



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA MORMUGAO

REGISTRATION DEPARTMENT GOVERNMENT OF GOA

Print Date Time: 11/Aug/2017 12:59 PM

Receipt No: 874

Date of Receipt: 11/Aug/2017

Serial No. of the Document: 1366

Nature of Document: Sale

Received the following amounts from Sri Mr. Balram Gera for Registration of above Document in Book-1 for the year 2017

	Rs.Ps
Registration Fee	612500.00
Processing Fees	350.00
Total :	612850.00

Amount in words: Rupees Six Lakh Twelve Thousand Eight Hundred Fifty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized

Specimen Signature of the Person Authorized

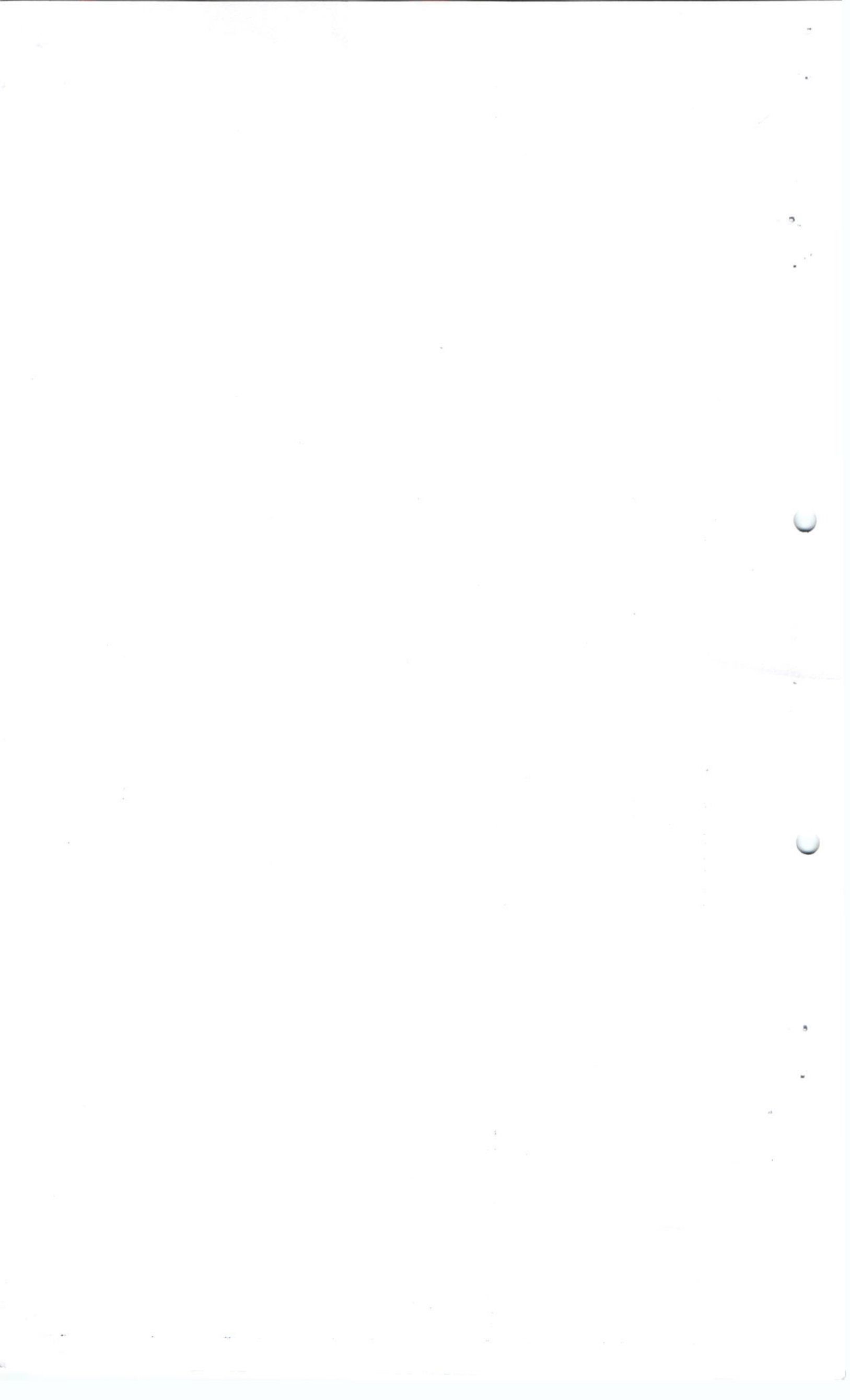
Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to

Signature of the person receiving the Document

Signature of the Sub-Registrar



CERTIFIED TRUE

TIZEN CREDIT CO-OP. BANK LTD. (Rupees seven lakhs eighty seven thousand five hundred only)

TIZEN CREDIT CO-OPERATIVE
BANK LTD

SHOP NO. 1 & 15, SAPANA TERRACES CHILL
SANTAMITA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STP(V)/C.R./35/33/2011-10

STREET 00251



100288

NOTA JUDICIAL
JUL 24 2017

200 seven eight seven five zero zero 12:14

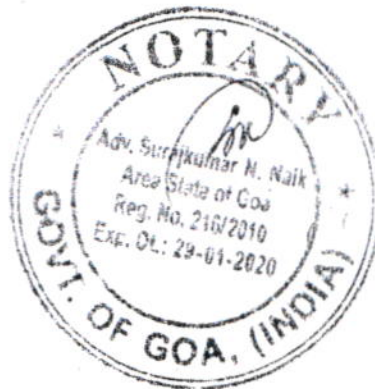
R.0787500/- PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: FELICITY REAL - INFRA PRIVATE LIMITED



DEED OF SALE

...2/-

Pal Dom

Adh

Shelo



-2-

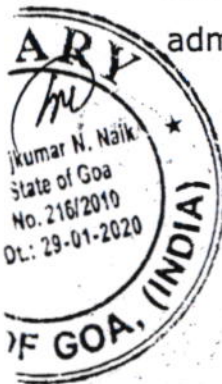
THIS DEED OF SALE is made and executed on this 11th day of the month of August, 2017, at Vasco-Da-Gama, Goa.

BETWEEN

1. **MR. AUGUSTO NAZARIO DE SIGMARINGA MELO** also known by name **MR. AUGUSTO D'MELLO**, son of Mr. Francisco Hipolito Marcos Fidelis Sigmaringa de Sequeira e Melo, 71 years of age, married, retired, having **PAN:ABNPN7268D**, Aadhaar card No: **2111 0284 0966**, email id: augustomelo977@gmail.com, Mob No: 9764329795, and his wife
2. **MRS. MARIA LIRA PRAXEDES MENEZES**, 60 years of age, married, housewife, having **PAN:ACRPM3348Q**, Aadhaar card No: **3253 1681 1855**, email id: audrick.audone@gmail.com, Mob No: 9850753701, Indian National and resident of 14/4, Hill View Estate, Gonvilloy, Nuvem, Salcete, Goa, hereinafter called the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) **OF THE FIRST PART.**

AND

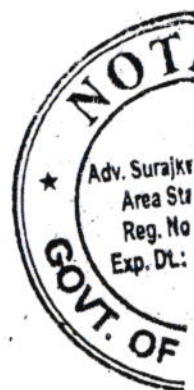
...3/-



Baldam

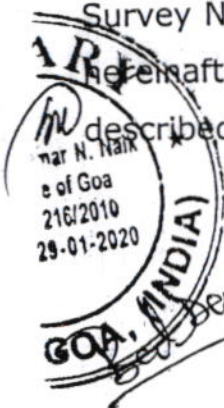
Bell

Melo



FELICITY REAL-INFRA PRIVATE LIMITED, a Company duly incorporated under the Companies Act 2013, having its registered office at Delhi, having **PAN No.AANPG3936A**, represented by its Authorised Represented by **MR. BALRAM GERA**, Son of Mr. Naewand Ram Gera, 46 years of age, businessman, married, **Aadhar Card No: 2173 4488 2146**, email id: gerabalram@gmail.com, Mob No: , Indian National and residents of C/o. N. R. Gera, F-21, Lajpat Nagar, Lapal Nagar-2, S.O. South, Delhi-110024, who is empowered vide Resolution passed at the Board of Directors Meeting on 31/07/2017, hereinafter called the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) **OF THE OTHER PART.**

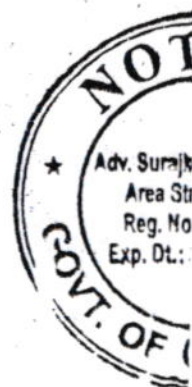
WHEREAS there exists a property known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" situated at Chicalim village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.5151 of Book B-21 of old series, enrolled in the Land Revenue Office under Matriz No.71 of Mormugao Taluka and surveyed under Survey No.115, sub-division 3 of Chicalim Village which property hereinafter referred to as the entire property, more particularly described in the Schedule-I hereinbelow mentioned .



...4/-

Delh

Shelo



AND WHEREAS the entire property originally belonged to Amarildes Heroína Ines Properaia Prazares Sequeira e Melo also known as Amarildes Sequeira e Melo who gifted the half of the entire property known as "RAMAXENOILEM" or "PALONDICHEM CULAGORA" to Mr. Aleixo Francisco Roque Inacio Rodrigues and his wife Mrs. Ana Maria Bernandina Augusta Heroína da Piadade Sequeira e Melo also known as Heroína Sequeira e Melo.



AND WHEREAS by a Deed of Quittance and Sale dated 25/07/1950, said Mr. Aleixo Francisco Roque Inacio Rodrigues and his wife Mrs. Ana Maria Bernandina Augusta Heroína da Piadade Sequeira e Melo also known as Heroína Sequeira e Melo sold the said half of the entire property to Mr. Joao Vicente Lactancio de Sequeira e Melo in whose name the said half of the entire property inscribed under Inscription of transmission No.43711 dated 23/02/1951.

AND WHEREAS by a Public Will dated 26/03/1954 recorded at Folio No.30 onwards of Book of Public Will No.32, said Mr. Joao Vicente Lactancio de Sequeira e Melo, bequeathed the said half of the entire property known as "RAMAXENOILEM" or "PALONDICHEM CULAGORA" to his third nephew viz. Mr. Augusto Nazario de Sigmaringa Melo also known by name Mr. Augusto D'Mello.



Baldam

De Mello

Melo

...5/-



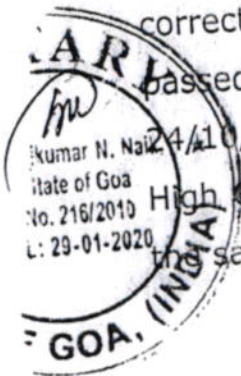
-5-

AND WHEREAS said Mr. Joao Vicente Lactancio de Sequeira e Melo expired bachelor on 25/04/1960 and upon his death a Deed of Succession dated 04/10/2016 was executed before Notary. Ex-Officio of Canacona and thus the said Mr. Augusto Nazario de Sigmaringa Melo also known by name Mr. Augusto D'Mello came in possession of the said half of the entire property in terms of the aforementioned Public Will dated 26/03/1954 and Deed of Succession dated 04/10/2016.

AND WHEREAS the said half of the entire property is better described in the Schedule-II hereinbelow mentioned and is currently bounded on the North by the public road, on the South by the rivulet, on the East by the properties surveyed under No.115/4 and 115/6 of Chicalim village and on the West by the property surveyed under No.115/2 of Chicalim village. The said half of the entire property hereinafter referred to as the 'said property' for brevity.

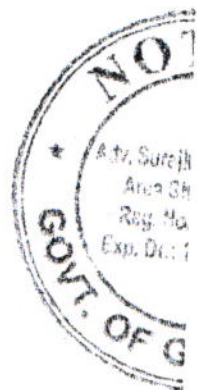
AND WHEREAS said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello filed a Writ Petition under No.554 of 2012 before the Hon'ble High Court of Bombay at Goa for correction of survey records in terms of Order dated 30/03/1987 passed in D. C. Case No.147/Chicalim and Order dated 24/10/1988 in case No.LRC/COR/20/88. Wherein the Hon'ble High Court of Bombay at Goa has issued direction to dispose off the said matter within the fixed time limit.

...6/-



Baldwin

Mello



AND WHEREAS as per the directions of Hon'ble High Court, the Dy. Coilector/SDO has promulgated and corrected the Survey Records of Survey No.151/22 and included the name of said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello, in Survey No.115/3 vide Order dated 21/01/2013 passed in Case No.15/05/Promu/01/2012/233 before the Dy. Collector/SDO, Mormugao Taluka, Vasco-Da-Gama and as such said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello (the Vendor No.1 herein) became the exclusive owner in possession of the said property known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" admeasuring an area of 2000.00 sq. mtrs. surveyed under Survey No.115/3 of Chicalim village.

AND WHEREAS said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello (the Vendor No.1 herein) is married to Mrs. Maria Lira Praxedes Menezes (the Vendor No.2 herein) as per the law communion of assets applicable in Goa, said Mrs. Maria Lira Praxedes Menezes is entitled to half share in the estate of her husband said Mr. Augusto Nazario de Sigmaringa Melo alias Mr. Augusto D'Mello.

AND WHEREAS the Vendors are the owners in possession of the 'said property' which admeasures an area of 2000 sq. mtrs. known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" surveyed under Survey No.115/3 of Chicalim village.

...7/-

Bar Dam

Belh

Shelo

OF THE SUB
THE 24 V.

NOT
★ Adv. Suraj
Area S
Reg. N
Exp. Di
GOVT. OF

AND WHEREAS the 'VENDORS' are intending to sell the said property and the 'PURCHASER' is interested in purchasing the said property and as such the 'PURCHASER' has approached the 'VENDORS' to purchase the said property for a sum of **Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only)** which is the fair market value.

AND WHEREAS the 'PURCHASER' has inspected the said property hereby to be sold and has agreed to purchase the same from the 'VENDORS' upon the terms and conditions hereinbelow set out:-

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :-

1. In consideration of payment of **Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only)** paid by the 'PURCHASER' to the 'VENDORS', being i.e. (a) Rs. **87,50,000/- (Rupees Eighty Seven Lakhs Fifty Thousand Only)** by **RTGS** Vide **UTR No. CNRBR5201708100062626891** dated **10/08/2017** of **Canara Bank, Vasco Branch, Vasco Da Gama, Goa** and (b) Rs. **87,50,000/- (Rupees Eighty Seven Lakhs Fifty Thousand Only)** by **RTGS** Vide **UTR No. CNRBR52017081000626801** dated **10/08/2017** of **Canara Bank, Vasco Branch, Vasco Da Gama, Goa**, receipt whereof the 'VENDORS' do

...8/-

Balaram

Gulm

Shale



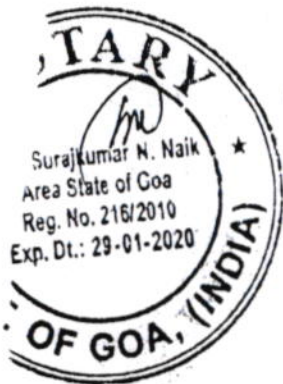
hereby admit, acknowledge and discharge the 'PURCHASER' from each and every part of it and the 'VENDORS' as absolute owners do hereby convey, transfer and hand over possession of the said property known as "RAMAXENOILEM" also known as "PALONDICHEM CULAGORA" situated at Chicalim village admeasuring an area of 2000.00 sq. mtrs. surveyed under Survey No.115/3 of Chicalim village, more particularly described in Schedule-II hereunder written and marked in red colour boundary line on the plan attached to this Deed to the Purchaser with all rights, title, interest, claim, liberties, easements use, benefit, demands, advantages and appurtenances whatsoever to the said property **TO HAVE AND TO HOLD** the same absolutely and forever.

2. The 'VENDORS' hereby covenant with the 'PURCHASER' as follows:-

(a) That the SAID PROPERTY hereby sold or any part thereof is not the subject matter of any Notification or proceedings under the Land Acquisition Act or any other laws for compulsory acquisition of land.

(b) That the SAID PROPERTY hereby sold or any part thereof is not the subject matter of any mortgage,

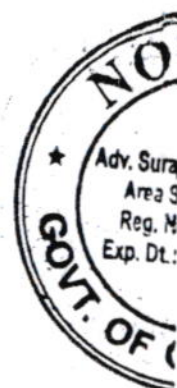
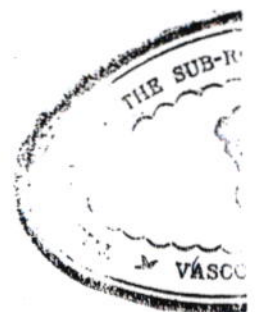
...9/-



Surajkumar N. Naik

Surajkumar N. Naik

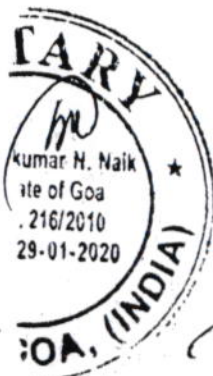
Surajkumar N. Naik



charge or encumbrance or of any documents creating any obligation on the said land against the holder thereof.

- (c) That the taxes payable on the SAID PROEPRTY up to date, have been fully paid.
- (d) That there is no litigation or proceedings in respect of the SAID PROPERTY hereby sold or any part thereof, in any court of law, tribunal, forum of lawful authority.
- (e) That the SAID PROPERTY hereby sold or any part thereof is not the subject matter of any attachment or seizure or proclamation of sale before any court of law, tribunal, forum or other local authorities.
- (f) The title of the VENDORS to the SAID PROPERTY hereby sold or any part thereof, is subsisting, free, clear and marketable.
- (g) That the 'VENDORS' have good title and full powers and absolute authority to grant, release, convey and assure the said property hereby sold in the manner aforesaid.

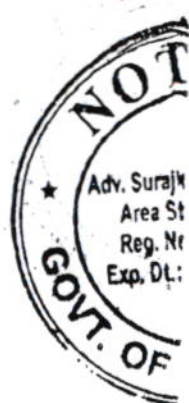
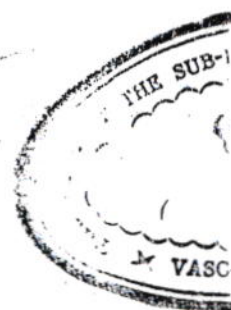
...10/-



Bar Dhan

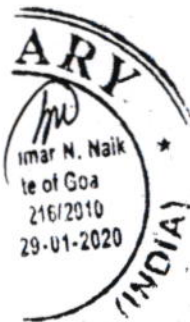
Gdh

Shelo



- (h) That the 'PURCHASER' shall at all times peacefully and quietly occupy, enjoy and possess the said property hereby conveyed for her benefit as deemed fit and proper as owner thereof without any claim, demand or disturbances from 'VENDORS'.
- (i) The 'VENDORS' further covenant with the 'PURCHASER' that in the event the 'PURCHASER' is deprived of his lawful possession of the said property hereby conveyed by virtue of any defect in the title of the 'VENDORS', the 'VENDORS' agree to keep indemnify or cause to be indemnified the 'PURCHASER' and/or his heirs from any unforeseen loss of rights in the said property hereby sold.
- (j) That the 'VENDORS', at the request and at the entire cost of the 'PURCHASER', undertake and agree to do or cause to be done or execute such papers, documents or comply with any other requirements in order to further assuring the said property to the 'PURCHASER'.
- (k) That the said property hereby sold is absolutely free from all or any encumbrances whatsoever.

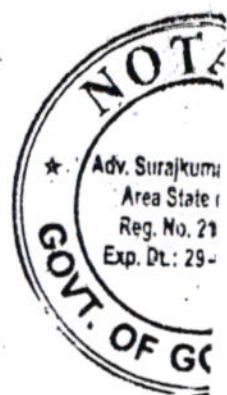
...11/-



Baldam

Self

Shela

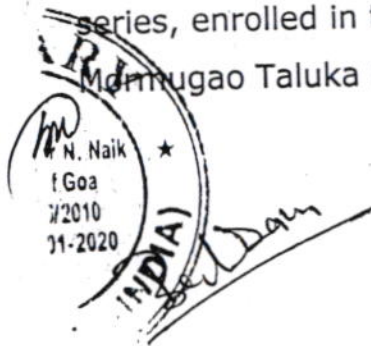


3. That the 'VENDORS' undertake to deliver all title documents in original pertaining to the said property to the 'PURCHASER'.
4. The 'PURCHASER' has been paid TDS @ 1% being **Rs.87,500/- (Rupees Eighty Seven Thousand Five Hundred Only)** through Punjab National Bank, Chanakyapuri, New Delhi branch bearing Internet Banking Txn. No.5007422876 dated 05/08/2017.
5. The VENDORS and the PURCHASER hereby declare that the property in transaction does not belong to the Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE-I
DESCRIPTION OF THE ENTIRE PROPERTY

All that landed property denominated as **"RAMAXENOILEM"** also known as **"PALONDICHEM CULAGORA"** situated at Chicalim village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.5151 of Book B-21 of old series, enrolled in the Land Revenue Office under Matriz No.71 of Mormugao Taluka and the said property is bounded as under:-

...12/-



[Signature]

[Signature]

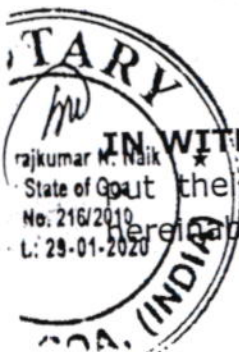


On the North : By the top of the hill;
On the South : By the rivulet of Comunidade;
On the East : By the property of Caetano Jose Flores; and
On the West : By the property of Eusebio Antonio Sequeira.

SCHEDULE-II
DESCRIPTION OF THE SAID PROPERTY HEREBY SOLD

All that half of the entire property denominated as **"RAMAXENOILEM"** also known as **"PALONDICHEM CULAGORA"** admeasuring an area of **2000.00 sq. mtrs.** situated at Chicalim village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under No.5151 of Book B-21 of old series, enrolled in the Land Revenue Office under Matriz No.71 of Mormugao Taluka and surveyed under Survey No.115, sub-division 3 of Chicalim Village and the said property is bounded as under:-

On the North : By the public road;
On the South : By the rivulet;
On the East : By the properties surveyed under No.115/4 and 115/6 of Chicalim village; and
On the West : By the property surveyed under No.115/4 and 115/2 of Chicalim village.



Barb Dami

Sil

Melo



SIGNED, SEALED AND DELIVERED by






The within-named "VENDORS"

1. MR. AUGUSTO NAZARIO DE SIGMARINGA MELO
also known by name **MR. AUGUSTO D'MELLO**








[Signature]

Left Hand Finger Impression

				
Little finger	Ring Finger	Middle Finger	Index finger	Thumb

Right Hand Finger Impression

				
Thumb	Index finger	Middle Finger	Ring Finger	Little finger

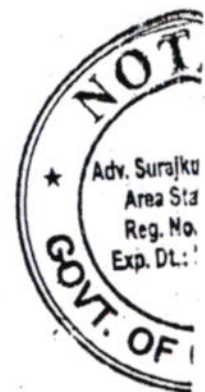
...14/-



[Signature]

[Signature]

[Signature]



MRS. MARIA LIRA PRAXEDES MENEZES



Shelo



Left Hand Finger Impression

Little finger	Ring Finger	Middle Finger	Index finger	Thumb

Right Hand Finger Impression

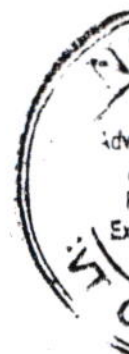
--	--	--	--	--



...15/-

Shelo

Shelo



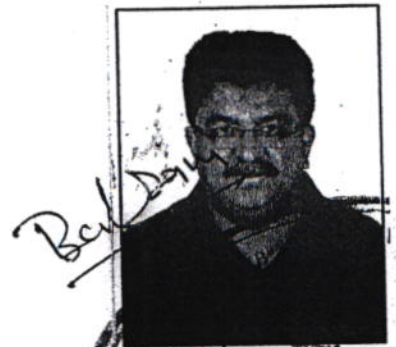
SIGNED, SEALED AND DELIVERED by
The within-named "PURCHASER"

FELICITY REAL-INFRA PRIVATE LIMITED

represented by its Representative **MR. BALRAM GERA**



Balram

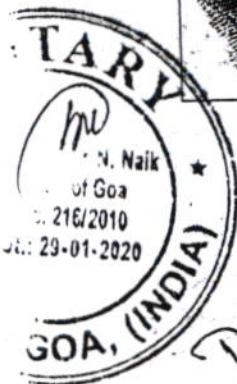


Left Hand Finger Impression

Little finger	Ring Finger	Middle Finger	Index finger	Thumb

Right Hand Finger Impression

--	--	--	--	--



Balram

Shel

Shelo



WITNESSES:-

1. MISS. FATIMA BI SHAIKH

Fatima

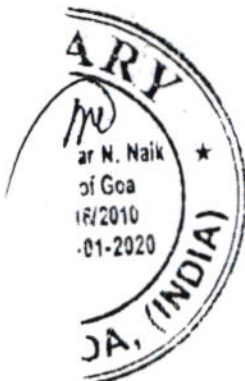
2. MR. MUNNIR KHAN

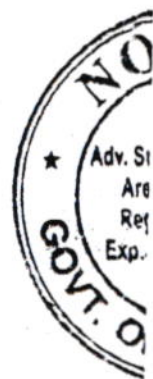
Munnir

Barb Sam

Shah

Shelo







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

P.A.R. OR



Plan Showing plots situated at
Village : CHICALIM

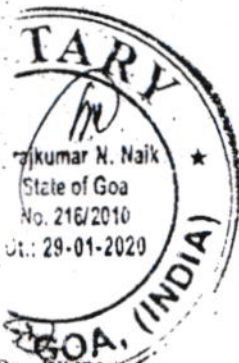
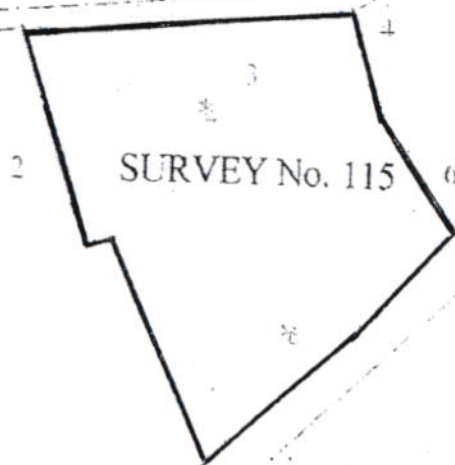
Taluka : MORMUGAO

Survey No./Subdivision No. : 115 / 3

Scale : 1 : 1000

Inward No: 3127

(Savio C. Silveira)
Inspector of Survey &
Land Records, Vasco-Goa



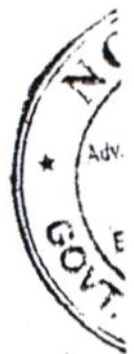
Generated By: DILIP NAIK
(D'MAN, GR.II) On: 31-05-2017

Compared By: Sagar Navelkar (H.S.)

Bar Dam

Shelo

Sukh





Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 11-08-2017 12:59:43 PM

Document Serial Number : 1366

Presented at 11:08:00 AM on 11-08-2017 in the office of the Sub-Registrar (Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	612500.00
2	Processing Fees	350.00
	Total :	612850.00

Stamp Duty Required: 787500.00

Stamp Duty Paid: 787500.00

Mr. Balram Gera presenter

Name	Photo	Thumb Impression	Signature
Mr. Balram Gera, S/o Mr. Naewand Ram Gera, Married, Indian, age 46 Years, Business, r/o C/o N. R. Gera, F-1, Lajpat Nagar, Lapal Nagar S.O, South, Delhi-110024-As an authorised representative of Felicity Real Infra Private Ltd having its office at Delhi vide resolution dated 31/07/2017			

Endorsements

Executant

1. Mr. Augusto Nazario De Sigmaringa Melo also known as by name Mr. Augusto D'Mello, S/o Mr. Francisco Hipolito Marcos Fidelis Sigmaringa de Sequeira, Married, Indian, age 71 Years, retired, r/o 14/4, Hill View Estate, Gonvllpy, Nuvem, Salcete Goa.

Photo	Thumb Impression	Signature

2. Mrs. Maria Lira Praxedes Menezes, W/o Mr. Augusto Nazario De Sigmaringa Melo, Married, Indian, age 60 Years, House-Wife, r/o 14/4, Hill View Estate, Gonvllpy, Nuvem, Salcete Goa.

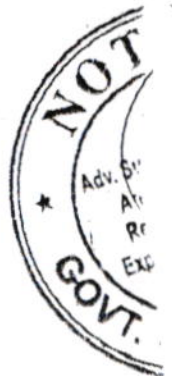






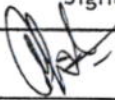
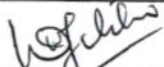


Photo	Thumb Impression	Signature
		

3. Mr. Balram Gera, S/o Mr. Naewand Ram Gera, Married, Indian, age 46 Years, Business, r/o C/o N. R. Gera, F-1, Lajpat Nagar, Lapal Nagar- S.O, South, Delhi-110024 As a authorised representative of Felicity Real Infra Private Ltd having its office at Delhi vide resolution dated 31/07/2017

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Samir Shirodkar, S/o Kamlakant Shirodkar, Married, Indian, age 41 Years, Business, r/o Mangor Hill, Vasco da Gama Goa.	
2	Wilson Luis, S/o Michael Angelo Luis, Married, Indian, age 44 Years, Business, r/o Vetnem, Curtorim Goa.	

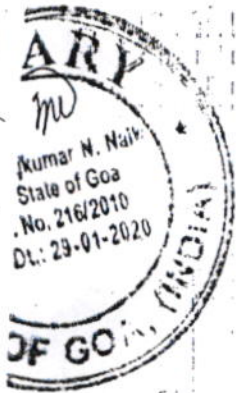

Sub-Registrar

SUB-REGISTRAR
MORMUGAO


Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Certified that mutation fees Rs. 2500/- has been paid vide challan no. 201700595815 dt 11/8/17.


SUB-REGISTRAR
MORMUGAO



Book-1 Document
Registration Number MOR-BK1-01339-2017
CD Number MORD22 on
Date 16-08-2017

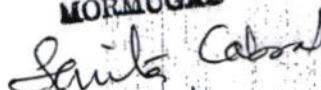


Sub-Registrar (Mormugao)

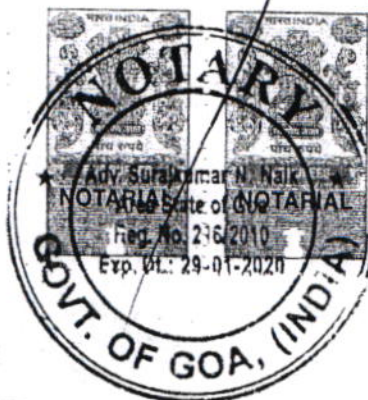
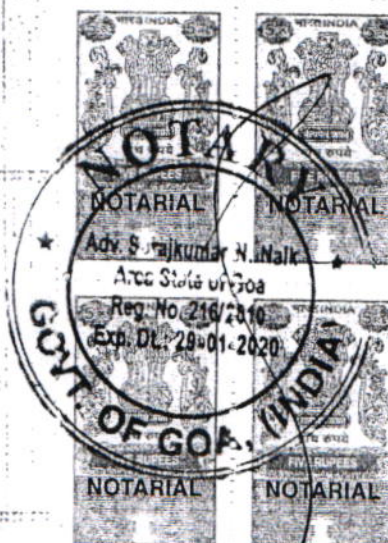
**Sub-Registrar
MORMUGAO**

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune





Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Ph: 9423310194, 9960366967
Date: 17/08/2017
Reg. No: 7959/2017

