

(Rupees Nine Lakhs Only)

For CITIZEN CREDIT™
GO-OP BANK LTD
Authorised Signatory

CITIZEN CREDIT GO-OP BANK LTD
E-320, RUA DE OUREM 1
PANAJI, GOA 403 001

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



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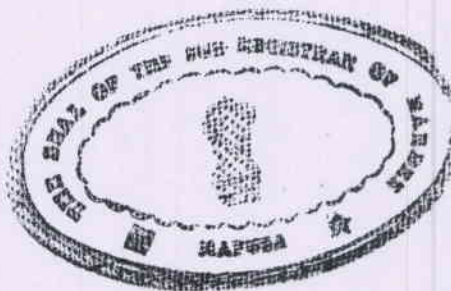
STAMP DUTY

GOA

Name of Purchaser ADITYA BUILDERS

2019-BR2-32

08-01-2019



DEED OF SALE

This DEED OF SALE is made at Mapusa, Goa on this
7th day of the month of January, 2019. (07/01/2019)

Signature

Uphawadeh

Signature

L. Mascarenha

BETWEEN

1) Mrs. Winifred Blanche Therese Mascarenhas, widow of Late Oswald Donald Joseph Mascarenhas, age 83, Housewife, Indian National, having Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mob. No. [REDACTED], resident of F-01, Swati Apartments, 12 I.P. Extension, Patparganj, Delhi - 110092, **represented by her duly constituted POA, her Sister in Law Mrs. Doreen Maria Severeina Dias** vide POA dated 10th November 2018, executed before Notary Public Pushp Lata under Reg. 3182.

2) Mrs. Sharon Mascarenhas Sethi alias Sharon Sethi daughter of Late Oswald Donald Joseph Mascarenhas, Age 48, Married, Service, having Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Mob. No. [REDACTED], resident of J-6, Press Apartments, 23 I.P, Extension, Patparganj Shakarpur, East Delhi, 110092, **represented by her duly constituted POA, her aunt, Mrs. Doreen Maria Severeina Dias** vide POA dated 10th November 2018 executed before Notary Public Pushp Lata under Reg. No. 3183.

3) Mrs. Lavinia Josephine Mascarenhas, daughter of Late Henry Carlos Fernandes, 74 years of age, Indian National, widow, holding Pan Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mob. No. [REDACTED], resident of Flat A1, Universal Cooperative H. Society, St. John Baptist Road, Bandra West, Mumbai 400050.



L. Mascarenhas
L. Mascarenhas
Dias

4) **Mr. Melvin Mascarenhas** son of Late Geoffrey Ronald Xavier Mascarenhas, 49 years of age, Bachelor, Service, holding Pan Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mob. No. [REDACTED], resident of Flat A1, Universal Cooperative H. Society, St. John Baptist Road, Bandra (West), Mumbai 400050, **represented by his duly constituted POA, his mother, Mrs. Lavinia Mascarenhas** vide POA dated 10th December 2018, executed before Notary Public P. C. Dwivedi under Reg. No. 5469, Book No. 6.



5) **Mr. Selby Mascarenhas**, son of Late Geoffrey Ronald Xavier Mascarenhas, 48 years of age, Married, Service, holding Pan Card bearing No. [REDACTED], Aadhar Card bearing No. [REDACTED], Mob. No. [REDACTED], resident of Flat A2, Universal Cooperative H. Society, St. John Baptist Road, Bandra West, Mumbai 400050, **represented by his duly constituted POA, his mother, Mrs. Lavinia Josephine Mascarenhas**, vide POA dated 10th December 2018, executed before Notary Public P.C. Dwivedi under Reg. No. 5469, Book No. 6

6) **Mrs. Nirmaia Mascarenhas** wife of Mr. Selby Mascarenhas, 42 years of age, Service, Indian National, holding Pan Card bearing No. [REDACTED], Aadhar Card bearing No. [REDACTED], Mob. No. [REDACTED], resident of Flat A2, Universal Cooperative H. Society, St. John Baptist Road, Bandra West, Mumbai 400050, **represented by his duly constituted POA, her mother in law, Mrs. Lavinia Josephine Mascarenhas**, vide POA

[Signature] L. Mascarenhas *[Signature]*

dated 18th March 2017 executed before Notary Public Dasharath D. Singh, under Reg. No. 1300.

7) Mrs. Merlyn Mascarenhas alias Mrs. Merlyn Mascarenhas D'souza, daughter of Late Geoffrey Ronald Xavier Mascarenhas, 38 years of age, Married, Service, holding Pan Card bearing No. [REDACTED], Aadhar Card bearing No. [REDACTED], resident Flat A2, Universal Cooperative H. Society, St. John Baptist Road, Bandra West, Mumbai 400050, Mob. No. [REDACTED], **represented by her duly constituted POA, her mother Mrs. Lavinia Josephine Mascarenhas**, vide POA dated 10th December 2018 executed before Notary Public P.C. Dwivedi under Reg. No. 5469, Book no 6.

8) Mr. Michael D'souza, son of Late Marcus Cipriano D'souza, 39 years of age, Indian National, Service/Business, holding Pan Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], Mob. No. [REDACTED], resident of B/205, Victory House, Pitamber Lane, Near Hero Honda Showroom, Mahim West, Mumbai, 400016, **represented by his duly constituted POA, his mother in law, Mrs. Lavinia Josephine Mascarenhas**, vide POA dated 21st June 2014 executed before Notary Public P. C. Dwivedi under Reg. No. 1210/2014.

[Signature] *[Signature]* *[Signature]*
L. Mascarenhas

9) **Mrs. Antoinette Victororia Mascarenhas** widow of Late Archadle Lancelot Anthony Mascarenhas, 76 years of age, Indian National, retired, holding Pan Card bearing No. [REDACTED], and Aadhar Card bearing No. [REDACTED], Mob. No. [REDACTED] resident of B-23, Aaram Housing Cooperative Society, Vakola, Santa - Cruz (East) Mumbai 400055, **represented by her duly constituted POA, her Sister in Law, Mrs. Doreen Maria Severine Dias** vide POA dated 17th November 2018, executed before Notary Public Kishore B. Shah under Reg. No. 3471, Book No. 2.



10) **Mrs. Doreen Maria Severine Mascarenhas Dias** alias Mrs. Doreen Maria Severine Dias daughter of Late Antonio Caitano Euzebio Nascimento Mascarenhas, retired, Indian National, age 82, holding Pan Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mob. No. [REDACTED], resident of Flat No. 105, 1st Floor, Bridge View, South Wing, 16, Hans Raj Lane, Byculla, Mumbai-400027.

11) **Mr. Edward Rosario Dias** son of Late Manuel Dias, 92 years of age, Retired, Indian National, holding Pan Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], Mob. No. [REDACTED], resident of Flat No. 105, 1st Floor, Bridge View, South Wing, 16, Hans Raj Lane, Byculla, Mumbai, 400027 **represented by his duly constituted POA, his wife, Mrs. Doreen Maria Severine Dias** vide POA dated 12th November 2018, executed before

E. Mascarenhas

Kishore B. Shah

Notary Kishore B Shah bearing Registration No. 3407,
Book No. 2.

12) Mrs. Jocelyn Yolanda Maria Mascarenhas D'souza daughter of Late Antonio Caetano Euzebio Nascimento Mascarenhas, 77 years of age, retired teacher, Australian National, of Indian Origin, passport no [REDACTED], Mob. No. [REDACTED], resident of 17, Lillan Parade, Ringwood, Victoria 3134, Australia, **represented by her POA holder, her Sister, Mrs. Doreen Maria Severine Dias** vide POA dated 27 November 2018, executed before Notary Public Hugh John Pearce, at Victoria, Australia, attested by Mr Nadeem Ahmad Khan, Vice Consul, Consulate General Of India, Melbourne (Australia) under no AMIB/291118/0036/01 dated 30th November, 2018 and registered at Collectors office at Mumbai on 10/12/2018 under No 377.

13) Mr. James Vincent Charles D'Rosario D'souza, son in law of Late Antonio Caetano Euzebio Nascimento Mascarenhas, 76 years of age, Retired, Australian National, of Indian Origin, Passport No [REDACTED], Mob. No. [REDACTED], resident of 17, Lillan Parade, Ringwood, Victoria 3134, Australia, **represented by her POA holder, her Sister, Mrs. Doreen Maria Severine Dias** vide POA dated 27 November 2018, executed before Notary Public Hugh John Pearce, at Victoria, Australia, attested by Mr Nadeem Ahmad Khan, Vice Consul, Consulate General Of India, Melbourne (Australia) under no AMIB/291118/0036/01 dated 30th November, 2018 and

[Signature]

J. Mascarenhas

[Signature]

[Signature]

registered at Collectors office at Mumbai on 10/12/2018 under No 377.

Hereinafter referred to as **The Vendors** or party of First Part (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their successors, heirs, executors, administrators and assigns)

AND



Mr. Yeshpal Raikar, son of Late Anant Saji Raikar, 40 years of age, Business, Indian National, Married, having Pan Card no. [REDACTED], Election Card No. [REDACTED], Mob. No. [REDACTED], resident of H. No. 628, KTC Depot Road, Alto-Porvorim, Bardez-Goa hereinafter referred to as **“Developer/Confirming Party”** or party of **The Second Part** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his successors, heirs, executors, administrators and assigns)

AND

ADITYA BUILDERS a registered partnership firm having their office at 204 , Gera's Imperium I , EDC Complex , Patto Plaza, Panjim-Goa, 403001, having email address [REDACTED] Ph. No [REDACTED] Pan Card No [REDACTED], represented by its Managing Partner Mr. Vijay P. Sawardekar, Age 57 Years, Married,

[Signature]

L. Mascarenhas

[Signature]

[Signature]

Residing at 175, Nova-Cidade, Behind PDA Colony, Porvorim, Bardez – Goa, Indian national, son of Mr. Pandurang Sawardekar, herein after called **“The Purchaser”** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to include his heirs, executors, administrations and assigns) of **The Third Part.**

WHEREAS Mrs. Winifred Blanche Therese Mascarenhas (The Vendor No.1) being widow, the certificate has been issued by the office of Sub –Divisional Magistrate (Preet Vihar) Govt. of NCT of Delhi, L.M. Bundh Shastri Nagar Delhi-110031, under F no SDM/PV/2017-18/4805-06 dated 27/12/2018 to execute General power of attorney in favour of her sister in law, Mrs. Doreen Maria Severine Dias, (The Vendor No.10) and permitted her to execute the present Deed of Sale.



AND WHEREAS Mrs. Lavinia Josephine Mascarenhas (The Vendor No.3) being widow, the certificate has been issued by the office of Deputy Collector & S. D.O Mapusa Goa bearing no. DC/SDM/MAP/292/2018/Prop. Transaction/Widows/8709 dated 20/12/2018 and permitted her to execute the present Deed of Sale.

WHEREAS Mrs. Antoinette Victororia Mascarenhas (The Vendor No.9) being widow, the certificate has been issued by the office of Deputy Collector & S. D. O Mapusa Goa bearing No.DC/SDM/MAP/290/2018/Prop.Transaction/Widows/8711 dated 20/12/2018 to execute

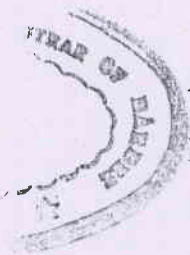
L. Mascarenhas

P. Sawardekar

Dias

General Power of Attorney in favour of sister in law Mrs. Doreen Maria Severine Dias (The Vendor No.10) herein and Certificate No.DC/SDM/MAP/289/2018/Prop.Transaction/Widows/8710 dated 20/12/2018 to execute Deed of Sale.

AND WHEREAS there exists an immovable property known as "St. Cruz or Chinchem Galaum or Galaum or Galum" bearing survey no.84 sub division no.6 admeasuring an area 4000 sq.mts situated at Village Bastora, Bardez Goa not described in the Land registration office of Bardez but enrolled in the Taluka revenue office of Bardez under matriz no.113 bearing old Cadastral survey no.1461, which is more particularly described in the Schedule-I and the survey plan is annexed to present deed and hereinafter called or referred to as **The Said Property**



AND WHEREAS **The Said Property** along with other properties was acquired by the late Mr. Nascimento Mascarenhas alias late Antonio Caetano Eusebio Nascimento Mascarenhas in an Orphan logical inventory proceeding held on death of his mother Maria Severina d Albuquerque in inventory proceeding no.6072/1900 and The Said Property along with other property adjacent to it bearing survey no.84 sub division no.7 is described in the item no.7 in The Said Inventory and The Said Property along with adjacent property bearing survey no.84 sub division no.7 was allotted to late Mr. Nascimento Mascarenhas alias late Antonio Caetano Eusebio Nascimento Mascarenhas.

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L. Mascarenhas

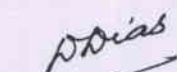
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AND WHEREAS said late Mr. Nascimento Mascarenhas alias late Antonio Caetano Eusebio Nascimento Mascarenhas was married to Mrs. Kathleen Mascarenhas alias Mrs. Maria Catalina Quiteria Mascarenhas D'mello alias Maria Catalina D'Mello under communion of assets regime in force in state of Goa and both had expired on 21-01-1994 and 09-11-1968, respectively.

AND WHEREAS by Deed of Succession dated 16-12-2005, drawn at page 69 verse to page 79 of notarial book of Deeds no.7 in the Office of the Notary Ex-Officio of Sanguem, at Judicial division of Sanguem it was confirmed that they expired leaving behind as their sole and universal heirs, their five: children, Mr. Oswald Donald Joseph Mascarenhas married to Mrs. Winifred Blanche D'Rosario e Mascarenhas, Mr. Geoffrey Ronald Xavier Mascarenhas married to Mrs. Lavinia Josephine Mascarenhas, Mr. Archdale Lancelot Anthony Mascarenhas married to Mrs. Antoinette Victoria Dias e Mascarenhas, Mrs. Doreen Maria Severina Mascarenhas e Dias married to Mr. Edward Rosario Dias and Mrs. Jocelyn Yolanda Maria Mascarenhas married to Mr. James Vincent Charles D' Rosario D' Souza.

AND WHEREAS by virtue of the Said deed of succession dated 16-12-2005 The Said Property was acquired by Mr. Oswald Donald Joseph Mascarenhas married to Mrs. Winifred Blanche D'Rosario e Mascarenhas, Mr. Geoffrey Ronald Xavier Mascarenhas married to Mrs. Lavinia Josephine Mascarenhas, Mr. Archdale Lancelot Anthony Mascarenhas married to Mrs. Antoinette Victoria Dias e Mascarenhas, Mrs. Doreen Maria Severina Mascarenhas e

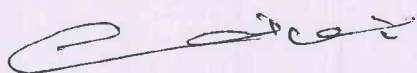
 
L. Mascarenhas


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Dias married to Mr. Edward Rosario Dias and Mrs. Jocelyn Yolanda Maria Mascarenhas married to Mr. James Vincent Charles D' Rosario D' Souza and they became owners of The Said Property.

AND WHEREAS said Mr. Geoffrey Ronald Xavier Mascarenhas expired on 14/07/2010 and by Deed of succession dated 15/09/2014, drawn at page 41 to page 43 reverse of notarial book of Deeds no.43, in the Office of the Notary Ex-Officio of Canacona, at Judicial division of Canacona, Goa, it was confirmed that he expired leaving behind his moiety hold and half sharer his widow Mrs. Lavinia Josephine Mascarenhas The Vendor No.3 and his sole and universal heirs, his two sons Mr. Melvin Mascarenhas The Vendor No.4 herein and Mr. Selby Mascarenhas married to Mrs. Nirmala Mascarenhas The Vendor No.5 and 6 respectively herein and one daughter Mrs. Merlyn Mascarenhas D'souza married to Mr. Michael D'souza Vendor No.7 and 8 respectively herein.

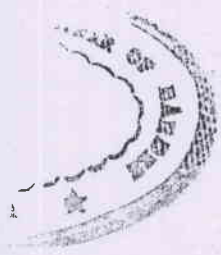
AND WHEREAS said Mr. Archdale Lancelot Anthony Mascarenhas expired on 14/4/2006 and by deed of succession dated 15/09/2014, drawn at page 44 verse to page 46 reverse of notarial book of Deeds no.45, in the Office of the Notary Ex-Officio of Canacona, at Judicial division of Canacona, Goa, it was confirmed that he expired leaving behind his moiety hold and half sharer his widow Mrs. Antoinette Victoria Dias e Mascarenhas The Vendor No.9 herein as his sole and universal heirs.



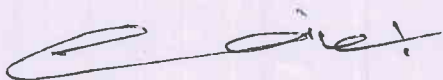
L. Mascarenhas
L. Mascarenhas

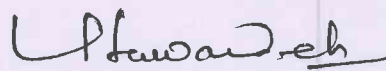
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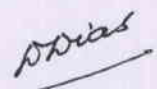
AND WHEREAS by Memorandum of Understanding dated 27/1/2012 The Said Vendors along with Mr. Oswald Donald Joseph Mascarenhas (since deceased) agreed to sell The Said Property along with other adjacent property bearing survey no.84 sub division no.7 to The Developer/Confirming Party and thereafter they executed addendum dated 7/3/2015 to memorandum of understanding dated 27/1/2012 and The Said Vendors along with Mr. Oswald Donald Joseph Mascarenhas agreed to remove all legal impediments and make the title of The Said Property clear and marketable.



AND WHEREAS after the death of Mr. Nascimento Mascarenhas alias late Antonio Caetano Eusebio Nascimento Mascarenhas who was married to Mrs. Kathleen Mascarenhas alias Mrs. Maria Catalina Quiteria Mascarenhas D'mello alias Maria Catalina D'mello, Mr. Oswald Donald Joseph Mascarenhas and Mr. Geoffrey Ronald Xavier Mascarenhas, an Inventory proceeding bearing no.473/2013/C was initiated by Mrs. Doreen Maria Severina Mascarenhas e Dias and The Said Property was listed in the list of assets at item no.3 and 1/5th share from The Said Property was allotted to Mr. Oswald Donald Joseph Mascarenhas and his wife The Vendor No.1, 1/10th share from the Said Property were allotted to The Vendor No.3, 4, 5 and 7, 1/5th share from The Said Property was allotted to The Vendor No.10 and 11, 1/5th share from The Said Property was allotted to The Vendor No.9, 1/5th share from The Said Property was allotted to The Vendor No.10 and 11, 1/5th share from The Said Property was allotted to The Vendor No.12 and 13 and the allotment was

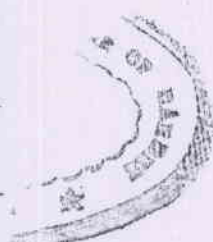



L. Mascarenhas



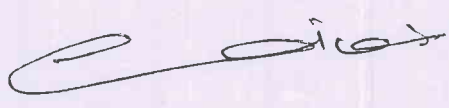
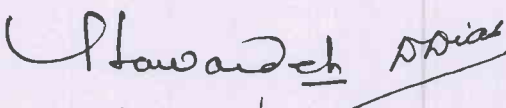
confirmed by order dated 13/12/2016 passed by Civil Judge Senior Division at Mapusa and by virtue of the said allotment The Said Vendors became owners of The Said Property as described in Schedule No. I.

AND WHEREAS thereafter The Vendors along with Mr. Oswald Donald Joseph Mascarenhas, executed an Agreement for sale dated 11/11/2017 agreeing to sell The Said Property along with the adjacent property bearing survey no.84 sub division no.7, to The Developer and The Developer Paid to The Vendors Rupees Five Lakhs as earnest money, which is executed before Notary Kishore Shah under no.747 dated 11/11/2017.



AND WHEREAS Mr. Oswald Donald Joseph Mascarenhas, expired on 29/01/2018 without leaving behind any gift or will or any other disposition of his disposable share or his last wish, leaving behind his wife Mrs. Winifred Blanche Therese Mascarenhas as moiety holder/half shearer and his sole and universal heir only daughter Mrs. Sharon Mascarenhas Sethi alias Sharon Sethi, which is confirmed by all The Vendors in the present deed.

And Whereas Mrs. Sharon Mascarenhas Sethi alias Sharon Sethi is married to Mr. Robin Rahul Christopher Sethi and Mr. Robin Rahul Christopher Sethi who is Non Goan and their marriage was not registered in Goa under of Communion of Assets regime in force in Goa therefore the said Mr Sethi is not a party in the present deed.

 L. Mascarenhas  alias

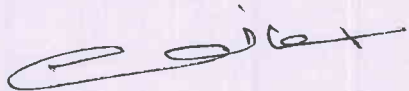
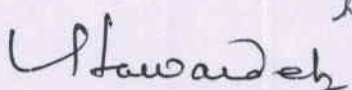
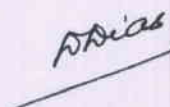
AND WHEREAS on the basis of the said Memorandum of Understanding dated 27/1/2012, addendum dated 7/3/2015 to Memorandum of understanding dated 27/1/2012 and Agreement for Sale dated 11/11/2017,

The Developer developed The Said Property by cleaning and developing and removing all the encroachments from The Said property and also cleared all the legal impediments which arose due to frivolous claims by certain people by great personal efforts and made the title of **The Said Property** clear and marketable.

AND WHEREAS The Purchaser approached The Developer and requested to sell The **Said Property** to them and The Developer considering the request favourably, requested The Vendors to sell The Said Property to The Purchaser.

The Developer and The Vendors agreed to sell to The Purchaser The Said Property more particularly described in the Schedule-I hereunder and shown in the plan attached for a Total Consideration of **Rs.2,00,00,000/-** (Rupees Two Cores only) which is its true and correct market value of The **Said Property**

AND WHEREAS The Vendors and Developer do hereby covenant and declare that The Said Property is free from encumbrances and any claims whatsoever from anybody



 L. Mascarenhas


and that The Vendors and Developer have exclusive rights and title to sell, convey, assign, transfer The Said Property in favour of The Purchaser and The Said Property is not part of any mortgage in any Co-operative bank or Nationalised or private bank/s or financial institution or money lender/s or The Said Property is not part of investigation or attachment under Income tax act 1961 or any other law in force or for recovery of any tax or part of tax in any other law in force in India nor part of any liquidation proceedings.



And Whereas The Vendors and Developer came to a mutual understanding to split the sale consideration, among themselves, to be received from the Purchaser, and requested the Purchaser to adhere to the same

AND WHEREAS The Vendor no.12 and 13 are Australian nationals of Goan Origin and they had applied for permission from the RBI to sell their said properties and by letter dated 28/11/2018 they have been informed by RBI, that they have general permission to sell or transfer The Said Property described in the schedule I hereunder having been acquired rights in The Said Property by inheritance (By Inventory Proceedings) to any person who is an India National.

And Whereas The Vendor No.2 Mrs. Sharon Mascarenhas Sethi requested The Purchaser to pay her share in the consideration to The Vendor No.1 Mrs. Winifred Blanche Therese Mascarenhas, her mother.

L. Mascarenhas

Sharon

And Whereas The Vendor No.3, Mrs. Lavinia Mascarenhas requested The Purchaser to pay her share in the consideration to The Vendor No.4 her son, Mr. Melvin Mascarenhas, Vendor No.6, Mrs. Nirmala Mascarenhas, her daughter in law and The Vendor No.7, Mrs. Merlyn Mascarenhas, her daughter in equal proportion.



And Whereas The Vendor No.5, Mr. Selby Mascarenhas, requested The Purchaser to pay his share in the consideration to The Vendor No.6, Mrs. Nirmala Mascarenhas, his wife.

And Whereas The Vendor No.8, Mr. Michael D'souza, requested The Purchaser to pay his share in the consideration to The Vendor No.7, Mrs. Merlyn Mascarenhas, his wife.

And Whereas The Vendor No.11, Mr. Edward Rosario Dias, requested The Purchaser to pay his share in the consideration to The Vendor No.10, Mrs. Doreen Maria Severine Dias, his wife.

And Whereas The Vendor No.12 and 13, Mrs. Jocelyn Yolanda Maria D'souza and Mr. James Vincent Charles Do Rozario D'souza, requested The Purchaser to pay Rs.17,00,000/- (Rupees Seventeen Lakhs) their share in the consideration to The Vendor No. 10, Mrs. Doreen Maria however they have paid their TDS 20.8% on the said amount.

L. Mascarenhas

Dias

NOW THIS DEED OF SALE WITNESSES AS

(1) That the total consideration of Rs.2,00,00,000/- (Rupees Two Cores Only) being the fair market value of The Said Property described in Schedule-I hereunder, is herein paid by the Purchaser to Vendors/ Developer as per their internal arrangements and request which is the present market value of The Said Property in following manner:-

(A) To The Vendor No.1, Mrs. Winifred Blanche Therese Mascarenhas, Rs.16,83,000/- (Rupees Sixteen Lakhs Eighty Three Thousand Only) paid by The Purchaser vide Cheque no. 003312 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.17,000/- (Rupees Seventeen Thousand only) as T.D.S.

(B) To The Vendor No.4, Mr. Melvin Mascarenhas, Rs.5,61,000/- (Rupees Five Lakhs Sixty one Thousand Only) paid by The Purchaser vide Cheque no. 003313 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.5666/- (Rupees Five Thousand Six Hundred Sixty Six) as T.D.S.

(C) To the Vendor No.6, Mrs. Nirmala Mascarenhas, Rs.5,61,000/- (Rupees Five Lakhs Sixty One Thousand Only) paid by The Purchaser vide Cheque no. 003314 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.5667/- (Rupees Five Thousand Six Hundred Sixty Seven) as T.D.S.

L. Mascarenhas


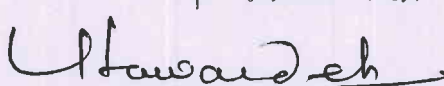
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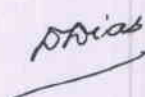
(D) To The Vendor No.7, Mrs. Merlyn Mascarenhas, Rs.5,61,000/- (Rupees Five Lakhs Sixty One Thousand Only) paid by The Purchaser vide Cheque no. 003315 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.5667/- (Rupees Five Thousand Six Hundred Sixty Seven only) as T.D.S.

(E) To The Vendor No.9, Mrs. Antoinette Victororia Mascarenhas, Rs.16,83,000/- (Rupees Sixteen Lakhs Eighty Three Thousand Only) paid by The Purchaser vide Cheque no. 003316 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.17,000/- (Rupees Seventeen Thousand only) as T.D.S.

(F) To The Vendor No.10, Mrs. Doreen Maria Severine Mascarenhas Dias, Rs.16,83,000/- (Rupees Sixteen Lakhs Eighty Three Thousand Only) paid by The Purchaser vide Cheque no. 003317 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.17,000/- (Rupees Seventeen Thousand Only) as T.D.S.

(G) The Purchaser has deducted TDS of 20.8% of Rs.17,00,000/- (Rupees Seventeen Lakhs Only) which was to be paid to The Vendor No.12 and 13 Mrs. Jocelyn Yolanda Maria Mascarenhas D'souza and Mr. James Vincent Charles D'Rosario D'souza respectively i.e. Rs.3,53,600/- by Challan no. 85404 dated 07/01/2019 and balance amount of Rs.13,46,400/- (Rupees Thirteen Lakhs Forty Six Thousand Four Hundred) is paid to The Vendor No.10, Mrs. Doreen Maria Severine Mascarenhas Dias as per request of The Vendor No.12 and 13, Mrs.


J. Mascarenhas



Dias

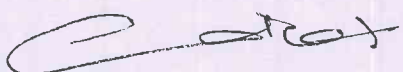
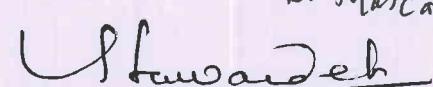
Jocelyn Yolanda Maria Mascarenhas D'souza and Mr. James Vincent Charles D'Rosario D'souza, respectively by The Purchaser vide Cheque no. 003318 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji.

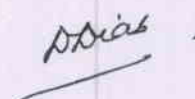
(H) To The Developer, Mr. Yeshpal Raikar, Rs.1,13,85,000/- (Rupees One Crore Thirteen Lakhs Eighty Five Thousand Only) paid by The Purchaser vide Cheque no. 003319 dated 07/01/2019 drawn on HDFC Bank, Patto-Panaji after deducting Rs.1,15,000 (Rupees One Lakh Fifteen Thousand only) as T.D.S.

The receipt of which The Vendors and Developer do hereby admit and acknowledge and of and from the same and every part thereof release and discharge The Purchaser forever.

(2) The Vendors do hereby grant, sell, assign, transfer and convey by way of sale unto The Purchaser and their heirs, executors, administrators and successors in The Said Property hereunder written and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of The Vendors into or out of The Said Property to have and to hold the same hereby granted, conveyed, sold, transferred, free from all encumbrances and assured or otherwise expressed and The Developer agrees to the same.

(3) The Vendors and The Developer hereby sell, convey, transfer, release The Said Property and confirm the possession of The Purchaser free from all encumbrances,


L. Mascarenhas




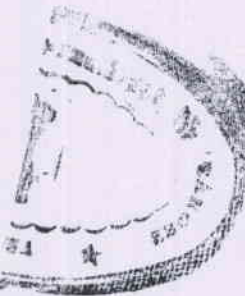
right and fruition of The Said Property with all its belongings, land strips, access, ways, motorable road, liberties and privileges, easements, title and interest in The Said Property and The Purchaser who may enjoy The Said Property at all times hereafter peaceably and quietly possess and enjoy the same as an absolute owners in possession and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by The Vendors and The Developer or by any other person or persons lawfully or equitably claiming by from under or in trust for it and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharges or otherwise The Vendors well and sufficiently save, defended, kept harmless and indemnified of from and against all estates, claims, demands, charges, encumbrances or to claim by from under any person in respect of The Said Property and they do hereby put The Purchaser in exclusive possession of The Said Property who shall hereafter enjoy the same exclusively as owners without any disturbance or interference of whatsoever nature and The Vendors and all other persons claiming by from under it shall and will from time to time and at all times hereafter at the request of The Purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further or more perfectly assuring The Said Property as aforesaid and every part thereof unto and to the use of The Purchaser as shall or may be reasonably required.

L. Mascarenhas

Asias

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U. Howard

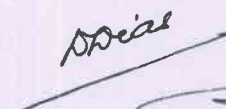



(4) Henceforth The Purchaser shall be the full owners of The Said Property and in possession of the same having clear and full title to it. That notwithstanding any act, deed, matter or thing heretofore done, executed or knowingly suffered to the contrary by The Vendors now does in themselves good right, full power, marketable title and absolute authority to grant, convey, sell, transfer and assure The Said Property hereby sold, transferred, assured and so to be unto and to the use of The Purchaser in the manner aforesaid and The Purchaser shall hereinafter peaceably and quietly possess and enjoy the same and receive the profit thereof without any eviction, interruption, claim and demand of whatsoever nature from or by any party or person of The Vendors or any other person/persons.

(5) That The Vendors and The Developer 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 reasons or means whereof they are prevented from conveying, transferring and assuring The Said Property in the manner hereby done or whereby or by reasons 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 however.

(6) That The Vendors have no objection to include the name of The Purchaser in the I and XIV form of The Said Property.

L. Mascareña

Special


L. Mascareña

(7) The Developer/Confirming Party, their legal heirs or any person or persons claiming through them or on their behalf shall not claim any right in The Said Property.

(8) The market value of The Said Property is Rs.2,00,00,000/- (Two Crores Only) which the same as consideration of sale stipulated hereinabove in the Deed of Sale and the corresponding Non-Judicial Stamp Duties of Rs.9,00,000 (Rupees Nine Lakhs Only) is paid hereto.

SCHEDULE - I

(The Said Property)

All that immovable property known as "St. Cruz or Chinchem Galaum or Galaum or Galum" bearing survey no.84 sub division no.6 admeasuring an area 4000 sq.mts situated at Village Bastora, Bardez Goa not described in the Land registration office of Bardez but enrolled in the Taluka revenue office of Bardez under matriz no.113 and bearing old cadastral survey no.1461 and bound on

East: by property survey under no.84/9, 84/9-A & 84/10,

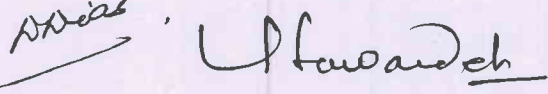
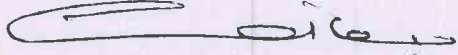
West: by pathway and partly by survey no.84/21,

North: by property survey under no.85/16, 85/16-A, 85/17, 85/18, 84/7

South: by property survey under no.84/14.

In witness whereof, The Vendors, The Developer and the Purchasers hereto have here unto set and subscribed their respective hands voluntarily and by understanding all the contents of this sale deed on the day, month and the year first herein above mentioned.

L. Mascarenhas

Attest



Dias



Mrs. Doreen Maria Severine Mascarenhas

Dias alias Mrs. Doreen Maria Severine Dias

(Vendor No.10) for self and Attorney for

(Vendor No.1) Mrs. Winifred Blanche Therese Mascarenhas,

(Vendor No.2) Mrs. Sharon Mascarenhas Sethi,

(Vendor No.9) Mrs. Antoinette Victororia Mascarenhas,

(Vendor No.11) Mr. Edward Rosario Dias,

(Vendor No.12) Mrs. Jocelyn Yolanda Maria D'souza and

(Vendor No.13) Mr. James Vincent Charles D'Rosario D'souza

LHFI	RHFI

Dias
D. Mascarenhas

Dias
Uthwardah

L. Mascarenhas



MRS. LAVINA JOSEPHINE MASCARENHAS

(Vendor No.3) for self and Attorney for


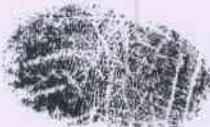








(Vendor No. 4) Mr. Melvin Mascarenhas,

(Vendor No.5) Mr. Selby Mascarenhas,

(Vendor No.6) Mrs. Nirmaia Mascarenhas,

(Vendor No.7) Mrs. Merlyn Mascarenhas D'souza

(Vendor No.8) Mr. Michael D'souza

LHFI	RHFI
	
	
	
	
	

L. Mascarenhas

L. Mascarenhas

Shawandeh

Shawandeh

[Signature]



MR. YESHPAL RAIKAR
THE DEVELOPER/CONFIRMING
PARTY

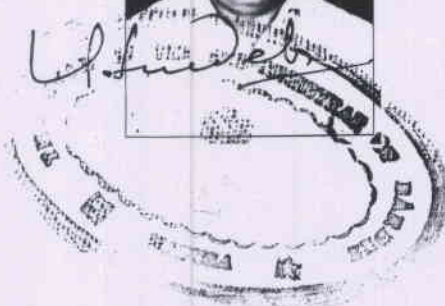
LHFI	RHFI

L. Mesquita

[Signature] *U. Sawadeh*
[Signature]

For ADITYA BUILDERS

U. Sawardekar
PARTNER / ATTORNEY



ADITYA BUILDERS

REP. BY ITS MANAGING PARTNER

MR. VIJAY P. SAWARDEKAR

THE PURCHASER


LHFI	RHFI

H. Mose...

U. Sawardekar
[Signature]

IN PRESENCE OF WITNESSES

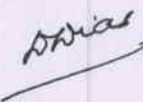
1. ^{Disouza}
ARUNA M. DISOUZA

2. 
 Imtiyaz .v. shaikh .



L. Mascarenhas

Uphawadeh





GOVERNMENT OF GOA

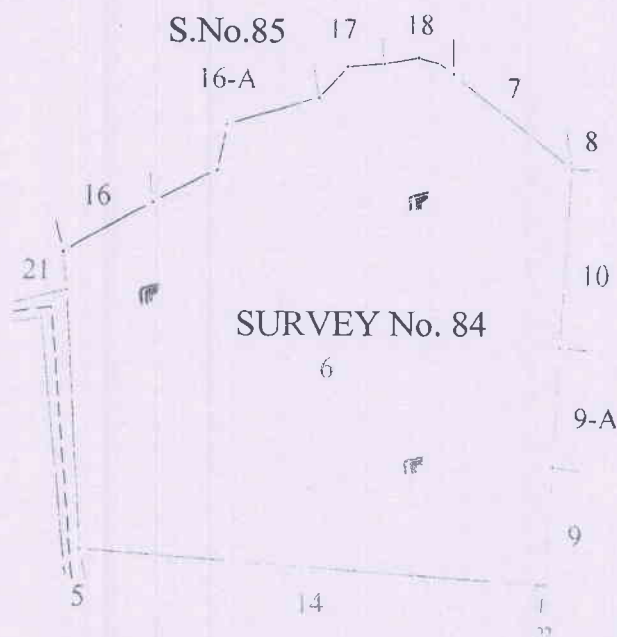
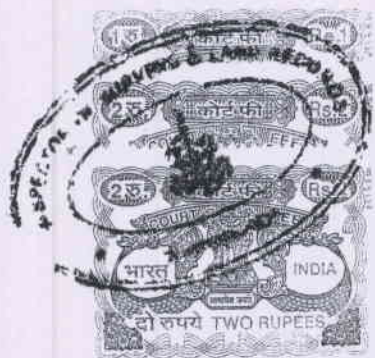
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : BASTORA
Taluka : BARDEZ
Survey No./Subdivision No. : 84/ 6
Scale : 1 : 1000

Inward No: 10082

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



Uthawadeh
PARTNER / ATTORNEY

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 19-10-2018

अ. प्र. वि. (अ. प्र. वि. १९९४)
Compared By:

Uthawadeh
L. Mascarenhas

अ. प्र. वि. (अ. प्र. वि. १९९४)

Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 08-Jan-2019 01:01:27 pm

Document Serial Number :- 2019-BRZ-32



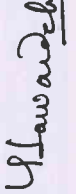
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Sr.No	Description	Rs.Ps
1	Stamp Duty	900000
2	Registration Fee	700000
3	Mutation Fees	2500
4	Processing Fee	1460
Total		1603960



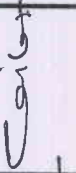


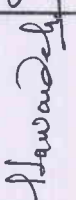


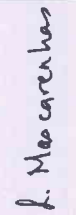
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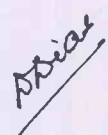
Stamp Duty Paid : 900000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Vijay P Sawardekar ,S/o - D/o Pandurang Sawardekar Age: 57,Gender:Male,Occupation: Engineer, Address1 - 204, Geras Imperium 1, EDC Complex, Patto Plaza, Panjim Goa 403001, Address2 - Panaji Goa, PAN No.: [REDACTED]			



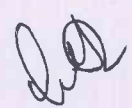


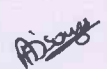
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Yeshpal Raikar ,S/o - D/o Late Anant Saji Raikar Age: 40,Gender:Male,Occupation: Business, Address1 - H. No. 628, KTC Depot Road, Alto Porvorim, Bardez Goa, Address2 - , PAN No.: [REDACTED]			
2	Mr Vijay P Sawardekar ,S/o - D/o Pandurang Sawardekar Age: 57,Gender:Male,Occupation: Engineer, Address1 - 204, Geras Imperium 1, EDC Complex, Patto Plaza, Panjim Goa 403001, Address2 - Panaji Goa, PAN No.: [REDACTED]			
3	Lavinia Josephine Mascarenhas ,S/o - D/o Late Henry Carlos Fernandes Age: 74,Gender:Female,Occupation: Housewife, Address1 - Flat A-1, Universal Cooperative H. Society, St. John Baptist Road, Bandra West, Mumbai 400050, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Doreen Maria Severine Mascarenhas Dias ,S/o - D/o Late Antonio Caetano Euzebio Nascimento Mascarenhas Age: 82, Gender: Female, Occupation: Other, Address1 - Flat No 105, First Floor, Bridge View, South Wing 16 Hans Raj Lane, Byculla, Mumbai 400027, Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	IMTIYAS USMAN SHAIKH 403507 Mapusa, Bardez, NorthGoa, Goa			
2	Aruna Millagrina Dsouza 403507 Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-32

Book :- 1 Document

Registration Number :- **BRZ-1-26-2019**

Date : 10-Jan-2019



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

**SUB-REGISTRAR
BARDEZ**