

(Rupees Ten Lakhs Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD
Handwritten Signature
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAMPADA TERRACES CH.S.L.
SWATARA PATH, VASCO-DA-GAMA
GOA - 403 002
D-5/STP/11/C.R./35/33/2011-10

भारत 06941 NON JUDICIAL गोवा
103287 MAY 19 2016
10:29
Rs. 1000000/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: S.N. Constructions

(Rupees Seven Lakhs Fifty One Thousand Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD
Handwritten Signature
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAMPADA TERRACES CH.S.L.
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GOA - 403 002
D-5/STP/11/C.R./35/33/2011-10

भारत 06942 NON JUDICIAL गोवा
182289 MAY 19 2016
10:30
Rs. 0751000/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: S.N. Constructions



audis

Santhan Namu

Handwritten Signature

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa on this the 19th day of May 2016

Handwritten Signatures

: 2 :

BETWEEN

MR. ALEIXO ANTONIO DE PIEDADE SEQUEIRA son of late Dr.Eusebio Antonio de Piedade Sequeira aged 59, Businessman, PAN No. ACSPA9814C and his wife **MRS. MARIA AURORA GENOVEVA LINETTE PINTO E SEQUEIRA**, d/o Late Alfred Filomeno Pinto aged 54 years, housewife, PAN No. ADOPG6352J represented herein by her husband and duly constituted attorney **MR. ALEIXO ANTONIO DE PIEDADE SEQUEIRA** i.e. the male Vendor herein duly appointed vide instrument of Power of Attorney dated 11/09/2001 executed before the notary Adv. Mohan A. Redkar at Margao bearing notary registration No. 8453/2001, both residing at H. No. 446/1, Raicho Ambo, Raia, Salcete, Goa hereinafter referred to as "**THE VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators, executors & assigns) of the **ONE PART**

AND

M/s. S. N. CONSTRUCTIONS, a proprietary concern, having its office at 4th Floor, Essen Empire, Opp. KTC Bus Stand, Mundvel, Vasco da Gama, Goa, PAN No. AHQPS4315K represented by its proprietor **MR. SANTHAN NANU**, son of late Nanu Govind, aged 64 years, businessman, PAN No. AHQPS4315K and **MRS. VIJAYA S. NANU**, D/o Janardhanan, aged 55 years, businessperson, PAN No. ABNPN1356N both residing at H. No. 289/D/1 "The Nanus", Essen Enclave, Near Regina Mundi High School, Chicalim, Mormugao, Goa hereinafter referred to as "**THE PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its proprietors, their successors, administrators, executors & assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.



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WHEREAS the **VENDORS** herein are the owners in possession and are otherwise well and sufficiently entitled to a property known as "**MOLLEACHI UDI**" bearing survey No. 136/6 situated at Village Chicalim, Mormugao Taluka and Sub District of Mormugao, District of South Goa which property is described in more detail in the schedule herein below written and hereinafter referred to as "**THE SAID PROPERTY**"



AND WHEREAS THE SAID PROPERTY originally belonged to Late Antonio Micael de Azaredo and his wife Maria Amalia Ines Piedade Filomena de Figueiredo e Azaredo.

AND WHEREAS Upon the death of Antonio Micael de Azaredo, his widow and moiety holder Maria Amalia Ines Piedade Filomena de Figueiredo e Azaredo instituted Inventario Orfanologico No. 30/1939 in the Comarca Court at Vasco da Gama wherein the said property was enlisted in the Inventario under Item No. 20 and was allotted entirely to his son Caetano Francisco Ramiro De Azaredo.

AND WHEREAS The said Caetano Francisco Ramiro De Azaredo expired on 6/6/1980 leaving behind the said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo married to Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo, Francisco Jose Antonio Roque Segismundo de Azaredo (bachelor) and Ms. Maria Melba Sara Filomena de Azaredo (spinster) as his only successors by virtue of Deed of Succession and Qualification of Heirs dated 30/1/2002 registered at page 74 of Book of Deeds No. 1431 dated 11/2/2002 in the Office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao.

AND WHEREAS the said Maria Melba Sara Filomena de Azaredo executed a Public Will on 4/2/2002 drawn before the ex-officio Notary at Mormugao at Vasco da Gama on notarial book of will bearing No. 43 at pages 148 to 150 instituted the said Francisco Jose Antonio Roque Segismundo de Azaredo as her sole and universal successor and upon his death Antonio Michael Filomeno de Azaredo. Likewise the said Francisco Jose Antonio Roque Segismundo de Azaredo executed a public will dated 4/2/2002 before the ex-officio Notary at Mormugao, Vasco da Gama drawn in the book of wills bearing No. 43 at pages 151 to 153 by instituting the said Maria Melba Sara Filomena de Azaredo (spinster) as his sole and universal heirs and successors and upon her death his nephew said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo.



AND WHEREAS the said Francisco Jose Antonio Roque Segismundo de Azaredo expired on 12/11/2004 and the said Maria Melba Sara Filomena de Azaredo expired on 22/4/2002 and consequently by virtue of Public Wills respectively of Francisco Jose Antonio Roque Segismundo de Azaredo and Maria Melba Sara Filomena de Azaredo, the said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo was qualified as the sole and universal heir of the said deceased Francisco Jose Antonio Roque Segismundo de Azaredo by Deed of Succession and Qualification heirs dated 19/1/2005 drawn at page 80 onwards on book of deed No. 1474 before the ex-officio Notary at Salcete, Margao. Likewise the said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo was qualified as the sole and universal heir of the said deceased Maria Melba Sara Filomena de Azaredo by Deed of Succession and Qualification heirs dated 6/6/2002 drawn at page 96 onwards on book of deed No. 1435 before the ex-officio Notary at Salcete, Margao.

Three handwritten signatures in black ink, positioned horizontally. The first is a large, stylized signature, the second is a smaller signature, and the third is a very brief signature.



AND WHEREAS the said Antonio Michael Filomeno De Azaredo alias Antonio De Azaredo married to Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo became the sole and absolute owner of **THE SAID PROPERTY** by virtue of said a) Deed of Succession and Qualification of Heirs drawn on death of Caetano Francisco Ramiro de Azaredo executed on 30/1/2002 registered at page 74 to 76V of Book of Deeds No. 1431 dated 11/2/2002 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao b) Deed of Succession and Qualification of Heirs drawn on death of Maria Melba Sara Filomena de Azaredo executed on 6/6/2002 at pages 96V to 98 of Book of Deeds No. 1435 dated 6/6/2002 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao c) Deed of Succession and Qualification of Heirs drawn on death of Francisco Jose Antonio Roque segismundo de Azaredo executed on 19/1/2005 at pages 80 to 82V of Book of Deeds No. 1474 dated 19/1/2005 in the office of the Notary Public Ex-officio/Sub Registrar of Salcete at Margao, Goa.

AND WHEREAS By Deed of Sale dated 29/6/2009 registered at No. 821 at pages 158 to 175 of Book I volume No. 972 dated 9/7/2009 with the sub registrar of Mormugao, the said Antonio Micael Filomeno De Azaredo alias Antonio De Azaredo and Mrs. Maria Ismenia Buarqueiro Luzindro De Azaredo sold **THE SAID PROPERTY** to Aleixo Antonio De Piedade Sequeira i.e the male vendor herein. Upon the purchase of the said property the name of said Aleixo Antonio De Piedade Sequeira is mutated in survey records of Rights in form I & XIV of survey No. 136/6 as occupant thereof. Thus the title in the said property came to vest in said Mr. Aleixo Antonio De Piedade Sequeira.

: 6 :

AND WHEREAS the said Aleixo Antonio De Piedade Sequeira is married to Maria Aurora Genoveva Linette Pinto E Sequeira i.e. the female **VENDOR** herein under the regime of Communion of property and thus the **VENDORS** herein are jointly entitled to the said property.

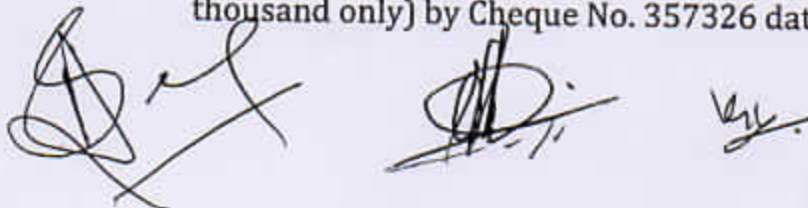
AND WHEREAS the **VENDORS** have represented to the **PURCHASERS** that they are the absolute owners in possession and enjoyment of **THE SAID PROPERTY** and that they have clear and marketable title free from encumbrances to **THE SAID PROPERTY** and that they have not sold or agreed to sell **THE SAID PROPERTY** to any other person prior to this deed.

AND WHEREAS relying on the above representations of the **VENDORS**, the **PURCHASERS** have agreed to purchase **THE SAID PROPERTY** from the Vendors for a consideration Rs. 3,50,00,000/- (Rupees Three Crores fifty lakhs only) and the **VENDORS** have agreed to sell the same to the **PURCHASERS** for said consideration which is the fair market value of **THE SAID PROPERTY**.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the aforesaid and in consideration of sum of Rs. 3,50,00,000/- (Rupees Three Crores fifty lakhs only) paid by the **PURCHASERS** to the **VENDORS**, i.e. Rs. 3,46,50,000/- (Rupees Three Crores Forty Six Lakhs fifty thousand only) by Cheque No. 357326 dated 19/05/2016

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drawn Canara Bank, Vasco-da-Gama, Goa after deducting an amount of Rs. 3,50,000/- (Rupees Three Lakh Fifty thousand only) @ 1% towards T.D.S, the receipt of which the **VENDORS** do hereby admit, acknowledge and confers and accordingly the **VENDORS** hereby grants, convey, sell, transfer, assign and assure unto and to the use of the **PURCHASERS** free from any encumbrances, charges, liens and defects whatsoever by way of sale **THE SAID PROPERTY**, fully described in the SCHEDULE hereunder written and for greater clarity shown in the plan annexed hereto with all trees, structures, wells, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances whatsoever to **THE SAID PROPERTY** belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property claim and demand whatsoever of the **VENDORS** into or upon **THE SAID PROPERTY** and every part thereof in law and equity and the **VENDORS** have delivered possession of the same unto the **PURCHASERS** TO ENTER UPON and TO HAVE, HOLD, OWN and POSSESS the same unto and to the use of the **PURCHASERS** absolutely and forever.

2. The **VENDORS** do hereby covenant with the **PURCHASERS** as follows:-

- a) That the **VENDORS** or any predecessors in title of the **VENDORS** had/have never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the **VENDORS** and the **VENDORS** are lawfully and rightfully seized and possessed



of or otherwise well and sufficiently entitled to **THE SAID PROPERTY** hereby granted as an absolute and indefeasible estate equivalent thereto, free from all encumbrances and charges whatsoever, and that the **VENDORS** have full powers and absolute and indefeasible right and authority to sell, grant, convey and transfer **THE SAID PROPERTY** hereby granted unto the **PURCHASERS** in the manner aforesaid and according to the true intent and meaning of these presents.

- b) That it shall be lawful for the **PURCHASERS** at all times hereafter to peacefully and quietly enter into and upon and hold and enjoy **THE SAID PROPERTY** hereby granted and receive the rents, issue and profits thereof, without any hindrance, interruption, disturbances, claim or demand whatsoever by the **VENDORS** or any person or persons claiming any estate, right, title or interest from, under, through or in trust for the **VENDORS** and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the **VENDORS** well and sufficiently saved, defended, kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made, done, executed or occasioned by the **VENDORS**.
- c) That the **VENDORS** have put the **PURCHASERS** in actual possession of **THE SAID PROPERTY** hereby sold and transferred.
- d) That **THE SAID PROPERTY** is not affected by any attachment, including attachment under any certificate, case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Acts or



otherwise whatsoever and that there is no certificate, case or proceedings against the **VENDORS** for realization of arrears of Income Tax or Estate Duty or other Taxes or otherwise under the Public Demand and Recovery Act and /or other Acts for the time being in force and that **THE SAID PROPERTY** is not otherwise charged, mortgaged or encumbered.



3. The **VENDORS** further agree and undertake as and when called upon by the **PURCHASERS** to do, execute and /or perform all such further acts, deeds and things and whatsoever at the request and cost of the **PURCHASERS** for the purpose of more perfectly conveying and assuring **THE SAID PROPERTY** hereby conveyed and every part thereof unto the **PURCHASERS** as also for placing the **PURCHASERS** in possession of the same, according to the true intent and meaning of this Deed as shall or may be reasonably required and /or for the purpose of recording and registering **THE SAID PROPERTY** in the name of the **PURCHASERS** in all Government records including the Land Survey and Land Revenue Records as also under any Record of Rights and records of all local authorities.

4. That the **VENDORS** shall at all times hereafter at the request and cost of the Purchasers, do or execute or cause to be done executed all such acts, deeds and things whatsoever for further and better or more perfectly assuring **THE SAID PROPERTY** and every part thereof unto and to the use of the Purchasers.

5. That the **VENDORS** shall at all times hereafter indemnify and keep indemnified the Purchasers against loss, damages, cost, charges or expenses, if any, suffered by reason of any defect in title of the **VENDORS** or any breach of the covenants hereinbefore contained.

otherwise whatsoever and that there is no certificate, case or proceedings against the **VENDORS** for realization of arrears of Income Tax or Estate Duty or other Taxes or otherwise under the Public Demand and Recovery Act and /or other Acts for the time being in force and that **THE SAID PROPERTY** is not otherwise charged, mortgaged or encumbered.



3. The **VENDORS** further agree and undertake as and when called upon by the **PURCHASERS** to do, execute and /or perform all such further acts, deeds and things and whatsoever at the request and cost of the **PURCHASERS** for the purpose of more perfectly conveying and assuring **THE SAID PROPERTY** hereby conveyed and every part thereof unto the **PURCHASERS** as also for placing the **PURCHASERS** in possession of the same, according to the true intent and meaning of this Deed as shall or may be reasonably required and /or for the purpose of recording and registering **THE SAID PROPERTY** in the name of the **PURCHASERS** in all Government records including the Land Survey and Land Revenue Records as also under any Record of Rights and records of all local authorities.

4. That the **VENDORS** shall at all times hereafter at the request and cost of the Purchasers, do or execute or cause to be done executed all such acts, deeds and things whatsoever for further and better or more perfectly assuring **THE SAID PROPERTY** and every part thereof unto and to the use of the Purchasers.

5. That the **VENDORS** shall at all times hereafter indemnify and keep indemnified the Purchasers against loss, damages, cost, charges or expenses, if any, suffered by reason of any defect in title of the **VENDORS** or any breach of the covenants hereinbefore contained.

6. The **VENDORS** have no objection to include the name of the **PURCHASERS** in form I & XIV in **THE SAID PROPERTY** as occupants thereof by deleting the name of the male vendor herein.
7. That neither the **VENDORS** nor the **PURCHASERS** belong to schedule caste or schedule tribe.
8. For the purpose of stamp duty this deed is valued at Rs. 3,50,00,000/- (Rupees Three Crores Fifty lakhs only) and stamp duty of Rs. 17,51,000/- (Rupees Seventeen lakhs fifty one thousand only) is paid on the said value by the **PURCHASERS**.

SCHEDULE I

All that there exists another rustic property known as **MOLLEACHI UDI** situated at Chicalim, Mormugao Taluka. This property is described in the conservatoria of Salcete under the name "**MOLLEACHI UDI**" under No. 5150 at folio 17 (reverse) of Book B-21 (old series) and is inscribed in the Land Revenue Roll (Matriz) under No. 6 of the Village Chicalim, within the jurisdiction of Village Panchayat of Chicalim, Mormugao Taluka District of South Goa, State of Goa and is surveyed in the Land Revenue Records under survey No. 136/6 called "**MOLLADHI UDI**" or "**MOLO**" admeasuring 5900 sq. mts. The property bearing survey No. 136/6 is bounded as under:

On the East: By survey No. 136/2

On the West: By survey No. 136/1

On the North: By survey No. 136/7 and

On the South: By water drain



IN WITNESS WHEREOF the parties hereto and hereunder signed this agreement on the date month first herein written in the presence of attesting witnesses.

SIGNED AND DELIVERED

by within named the **VENDORS**

MR. ALEIXO ANTONIO DE PIEDADE SEQUEIRA

for self and as attorney of

**MRS. MARIA AURORA GENOVEVA LINETTE
PINTO E SEQUEIRA**



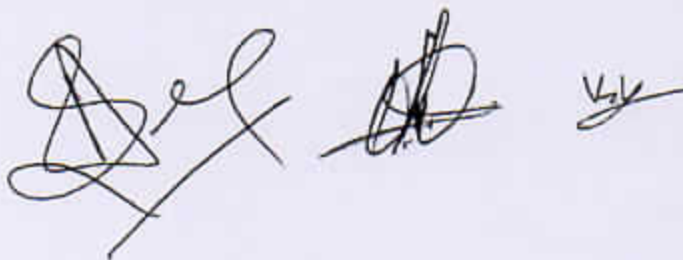
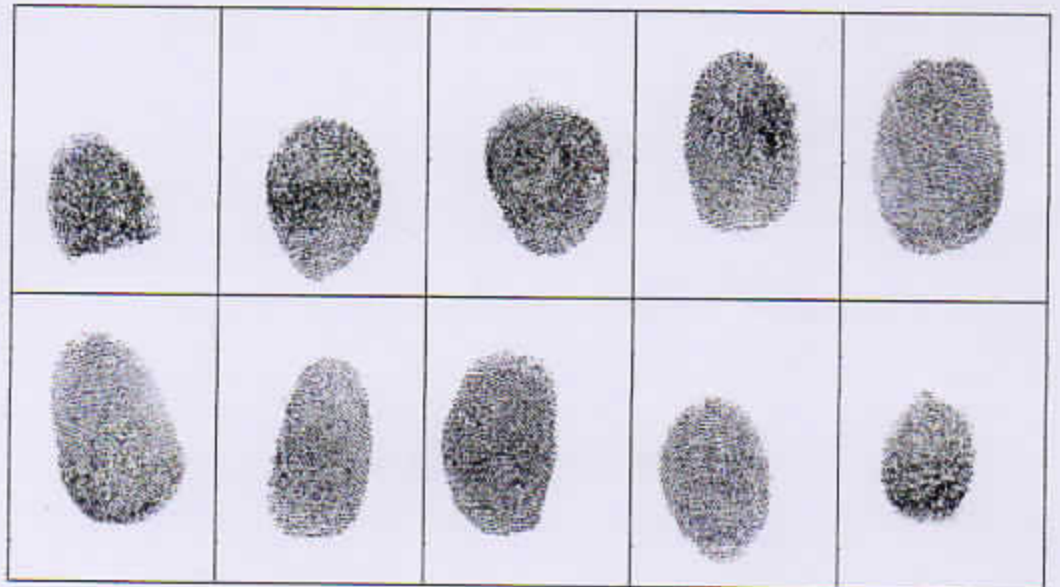
(Signature)



SIGNED AND DELIVERED
by Within named the **PURCHASERS**
M/s. S. N. CONSTRUCTIONS
Represented by its proprietor
1] MR. SANTHAN NANU



(Signature)



2] MRS. VIJAYA S. NANU

Vijayamma
(Signature)



WITNESSES:

1. Manuel A Dias } _____
2. Suchita Nauk } _____

[Signature] [Signature] [Signature]



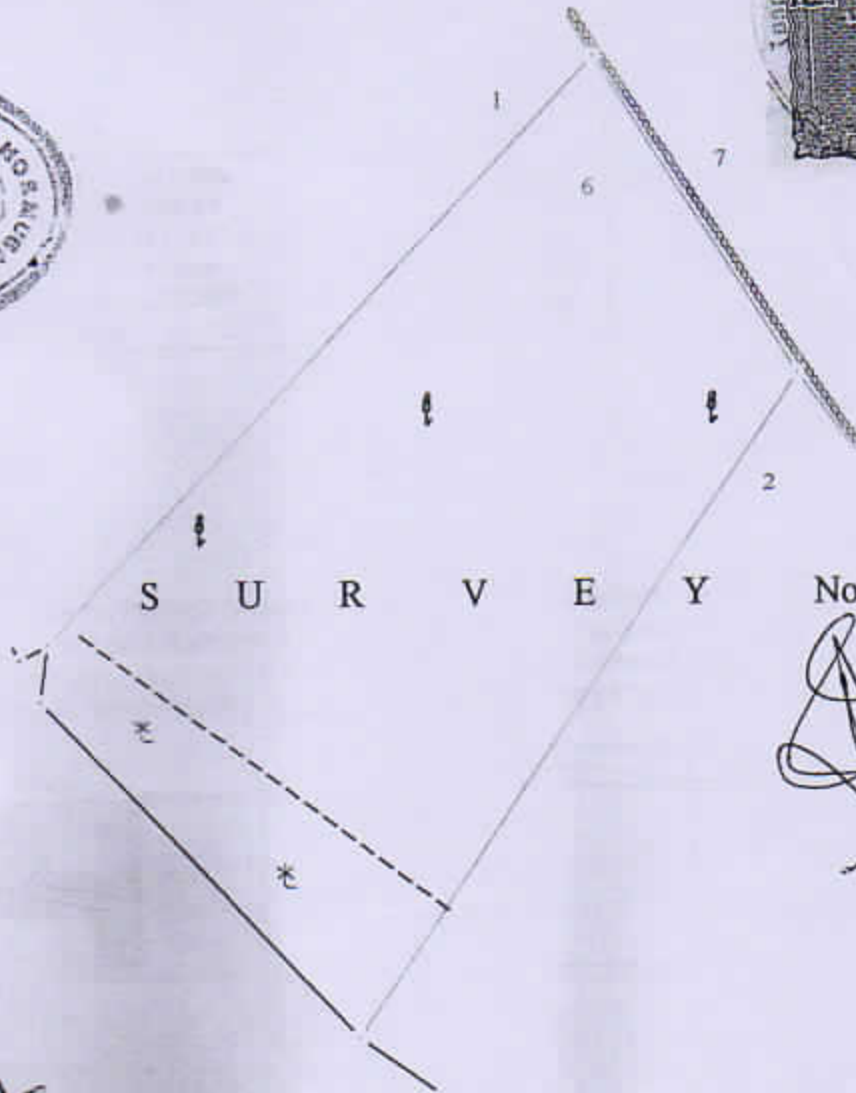
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA



Plan showing plots situated at
 Village CHICALIM of Mormugao Taluka

S.No./Sub Div No. 136/ 6

Scale 1:1000



No.136
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 Compared by: H.S.

Computer Generated by
 On 25-9-2006



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 20-05-2016 03:53:47 PM

Document Serial Number : 945

Presented at 11:18:00 AM on 20-05-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1400000.00
2	Processing Fees	230.00
	Total :	1400230.00

Stamp Duty Required: 1750000.00 Stamp Duty Paid: 1751000.00

Mr.Santhan Nanu presenter

Name	Photo	Thumb Impression	Signature
Mr.Santhan Nanu,s/o late Nanu Govind , Married,Indian,age 64 Years,Business,r/oH No.289/D/1 The Nanus, Essen Enclave Near Regina Mundi High School Chicalim Mormugao Goa			

Endorsements

Executant

1 . Mr.Alexo Antonio De Piedade Sequeira, s/o late Dr.Eusebio Antonio de Piedade Sequeira, Married, Indian, age 59 Years, Business, r/oH No.446/1 Raicho Ambo Raia Salcete Goa forself and power of attorney for his wife Mrs.Maria Aurora Genoveva Linette Pinto E Sequeira,vide power of attorney dated 11/09/2001 executed before Notary Adv.Mohan A.Redkar at Margao under no.8453/2001.

Photo	Thumb Impression	Signature
		


2 . Mr.Santhan Nanu, s/o late Nanu Govind, Married, Indian, age 64 Years, Business, r/oH N6.289/D/1 The Nanus, Essen Enclave Near Regina Mundi High School Chicalim Mormugao Goa

Photo	Thumb Impression	Signature
		

3 . Mrs.Vijaya S. Nanu, d/o Janardhanan, Married, Indian, age 55 Years, Business, r/oH No.289/D/1 The Nanus, Essen Enclave Near Regina Mundi High School Chicalim Mormugao Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Mr Suresh Kamat , s/o Ganapati Kamat ,Married, Indian, age 45 Years, Business, r/o Vasco Goa	

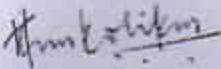

Sub-Registrar

SUB - REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Book-1 Document
Registration Number MOR-BK1-00911-2016
CD Number MORD14 on
Date 20-05-2016


Sub-Registrar (Mormugao)

Scanned By -

**SUB - REGISTRAR
MORMUGAO**

Signature

Designed and Developed by C-DAC, ACTS, Pune

