI" also known as "RODRIGACHEM BATTI" also known as "OTNENCHE BHAT" situated at Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Sub District of Bardez, State of Goa and described in the Land Registration Office of Bardez under No.18444 at page 2 of Book B-48 and enrolled in the Land Revenue Office of Bardez Taluka under Matriz Number 302 and presently for the purpose of records of rights the property has been surveyed under Survey No.1/17, Village Nachinola, Bardez Taluka, admeasuring an area of 675 sq. mtrs. This property is more particularly described in the Schedule hereto and is hereinafter referred to as the Said Property.

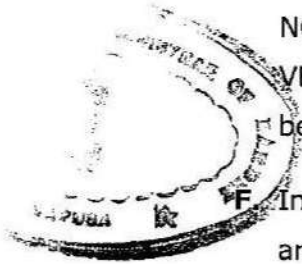
B. The Said Property originally belonged to Mr. Rafael do Rosario Melo and his wife Mrs. Petornila E. Francisca de Rocha. Upon the death of said Rafael do Rosario Melo, his wife namely Ms. Petornila E. Francisca do Rocha e Melo initiated an Inventory Proceedings bearing Proceedings of Inventario Orfanologico N-51/978 before the Civil Judge Senior Division at Bardez and the Said Property was listed as Item No. 11 thereof.



[Handwritten signature]
2.1

[Handwritten signature]

- C. By an order dated 30/11/1978, the Civil Judge Senior Division allotted all the properties mentioned in the said proceedings including the Said Property to Mr. Antonio Caetano Jose dos Reis do Rosario Rocha de Melo.
- D. Vide Deed of Sale dated 29/01/1998 duly registered in the office of Sub Registrar of Bardez at Mapusa under Reg. No.241 Book No. I Volume No.565 and registered on 02/02/1998, the Said Mr. Antonio Caetano Jose dos Reis do Rosario Rocha de Melo and his wife Mrs. Mena Melo alias D' Melo sold the Said Property to the VENDOR NO.1 namely Mr. Dhiren Joseph Pimenta.
- E. The VENDOR No.2 is legally wedded wife of the VENDOR NO.1. The VENDORS are Goan Origin and therefore the VENDORS jointly owned and possessed the Said Property being lawful owners thereof.



In view of above narration, the VENDORS are the sole and exclusive lawful owner and in possession of the Said Property without any interruption and obstruction from the third party.

AND WHEREAS based upon above representations and declarations, the VENDORS have approached the PURCHASER with a proposal to purchase the Said Property from them for total consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only) and the PURCHASER believing the aforesaid representation and declaration true and correct have agreed to purchase the Said property from the VENDORS herein for the said price consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only) which is its true and correct market value thereof.


AND WHEREAS the Said Property 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 VENDOR's title to the "Said Property" is clean, clear , legal unencumbered , marketable and subsisting title and that there are no difficulties legal or otherwise for sale of "Said Property" 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 Property" 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.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

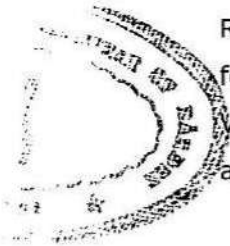
1. In pursuance of price consideration of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only) paid at the time of execution of this DEED OF SALE by the PURCHASER to the VENDORS, the receipt of which the VENDORS does hereby admits and acknowledges to the PURCHASER, the VENDORS do hereby grant, sell, convey and transfer unto the PURCHASER, the Said Property more particularly described in the Schedule hereto and all trees standing therein and all licenses, approvals, NOC's, ways, paths, passages, easements, privileges existing therein appurtenances whatsoever to the


S. Kumar

Jyots

Said Property and/or any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, and all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or out of the Said Property, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be UNTO AND TO THE USE of the PURCHASER forever and absolutely.

2. The VENDORS do hereby acknowledge to have received from the PURCHASER the entire price consideration of Rs. 32,00,000/- (Rupees Thirty Two lakhs Only) and the VENDORS herewith give complete discharge to the PURCHASER in respect of the said amount. The PURCHASER have paid to the VENDORS the entire price consideration of Rs. 32,00,000/- (Rupees Thirty Two lakhs Only) in the following manner at the instructions and request of the VENDORS :-



- a. An amount of Rs 12,67,200/- (Rupees Twelve Lac Sixty Seven Thousand two Hundred only Only) by way of Cheque No 008851 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR No.1.
- b. An amount of Rs. Rs 3,32,800 /- (Rupees Three Lac Thirty Two Thousand Eight Hundered Only) has been deducted and deposited in the Permanent Income Tax Account of VENDOR 1 in terms of Section 195 Income Tax Act.
- c. An amount of Rs 12,67,200/- (Rupees Twelve Lac Sixty Seven Thousand two Hundred only Only) by way of Cheque No 008844 dated 04.01.2019. drawn from HDFC Bank, Sector 57 branch, Gurgaon in favour of VENDOR No.2.
- d. An amount of Rs. Rs 3,32,800 /- (Rupees Three Lac Thirty Two Thousand Eight Hundred Only) has been deducted


S. Kumar

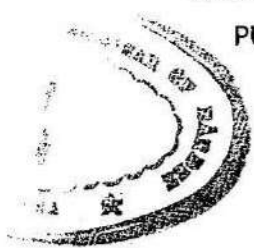


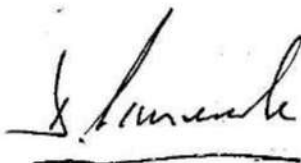
and deposited in the Permanent Income Tax Account of VENDOR 2 in terms of Section 195 Income Tax Act.

3. The VENDORS hereby declare that entire consideration amount of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)has been made as per their own instruction given to the PURCHASER and they declare that such payment is received by the VENDORS without any further claim or demand against the PURCHASER.

4. The VENDOR have delivered unto the PURCHASER exclusive and vacant possession of the "Said Property" and the PURCHASER have taken the possession of the same from the VENDOR at the time of execution of this deed.

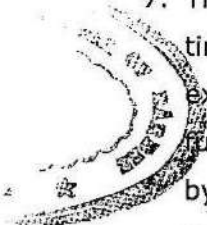
5. The VENDORS have represented and declared to the PURCHASER that:-

- 
- a) The title of the VENDORS to the "Said Property" is clean clear legal unencumbered, marketable and subsisting and that
 - b) The VENDORS are exclusive owner in possession and enjoyment of the "Said Property" and that
 - c) The "Said Property" 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 Property" and that
 - e) There are no difficulties legal or otherwise for sale of the "Said Property" 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 Municipal Act or 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 Property".
6. The VENDORS hereby accord and convey their "consent" and "no objection" to include the name of the PURCHASER as lawful owner thereof in the relevant column of Form I & XIV of Survey No.1/17 of Nachinola village, Bardez Taluka after deleting existing name of VENDOR NO.1 from the Column of Occupant.
7. 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 Property" and every part thereof and/or for recording and registering "Said Property" in all government records including Record of Rights, Land Revenue Records, etc and/or For clearance of any encumbrances found on "Said Property" .
8. 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 Property" more particularly described in Schedule hereto conveyed



S. Kumbhar

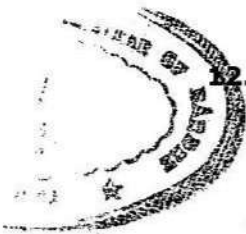
S. Kumbhar

hereunder and or by reason of any encumbrance found on the "Said Property" conveyed hereunder.

9. 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.

10. The parties hereto hereby declare that the transactions is in compliance of all rules and regulations prescribed under the FEMA/R.B. I and the land under transactions is non agricultural land and they own the responsibility of the contents of this deed.

11. The VENDORS and the PURCHASER are not belonging to Schedule Caste and Schedule Tribe community.



12. The market value of "Said Property" admeasuring 675 (Six Hundred Seventy Five) square metres conveyed hereunder is Rs.32,00,000/- (Rupees Thirty Two Lakhs Only) and accordingly stamp duty is paid hereto.

SCHEDULE

(Said Property)

ALL THAT landed property named as "OLMACHEM BATTA" also known as "RODRIGACHEM BATTA" also known as "OTNENCHE BHAT" surveyed under Survey No. 1/17, Village Nachinola, Bardez Taluka, admeasuring an area of 675 sq. mtrs, situated at Nachinola, within the limits of Village Panchayat of Nachinola, Bardez, Goa and described in the Land Registration Office of Bardez under No.18444 at page 2 of Book B-48 and enrolled in the Land Revenue Office of

Bardez Taluka under Matriz Number 302.

In terms of survey records of Nachinola village, the Said Property is bounded as under :

East : by the property surveyed under Survey No.1/18

West : by the property surveyed under Survey No.1/16

North : by the Hill of Comunidade of Nachinola surveyed under
Survey No.1/4

South : by road

The Said Property 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 .

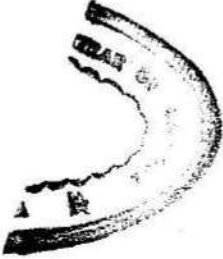
IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective signatures to this Deed on the day, month and year first herein above written



Shankar

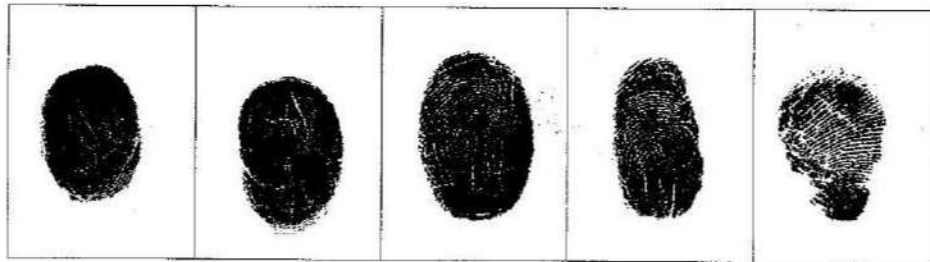
Jyotsna

SIGNED AND DELIVERED by
the withinnamed VENDORS Mr.
DHIREN PIMENTA and
MRS.NIRMALA CLARA GOMES
alias NIRMALA CLARA
PIMENTA represented herein by
their constituted attorney Mr.
DONAT PIMENTA



Mr. DHIREN PIMENTA and MRS.NIRMALA
CLARA GOMES alias NIRMALA CLARA
PIMENTA represented herein by their
constituted attorney Mr. DONAT PIMENTA

Left hand finger prints



Right hand finger prints



[Handwritten signature]

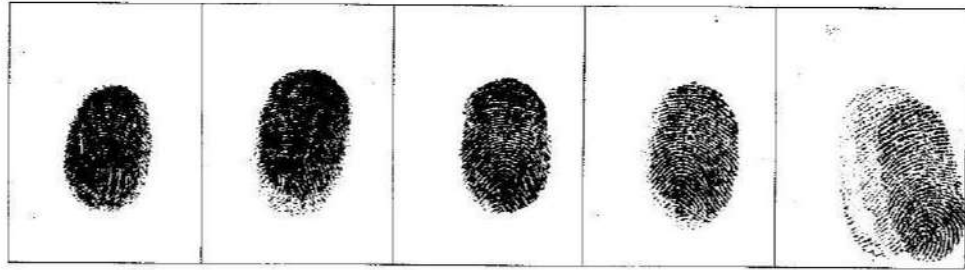
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SIGNED AND DELIVERED by
the withinnamed PURCHASER
MR. JYOTI RATH

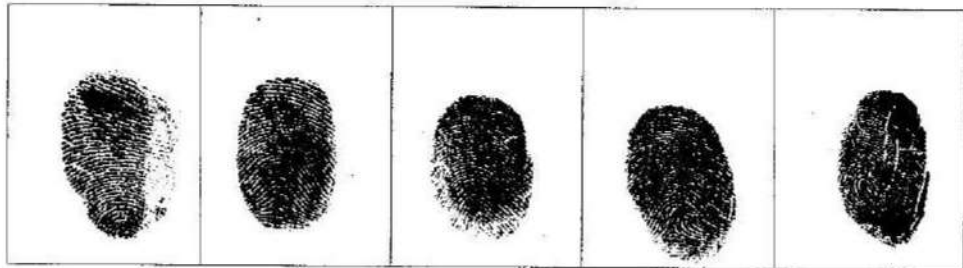


MR. JYOTI RATH

Left hand finger prints



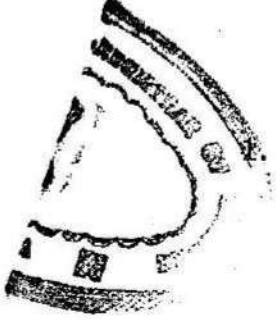
Right hand finger prints



byans

S. K. ...

WITNESSETH :-



Nitin U. Sawant
H. NO. :- 137, vadem,
TALWIM, Pouda, Goa

2. Antonio. Nazari
Nachimola
Bardez. GOA



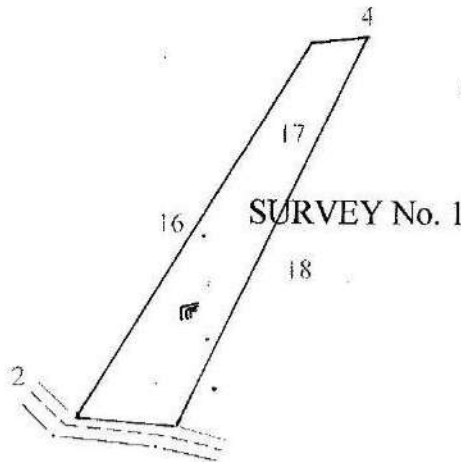
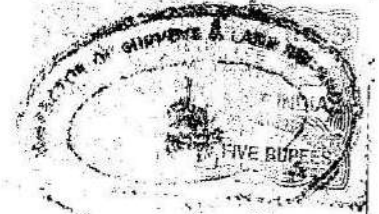
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

Inward No: 5689



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

(Rajesh K. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.









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Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 21-06-2018

Compared By: *[Handwritten signature]*

1	Tushar Naik 403104, H.no. 505 Dongrim Tiswadi Goa, H.no. 505 Dongrim Tiswadi Goa Mandur, Tiswadi, NorthGoa, Goa			
2	Nitin Umesh Sawant 403401, Telaulim Ponda Goa, Telaulim Ponda Goa Telaulim, Ponda, SouthGoa, Goa			


Sub Registrar

SUB REGISTRAR
BARDEZ

Government of Goa**Document Registration Summary 2**

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

Print Date & Time : - 15-Jan-2019 02:01:15 pm

Document Serial Number :- 2019-BRZ-69




Presented at 12:01:28 pm on 15-Jan-2019 in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	96000
2	Registration Fee	64000
3	Mutation Fees	1000
4	Processing Fee	400
Total		161400



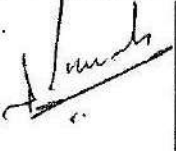



Stamp Duty Required :96000

Stamp Duty Paid : 96000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jyoti Rath ,S/o - D/o Prasant Kumar Rath Age: 57, Gender:Male, Occupation: Other, Address1 - H NO 148 Vista Villa Sector 46 Gurgaon Haryana, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Donat Pimenta ,S/o - D/o Patrick Pimenta Age: 79, Gender:Male, Occupation: Other, Address1 - Shangrila Rebello raod Bandra Mumbai , Address2 - , PAN No.:			
2	Jyoti Rath ,S/o - D/o Prasant Kumar Rath Age: 57, Gender:Male, Occupation: Other, Address1 - H NO 148 Vista Villa Sector 46 Gurgaon Haryana, Address2 - , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Document Serial No:-2019-BRZ-69

Book :- 1 Document
Registration Number :- **BRZ-1-62-2019**
Date : 16-Jan-2019

Handwritten signature

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

REGISTRAR
BARDEZ

