

(Kopees - 1000 Kopees only in messages give amount only)

For **CITIZEN CREDIT**™
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403501

D-5/STP(V)/T.L.R./35/34/2011-RD

STREET 07521
160937

NON JUDICIAL
JUL 14 2011



zero two six two five zero zero 16:05

Rs. 0262500/- PB7147

INDIA

STAMP DUTY

GOA

Name of Purchaser M/s. BIG VISHVA VENTURA GROUP.

1400 29.11.11

TDI



DEED OF SALE

[Signature]
[Signature]
[Signature]

This DEED OF SALE is executed at Mapusa, Bardez Goa, on this
15th day of July 2014;

BETWEEN

MS. JEANNE MXINE MARY NAZARETH alias JEANNE MAXINE
MARY FREITAS alias JEANNE MAXINE MARY HROMNIK, also
known as Jeanne Maxine Hromnik, 65 years of age, daughter
of late Mr. John Maximian Nazareth and late Mrs. Maria Monica
Isobel Nazareth nee Freitas, spinster, self employed, Indian
National, resident of H. No. 5/27, Maddo Vaddo, Calangute,
Bardez Goa and presently residing at Flat no. 3/58, Juhu
Sameep, New D. N. Nagar, Andheri (West) Mumbai 400 053,
shall hereinafter called "THE OWNER/ VENDOR" (which
expression shall unless repugnant to the context or meaning
thereof be deemed to include her heirs, executors,
administrators and assigns) of the ONE PART;

AND



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M/S BIG VISHWA VENTURA GROUP, a Partnership firm, holding Pan Card no. AANFB7875P, having office at 910/1, Bramhishtha, Gopal Nagar, Porvorim, Bardez- Goa 403521, represented by its Managing partners (a) MR. SUDHIR TENGSHI, 47 years of age, son of Shridhar R. Tengshe, married, business, Indian National, holding Pan Card no. ABRPT3669E, resident of 910/1, Bramhishtha, Gopal Nagar, Porvorim, Bardez- Goa 403521, (b) MR. HITEN VASANT PATIL, 33 years of age, son of Vasant Patil, married, business, Indian National, holding Pan Card no. AGTPP4621R, resident of 301/302, Sneha C.H.S., Jain Mandir Road, Virar (West), Tal-Vasai, Dist. Thane, Maharastra - 401303, hereinafter called " PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective legal representative, partners, heirs, nominees, agents, administrator, liquidator, receiver or permitted assigns of the firm) of the SECOND PART.

AND WHEREAS the Vendor represents to the Purchaser that

there exists a property known as 'ADVERICA' or 'ALTO PORVASI' bearing Survey no. 23/8. admeasuring an area of 1400 sq.mts. of Village Socorro, Bardez Goa, situated within the area of Gram Panchayat of Village Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa and described in the Land Registration Office of the Judicial Division of Bardez under no. 9198 at folio 78 of the Book B no. 262 of the first circumscription of Socorro.

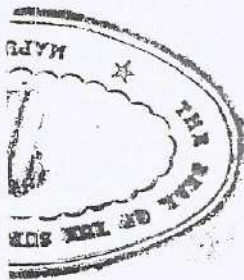
This property shall hereinafter be referred to 'SAID PROPERTY' and is more particularly described in the Schedule-I written below.

AND WHEREAS the said property was originally belonged to Mr. Silverio da Piedade Estanislau de Sa e Souza and his wife Mrs. Brigida Celeste Pereira e Souza, daughter of late Mr. Gregorio Pereira and by virtue of a sale deed, the said property was transferred to late Mr. John Maximiam Nazareth and his wife Mrs. Monica Isabel Nazareth on 12th February 1969 which is duly registered under no. 2438 of Book no. I, Volume 29 at

pages 253 to 258, dated 19th January 1969, in which the said property in the sale deed is described in the Land Registration office of the Judicial Division of Bardez, under no. 9198 at folio 78 of Book B 262 of the first circumscription of Socorro, and also the area is mentioned in the Sale Deed is 1456 sq.mts.

AND WHEREAS upon the death of said Mr. John Maximiam Nazareth and his wife Mrs. Monica Isabel Nazareth, both the persons died on 24th March 1989 and 17th August 2007 respectively, leaving behind the only daughter i.e. the Vendor herein which has been confirmed in an Inventory Proceeding no. 296/2012/C, wherein it was held that she being the only daughter, no other heirs left behind by the deceased.

AND WHEREAS as per the Inventory proceeding, the said property was described under the Item no. I in the description of assets and the final Order was passed on 31st January 2013.



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by virtue of which the said property was allotted to the vendor herein.

AND WHEREAS the name of the Vendor is exclusively recorded alone in the survey record of the Said Property.

AND WHEREAS the Vendor herein has agreed to sell to the Purchaser and the Purchaser has agreed to purchase the said property for consideration along with all their right, title, interest of the Said Property.

AND WHEREAS the Vendor declares that the title towards the Said Property is absolutely clear and marketable and the Vendor has all the right, authority and power to sell the Said Property to the Purchaser herein.

AND WHEREAS the Vendor further represent to the Purchaser that the Said Property is free and discharged from any valid and subsisting claims, encumbrances, charges, litigation, mortgage,

lien, dispute, restrictions, acquisition, requisitions, etc. and the Vendor has full freehold right, title and absolute authority, right to sell, transfer, convey or dispose off the Said Property in every and any manner whatsoever to the Purchaser.

AND WHEREAS the Vendor declares that they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of the Said Property and that the said Property is free from any acquisition or requisition proceeding.



AND WHEREAS the Vendor further declares that they have not created any right, title, interest, charge in the Said Property in favour of any other parties either personally or by executing any agreement for sale, MOU, sale etc.

AND WHEREAS the Vendor further declares that Said Property is not attached by Income Tax authority or Sale Tax authority or any other authority

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AND WHEREAS the Vendor specifically represents and declares that the said property which is free from all Encumbrances, claims, dispute, restrictions and the Vendors shall indemnify, keep indemnified, saved, defended and harmless the Purchaser.

AND WHEREAS in this manner the Vendor has agreed to Sell the Said Property as described in the Schedule-I written below, free from all encumbrances, charges, demands, claims, liens etc. and the Purchaser on the basis of above said representation and declaration believing to be true and correct and taking into consideration the assurances given by the Vendor that the title of the said property is absolutely clear and marketable, the Purchaser has agreed to purchase the Said Property from the Vendor and upon payment of total consideration of Rs. 75,00,000/- (Rupees seventy five lakhs Only) and have agreed to draw terms and conditions of the sale in the following manner;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS
UNDER:-

1. That in consideration of the above said representation, declarations and agreement and in consideration of payment of total consideration of Rs. 75,00,000/- (Rupees seventy five lakhs Only) paid by the Purchaser to the Vendor in the manner explained below, they the Vendor do hereby acknowledge having received the total consideration from the Purchaser and do hereby give this receipt of acknowledgment of total consideration from the Purchaser towards the sale of the Said Property as described in the Schedule-I herein below) they the Vendors, do hereby sell, transfer, assign and convey the Said Property and have released all their right, title, interest, possession of the Said Property known as 'ADVERICA' or 'ALTO PORVASI' bearing Survey no. 23/8, admeasuring an area of 1400 sq.mts. of Village Socorro, Bardez Goa, as described in the Schedule-I below, together with all trees, fences, ways, waters, water courses, rights, liberties, privileges, easements,



[Signature]

[Signature]

[Signature]

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appurtenance, access, 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, claim and demand whatsoever of the Vendors into or upon the Said Property hereby conveyed to the Purchaser together with title deeds, writing and other evidence of title as ordinarily pass on to such sale in favour of the Purchaser absolutely and forever and to have and hold it forever as its own and that the Purchaser shall enjoy and own the same as its own chattel without any interference from the Vendor or anyone on their behalf.

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2. That the total consideration of Rs. 75,00,000/- (Rupees seventy five lakhs only) paid by the Purchaser to the Vendor in the following manner;

(a) Rs. 50,000/- (Rupees Fifty Thousand only) paid by Cheque bearing 586014 No., Dated 24th February 2014, Of Bank of Maharashtra, Porvorim-Goa Branch.



(b) Rs.24,50,000/- (Rupees Twenty Four Lakh Fifty Thousand only) Paid by Cheque bearing 586016 No., Dated 9th March 2014, Of Bank Of Maharashtra, Porvorim-Goa Branch.

(c) Rs.10,00,000/- (Rupees Ten Lakh only) Paid by Cheque bearing 586018 No., Dated 2nd April 2014, Of Bank Of Maharashtra, Porvorim-Goa Branch.

(d) Rs.39,25,000/- (Rupees Thirty Nine Lakh, Twenty five Thousand only) Paid by Cheque bearing 22810 No., Dated 15th July 2014, Of Bank Of Maharashtra, Porvorim-Goa Branch.

(e) Rs. 75,000/- (Rupees seventy five thousand only) being 1% TDS of total consideration is being paid in the name of Vendor in her Income Tax Account.

3. That the Vendor covenant to the Purchaser is as under;

A) That the Vendor declares that the title of the Said Property is absolutely clear and marketable and that there are no restrictions or limitations on the Said Property to execute the present Sale Deed in favour of the Purchaser.

B) That the Vendor declares and represent that she is the




sole owner in possession of the Said Property and that her title towards the Said Property is absolutely clear and marketable.

C) That the Vendor further represent to the Purchaser that the Said Property is free and discharged from any claims, encumbrances, charges, litigation, mortgage, lien, dispute, restrictions, acquisition, requisitions, tenancy claim, mundkar claim etc. and the Vendor have full freehold right and the absolute authority, right to sell, transfer or dispose off the Said Property and in every and any manner whatsoever to the Purchaser.

D) That the Vendor declares that they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of the Said Property.

E) That the Vendor further declares that they have not created any third party right, title, interest in the Said Property.



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F) That the Vendor further declares that Said Property is not attached by Income Tax authority or Sale Tax authority or any other office.

G) That the Vendor and all the persons claiming under them, do hereby covenant with the Purchaser that the Vendors are now lawfully seized and possessed of the Said Property free from encumbrances or defects whatsoever and they have absolute authority to sell the Said Property in the manner explained herein.

H) That the Vendor further covenant that the Purchaser may hereafter peacefully and quietly own, possess and enjoy the Said Property without any valid and subsisting claims or demand whatsoever from the Vendor or any person or persons claiming through or under them.

I) That the Vendor do hereby declare that they have not done or omitted or willingly suffered and been a party to any



M. E. Jensen

J. H. [Signature]

act, deed or thing whereby the Vendor is prevented from selling the Said Property in the manner aforesaid.

J) That the Vendor covenant to save harmless and keep indemnified the Purchaser from or against all claims, encumbrances, charges, equities, demand of whatsoever that may arise for acts done by the Vendor and that the Vendor further agree to save and keep indemnified the Purchaser from and against all losses, damages, claims or costs which it may sustain by reasons of any valid and subsisting claim being made by anybody to the Said Property.

K) That the Vendor declares that the Said Property is not the subject matter of any acquisition proceeding, court attachment or any adverse claim, demand or actions of any person whomsoever, nor they have created any charge, lien, agreement, MOU, mortgage over the same in favour of any other parties.



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L) That the Vendor specifically represents and declares that besides them no other persons and/or family members of the Vendors have any manner of claim or demand or right or title or interest in the Said Property and/or any part or portion thereof and they have not dealt with nor permitted any person to deal with any part or portion of the Said Property in any manner whatsoever or however and no persons whatsoever have/had/has ever claimed any right or interest including any right of pre-emption over or in respect of the Said Property or any part thereof and that there are no outstanding actions, claims or demands between them and any third party.

4. That the Vendor do hereby acknowledge having handed over the Vacant and Peaceful possession of the Said Property to the Purchaser upon execution of the present Sale Deed and that the Purchaser has taken the vacant and peaceful possession of the Said Property upon execution of the present Deed of Sale shall be an exclusive owner in possession of the Said Property.




[Signature]

[Signature]

[Signature]

5. That the Vendor confirm having received total consideration towards the sale of Said Property from the Purchaser and further confirm that they have no more claim, charge, lien over the Said Property, which is sold herein by the present Sale Deed in favour of the Purchaser.

6. That the Vendor do hereby given No objection to the Purchaser to carry out mutation in the survey record of the Said Property as described in the Schedule-I written below and the present No Objection shall be considered as No Objection in the said future mutation proceeding so also shall be deemed to have been consider that the Vendors have waive the notices in the said mutation proceeding that may be filed before appropriate authority and if need arises the Vendors undertake to sign all affidavits, applications, documents, whenever necessary, for all legal purposes and to do or cause to be done whatever acts, deeds and things as may be necessary for the effectual transfer



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of the Said Property in the name of Purchaser in all the Public Records.

7. That for the purpose of valuation and payment of stamp duty the present Sale Deed is valued at Rs. 75,00,000/- (Rupees seventy five lakhs only) and the price paid corresponds to the market value of the Said Property and appropriate Stamp duty and registration fees are paid herewith.

8. That all the parties hereby declare that the Said Property does not belong to Schedule Caste/ Schedule Tribe, pursuant to Notification no. RD/LAND/LRC/ 318/77, dated 21/8/1978.

SCHEDULE - I

A property known as 'ALTO PORVASI' surveyed under Survey no. 23/8, admeasuring an area of 1400 sq.mts. of Village Socorro, Bardez Goa, situated within the area of Gram Panchayat of Village Socorro, Taluka and Sub District of Bardez,



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District of North Goa, State of Goa, described in the Land Registration Office of the Judicial Division of Bardez under no. 9198 at folio 78 of the Book B no. 262 of the first circumscription of Socorro and the said property is bounded as under;

North: by property bearing Survey no. 23/7 and 23/5;

South: by property bearing Survey no. 23/2 through which 6 mts. wide road is proposed by T.C.P.;

East: by property bearing Survey no. 23/2

West: by property bearing Survey no. 23/2; through which 15 mts.. wide road is approved by the T.C.P.

IN WITNESS WHEREOF, the Parties hereto have signed and executed this DEED OF SALE in the simultaneous presence of the witnesses signing below.



[Handwritten signatures]

THE VENDORS/ SELLERS:

[Handwritten signature]

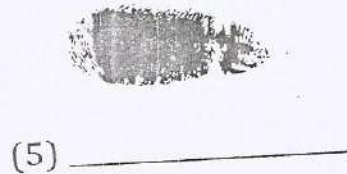
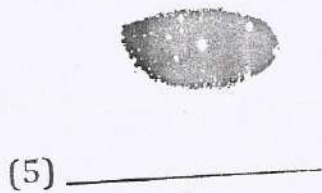
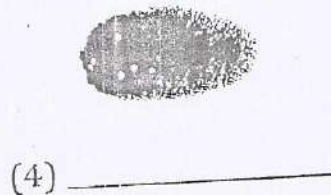
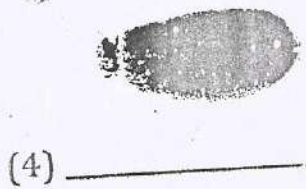
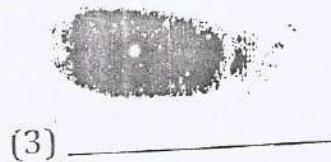
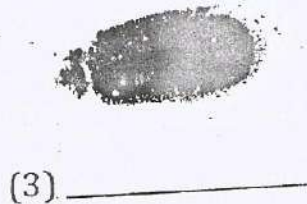
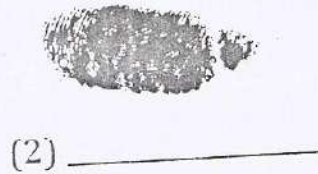
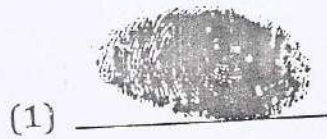
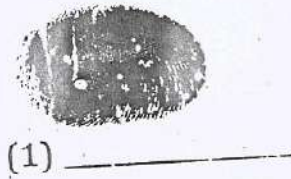


1. _____
MS. JEANNE MAXINE MARY NAZARETH
alias JEANNE MAXINE MARY FREITAS
alias JEANNE MAXINE MARY HROMNIK
also known as Jeanne Maxine Hromnik



L. H. F. Prints

R. H. F. Prints



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THE PURCHASER:



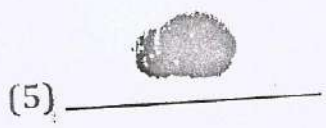
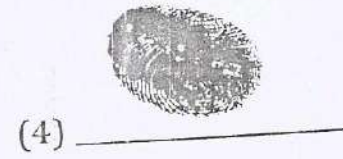
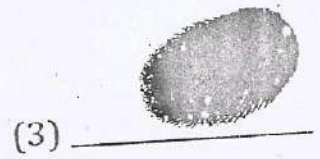
1. *[Signature]*

MR. SUDHIR TENG SHE
(Managing Partner of M/S BIG VISHWA
VENTURA GROUP)



L. H. F. Prints

R. H. F. Prints



[Signature] *[Signature]*

[Signature]



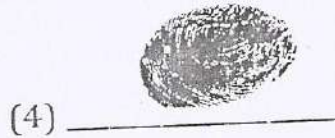
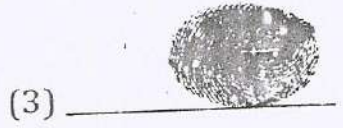
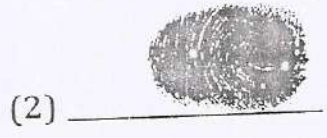
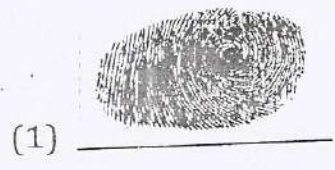
2. *[Handwritten signature]*

MR. HITENDRA VASANT PATEL
(Managing Partner of M/S BIG VISHWA
VENTURA GROUP) MAPUSA



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R. H. F. Prints




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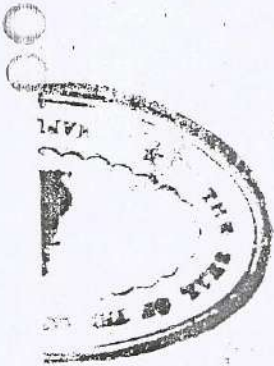
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WITNESSES:

1. V. P. S. D. V. Ardekar 

2. Ganesh - Nayak 

 James 



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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 15-07-2014 12:10:10 PM

Document Serial Number : 3069




Presented at 11:47:00 AM on 15-07-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	225000.00
2	Processing Fees	310.00
	Total :	225310.00

Stamp Duty Required: 262500.00

Stamp Duty Paid: 262500.00



Sudhir Tengshe, presenter

Name	Photo	Thumb Impression	Signature
Sudhir Tengshe, S/o Vasant Patil , Married, Indian, age 47 Years, Business, r/o 910/1, Bramhishtha, Gopal Nagar, Porvorim, Bardez-Goa-403521 PAN No. ABRPT3669E. Firm's PAN No. AANFB7875P. Partner of M/S Big Vishwa Ventura Group, Porvorim			




Endorsements

Executant




1. Jeanne Maxine Mary Nazareth alias Jeanne Maxine Mary Freitas alias Jeanne Maxine Mary Hromnik also known as Jeanne Maxine Hromnik, D/o Late John Maximian Nazareth, UnMarried, Indian, age 65 Years, Self-employed, r/o H.No.5/27, Maddo vaddo, Calangute, Bardez-Goa, pr. at Flat No.3/58, Juhu Sameep, New D. N. Nagar, Andheri (W), Mumbai-400053 Form 60 enclosed herewith.

Photo	Thumb Impression	Signature
		

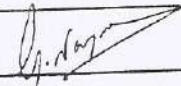
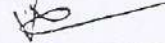
2. Sudhir Tengshe, S/o Vasant Patil, Married, Indian, age 47 Years, Business, r/o 910/1, Bramhishtha, Gopal Nagar, Porvorim, Bardez-Goa-403521 PAN No. ABRPT3669E. Firm's PAN No. AANFB7875P. Partner of M/S Big Vishwa Ventura Group, Porvorim

Photo	Thumb Impression	Signature
		

3. Hiten Vasant Patil, S/o Vasant Patil, Married, Indian, age 33 Years, Business, r/o 301/302, Sneha C H S, Jain Manir Road, Virar (W), Tal-Vasai, Dist. Thane, Maharashtra-401303 PAN No. AGTPP4621R. Firm's PAN No. AANFB7875P. Partner of M/S Big Vishwa Ventura Group, Porvorim

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Gaurish Nayak, S/o Avadoot Nayak, Married, Indian, age 32 Years, Business, r/o H.No.924/61, Porvorim, Bardez-Goa	
2	Virendra Arlekar, S/o Uttam Arlekar, Married, Indian, age 45 Years, Business, r/o H.No.94, Gaunsavaddo, Mapusa, Bardez-Goa	

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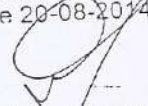
Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03759-2014
CD Number BRZD719 on
Date 20-08-2014


Sub-Registrar (Bardez)

**SUB-REGISTRAR
BARDEZ**

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Signature:-

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by
Dasal
21/8/14*



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