100018174720

FORM I & XIV

नमुना नं १ व १४

Date : 16/11/2023

Taluka तालुका	SALCETE	Survey No. सर्वे नंबर	29
Village गांव	Colva	Sub Div. No. हिस्सा नंबर	12-A
Name of the Field शेताचें नांव	Nin Wado	Tenure सत्ता प्रकार	0

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.23.80	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.80

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

Pot-Kharab पोट खराब

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

Grand Total एकूण
0000.23.80

Remarks शेरा

Dy. Collector order in partition Case No. LRC/PART/160/2011/I/1598. Dt. 23/03/2011.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s Kayji Real Estate Private Limited		47086	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

100018174720

FORM I & XIV

नमुना नं १ व १४

Date : 16/11/2023

Taluka तालुका	SALCETE	Survey No. सर्वे नंबर	29
Village गांव	Colva	Sub Div. No. हिस्सा नंबर	12-A
Name of the Field शेताचें नांव	Nin Wado	Tenure सत्ता प्रकार	0

The record is computer generated on 16/11/2023 at 11:54:52AM as per Online Reference Number - 100018174720. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in

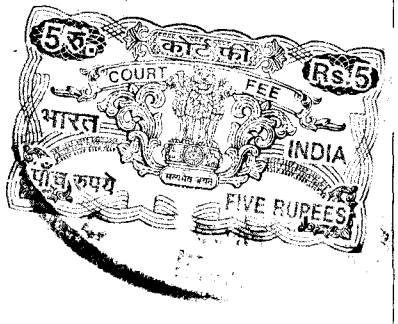
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

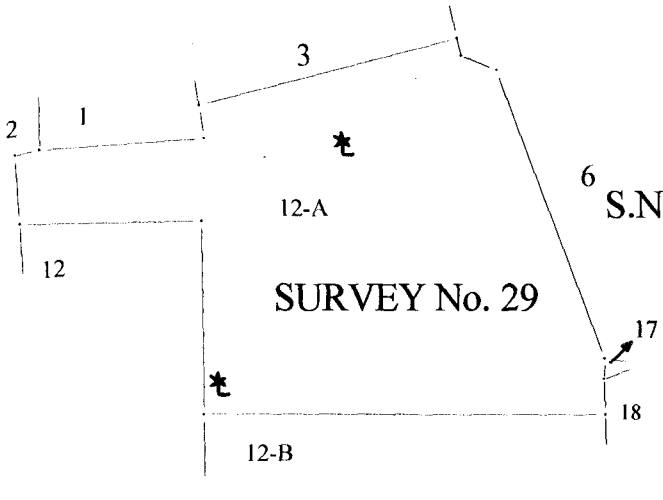
N

Inward No:3093

Plan Showing plots situated at
Village : COLVA
Taluka : SALCETE
Survey No./Subdivision No. : 29/ 12-A
Scale : 1 :1000

17/7/12
Inspector of Survey &
Land Records.





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On : 16-07-2012

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AXIS BANK LTD
SIDDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

ID-5/STP(V)/C.R./35/2/2010-RD

भारत 04206 NON JUDICIAL गोवा
113634 SEP 07 2011
zero four eight nine zero four two 17:44
Rs.0489042/- PB5740
सत्यमेव जयते
INDIA STAMP DUTY GOA

1789-7/11

TRUE COPY

NAME: Kayji Real Estate Pvt Ltd
ADDRESS: Margao
THROUGH:
SIGNATURE:
RECEIPT NO.: AXISB/4206

For AXIS BANK LTD.

Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO

Devidas S. Kudchadkar

DEED OF SALE

For KAYJI REAL ESTATE PVT. LTD.

CRH

Director / Attorney

NOTARY
...CH V BORKER
...RAO JUDICIAL
...IOR DIVISION
...ED No. ...
GOVT. OF GOA (INDIA)

THIS **DEED OF SALE** is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this **7th** day of **September, 2011 (07/09/2011)** BY AND BETWEEN:

1. **MR. COVINGTON KENNETH VIEGAS**, son of Mr. Crisologo Viegas, age 36 years, occupation business, holding PAN Card No. [redacted]; married and his wife

2. **MRS. GORETT JOAQUINA FERNANDES E VIEGAS** alias GORRETTY VIEGAS, aged 35 years, occupation housewife, holding PAN Card No. [redacted] both residents of H. No. 938/C, Viegas House, Muddi, Navelim, Salcete Goa, Indian Nationals and hereinafter called the **`VENDORS'** (which expression shall include unless repugnant to the context or meaning thereof, all their heirs, successors, legal representatives, administrators, executors and assigns) **OF THE FIRST PART**;

AND

M/S. KAYJI REAL ESTATE PRIVATE LIMITED, a Private Limited Company, having it's Registered office at Anand Bhavan, Old Station Road, Margao, Goa, bearing PAN CARD NO. [redacted] duly represented herein by it's Executive Officers, (1) SHRI DEVIDAS S. KUDCHADKAR, son of Sadanand Kudchadkar, aged 76 years, resident of Curchorem – Goa, and (2) SHRI CHANDRAKUMAR R. HUILGOL, son of Ramarao Huilgol, aged 61 years, resident of 186/1, Sinquetim, Navelim, Goa, both Indian Nationals, both commercial employees, empowered to sign

KAYJI REAL ESTATE PVT. LTD.

Director / Attorney

this agreement by virtue of Power of Attorney executed by the Company dt. 05.09.2011, (certified copy of which is filed in this office along with this deed) hereinafter called the **'PURCHASER'** (which expression shall include unless repugnant to the context or meaning thereof, all its successors, legal representatives, administrators, executors and assigns) **OF THE SECOND PART**.

The Purchaser is an Indian company registered under Indian Companies Act, 1956, likewise the Authorised Signatory of the Purchaser are all Indian nationals and they all are competent to enter into this transaction of sale and purchase of immovable property and to execute this Deed of Sale.

The PURCHASER has appointed as its Authorised Signatories Shri Devidas S. Kudchadkar, son of Sadanand Kudchadkar, aged 76 years, occupation Service, married, resident of Curchorem, Goa and Shri Chandrakumar R. Huilgol, son of Ramarao Huilgol, aged 61 years, occupation Service, married, resident of Sinquetim, Navelim, Goa; vide Power of Attorney dated 05.09.2011, registered under No. 4525, executed before Notary Rajendra G. Raut Dessai, along with resolution dated 5th September 2011. A certified copy of the said resolution along with the said Power of Attorney is annexed to this Deed of Sale at Annexure 1.

The member no. 2 of the PROSPECTIVE VENDORS is represented herein by her attorney the member no. 1 of the PROSPECTIVE VENDORS by virtue of Power of Attorney dated

For KAYJI REAL ESTATE PVT. LTD.

Director / Attorney

05.08.2011 executed before Notary Shri. Rajendra G. Raut Dessai under Reg. No. 4305/2011. The said Power of Attorney is annexed to this Deed of Sale at Annexure 2.

WHEREAS the VENDORS have covenanted and represented unto the PURCHASERS as follows:

a) That there exists a property known as "Quitemadachem" alias "Papachem Mand" also known as "Nin Wado"situated in the village Colva, within the jurisdiction of village Panchayat of Colva, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, surveyed under Survey No. 29/12 of Colva Village, more particularly described in SCHEDULE I hereunder written and is hereinafter referred to as the "SAID PROPERTY".

b) This property "Quitmandachem" was consisting also of the house and the courtyard and the whole property was described under no. 7120 and the house and the courtyard from the said property was separately found registered under description no. 7121 and this has support from the item no. 9 in the Inventory Proceedings instituted upon the death of Shri. Silvestre Simao Carlos do Rosario Rodrigues.

c) However from the two wills executed on 19-04-1879 by Fr. Manoel Francisco do Rosario Rodrigues and by Fr. Thomas da Merces it is seen that they were paternal

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Director/Attorney

uncles of late Shri. Francisco Xavier Rodrigues and each of the said uncle was having one third right in the said immovable property "Quitmandachem" which was inherited by them from their parents. From the same clarifications it appears that the remaining one third part in the said property was held by the father of the said Shri. Francisco Xavier Rodrigues.

d) The rights held by the said two paternal uncles were bequeathed to Shri. Francisco Xavier Rodrigues being their nephew on the certain terms and conditions mentioned therein. This is also supported from the Inventory Proceedings which were instituted upon the death of Shri. Francisco Xavier Rodrigues in the year 1901 wherein the entire property "Quitmandachem" was described under item no. 7 and the said item was allotted half to the widow of Shri. Francisco Xavier Rodrigues and the remaining half in equal shares to his three children namely Shri. Joao Menino Rodrigues; Miss Maria Ramira Carolina Rodrigues and Shri. Silvestre Simao Carlos do Rosario Rodrigues, as the eldest daughter namely Maria Amalia Alzira das Merces Rodrigues and her Manoel Joaquim Carlos Mascarenhas Portugal have relinquished their rights in the estate left by late Shri. Francisco Xavier Rodrigues.

e) That by Public Deed of Partition executed on 08-05-1928 executed by Shri. Joao Menino Rodrigues and his wife

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Director/Attorney

Smt. Maria Felicidade Leonildes Mascarenhas alias Mariquinha; Miss Maria Ramira Carolina Rodrigues spinster; Shri. Silvestre Carlos Simao Rodrigues and Smt. Maria Aleziana Raquel das Merces Mascarenhas e Portugal and her husband Cirilo Alexandre de Menino Jesus do Rosario Vas; Shri. Pedro Joaquim Carlos Mascarenhas, Portugal bachelor and Linda Defina Hermenegilda Mascarenhas, Portugal, executed for partitioning the rights held by late Smt. Ludovina Anunicicao Rodrigues, widow of late Shri. Francisco Xavier Rodrigues, the remaining half of the said property 7120 and 7121 held by late Smt. Ludovina Anuncicao Rodrigues was allotted equally to the said Shri. Joao Menino Rodrigues; Miss Maria Ramira Carolina Rodrigues and Shri. Silvestre Rodrigues. Consequently upon such allotment the property described under no. 7120 and 7121 was owned 1/3rd by Shri. Joao Menino Rodrigues, 1/3rd by Miss Maria Ramira Carolina Rodrigues and 1/3 by Shri. Silvestre Rodrigues.

f) That Shri. Joao Menino do Rosario Rodrigues and his wife Smt. Maria Felicidade Leonildes Mascarenhas expired leaving behind four children namely (a) Mario do Assumpta Jesus Jose Francisco Xavier Antonio Roque Rodrigues; (b) Maria Ludovina da Piedade Laura de Jose Rodrigues; (c) Maria Lilia Filomena de Jesus Jose Rodrigues and (d) Maria Lucia do Carmo de Jesus Jose Rodrigues.

CRH

g) That as per the Notarial deed of Gratuitous Assignment of Unascertained Rights to Inheritance executed on 4-12-1991, Mrs. Maria do Carmo Lucia de Jesus Rodrigues Pereira Carvalho and her husband Shri. Hermete Baylon Pereira have relinquished the rights to the inheritance of their parents Shri. Joao Menino do Rosario Rodrigues and his wife Smt. Maria Felicidade Leonildes Mascarenhas alias Mariaquino.

h) That as per the Notarial deed of Gratuitous Assignment of Unascertained Rights to Inheritance executed on 4-12-1991, Smt. Maria Aurea das Dores Alemao, widow; Shri. Caetano Fidelis do Rosario Alemao and his wife Smt. Alzira Nalini Alemao and Shri. Olavo Antonio Perpetuo Socorro Alemao and his wife Smt. Jeanette Alemao, being the only children and legal representatives of their parents late Smt. Maria Ludovina da Piedade Laura de Jose Rodrigues Alemao and her husband Teotonio Xavier de Natividade Alemao have relinquished their rights in the estate left by their maternal grandparents late Shri. Joao Menino do Rosario Rodrigues and his wife Smt. Maria Felicidade Leonildes Mascarenhas alias Mariaquino.

i) That accordingly 1/3rd share in the said two properties of late Shri. Joao Menino do Rosario Rodrigues and his wife devolved on his remaining three children as under:-

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(1) Mario do Assumpta Jesus Jose Francisco Xavier Antonio Roque Rodrigues ....1/3rd of 1/3rd.

(2) Maria Lilia Filomena de Jesus Jose Rodrigues ...1/3rd of 1/3rd.

(3) Maria Lucia do Carmo de Jesus Jose Rodrigues ...1/3rd of 1/3rd.

j) That from the Inventory Proceedings instituted by Smt. Maria Libania Delfina Bernardete da Conceicao Martins upon the death of Shri. Silvestre Simao Carlos do Rosario Rodrigues it is clear that said Shri. Silvestre has left behind his widow Smt. Maria Libania as his moiety holder and four children namely a) Shri. Antonio Menino Jesus do Rosario Rodrigues; (b) Shri. Julio Francisco Xavier do Rosario Rodrigues; (c) Maria Clara Ema do Rosario Rodrigues and (d) Maria Jose do Rosario Rodrigues. The said property described under no. 7120 and 7121 were enlisted under item nos. 9 and 10 respectively and the said two properties were auctioned in favour of the widow Smt. Maria Libania Delfina Bernardete da Conceicao Martins. Therefore she became the exclusive owner of the 1/3rd rights in the said two properties described under nos. 7120 and 7121.

k) (1) As far as the 1/3rd share of Miss Maria Ramira Carolina Rodrigues, she executed the Public Gift deed on 02-09-1942 by virtue of which she gifted her rights in the property described under no. 7121 as under:-

Pvt. Ltd.

Director/Attorney

(i) Shri. Mario de Assumta Jesus Jose Francisco .....1/2 of 1/3rd.

(ii) Shri. Antonio Menino Jesus do Rosario Rodrigues .....1/4th of 1/3rd.

(iii) Shri Julio Francisco Xavier do Rosario Rodrigues .....1/4th of 1/3rd.

(2) In respect of the other properties including the property described under no. 7120 the said Miss Maria Ramira Carolina Rodrigues gifted in the following manner:-

(i) Mario de Assumpta Jesus Jose Francisco Xavier Antonio Roque Rodrigues ...1/3rd of 1/3rd;

(ii) Maria Lilia Filomena de Jesus Jose Rodrigues ....1/3rd of 1/3rd.

(iii)Maria Lucia do Carmo de Jesus Jose Rodrigues .....1/3rd of 1/3rd.

l) That Maria Ramira Carolina Rodrigues expired in the state of spinster and she has left bchind has left the will by virtue of which she has left behind her sole and universal heirs namely Shri. Mario de Assunta Jesus Jose Francisco Xavier Antonio Roque Rodrigues; Miss Maria Lilia Fiolomena de Jesus Jose Rodrigues (spinster); Antonio de Menino Jesus do Rosario Rodrigues and Julio Francisco Xavier do Rosario Rodrigues, as declared by Deed of succession executed on 23-04-1968.

m) That in the suit for partition filed by Smt. Maria Libania Delfina Bernardetta de Conceicao Martins and her

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children against Maria Ramira Carolina Rodrigues and the successors of late Shri. Joao Rodrigues, one third of the item nos. 7120 and 7121 were allotted to Smt. Maria Libania and her children and the remaining two thirds to the successors of Shri. Joao Rodrigues. In this Partition suit, the said properties were partitioned as per the chart and the plan.

n) That by Deed of Gift executed on 29th April, 1986 Miss Maria Lilia Filomena de Jesus Jose Rodrigues who was holding 1/9th share in the said two properties, gifted the same to Shri. Jose Abel do Rosario Rodrigues and Shri. Jose Lucio de Fatima Rodrigues, both were the sons of late Shri. Mario de Assumpta Jesus Rodrigues.

o) That in Deed of Family Partition executed on 22-02-1991, which was executed upon the death of Shri. Jose Rodrigues alias Mario de Assumpta Jose Rodriugues, the successors including the widow namely Smt. Judith Rodrigues, the said part of the property described under no. 7120 was allotted to her exclusively and the part of the property described under no. 7121 was allotted to Shri. Lucio Rodrigues.

p) In the Inventory Proceedings bearing no. 102 of 2001/M filed by Smt. Judith Mafalda Magdalena Barreto e Rodrigues in the Court of the Comarca Judge of Salcete and Quepem at Margao, upon the death of Lucio de

Fatima Jesus Jose Francisco Xavier Rodrigues, the part of the property 7121 owned by Shri. Lucio was allotted to the said Smt. Judth and accordingly Smt. Judith Mafalda Magadalena Barreto e Rodrigues became the owner of the 2/3rd part of the said properties 7120 and 7121. The area which was originally shown in respect of the said property in the Inventory proceedings was subsequently corrected as per the records as is evident from the order dated 23rd December, 2008.

q) By virtue of the Sale Deed executed on 26-03-2009 registered in the office of Sub-Registrar, Salcete under no. 1605 at pages 1 to 23 of Book No. I, Volume no. 3357 dated 15th April, 2009 as rectified by Deed of Rectification executed on 14th July, 2010 and registered under no. MGO-BK1-03625-2010 and CD Number MGOD21 dated 14-07-2010 said Smt. Judith Mafalda Magdalena Barreto e Rodrigues sold an area of 2380 sq. mts. of the Said Property identified as Plot A, to the VENDORS herein.

r) That the Said Plot A admeasuring 2380.00 Sq. metres is now separately under Survey no. 29/12-A and is surveyed in the name of the VENDORS.
The said "SAID PLOT" is more particularly described in the SCHEDULE B hereunder written.

AND WHEREAS the VENDORS have further declared, represented and covenanted unto the PURCHASER as follows :-

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Director/Attorney

i) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOT".

ii) The "SAID PLOT" is not subject to any mundkarial rights, agricultural tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever,

iii) The "SAID PLOT" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

iv) That no other person/persons other then the VENDORS mentioned hereinabove are the owner/s or possessor/s of the "SAID PLOT" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PLOT" and/or deal with it in any manner whatsoever.

v) That there is no legal bar or impediment for this transaction and that the "SAID PLOT" is free from encumbrances, liens and/or charges.

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Director/Attorney

vi) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Act or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/have been received by and/or served upon the VENDORS regarding the "SAID PLOT";

vii) That neither the "SAID PLOT" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and /or Regulation and /or under any subsisting Order, Judgment and /or Decree of any Court of Law.

viii) That neither the "SAID PLOT" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

ix) That they have not agreed, committed or contracted or entered into any agreement for sale, assignment, mortgage, lease, licence or any other Agreement or understanding, whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT";

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Director/Attorney

x) That no person has any right of access through the "SAID PLOT", or part thereof, nor does any access, public or private, exist through the same.

xi) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any change and or encumbered the "SAID PLOT" in any manner whatsoever.

xii) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the "SAID PLOT" or any part thereof, then the VENDORS and each of them jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the "SAID PLOT" from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

xiii) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the

contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOT" unto and to the use of the PURCHASER.

xiv) That the "SAID PLOT" falls under settlement zone and that the "SAID PLOT" or any part thereof does not fall under any zone prohibited for development.

xv) That the VENDORS intend to sell the "SAID PLOT" at a total price of Rs. 1,63,01,400/- (Rupees One Crore Sixty Three Lakhs One Thousand Four Hundred Only).

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PLOT" from the VENDORS and the VENDORS has agreed to sell the "SAID PLOT" to the PURCHASER for a total consideration of Rs. 1,63,01,400/- (Rupees One Crore Sixty Three Lakhs One Thousand Four Hundred Only).

For KAYJI REAL ESTATE PVT. LTD.

Director / Attorney

AND WHEREAS the PURCHASER, in terms of the said agreement and understanding, is entitled to the "SAID PLOT" described under SCHEDULE-B hereunder written and the PURCHASER is further entitled to have the "SAID PLOT" transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 1,63,01,400/- (Rupees One Crore Sixty Three Lakhs One Thousand Four Hundred Only) paid by the PURCHASER in the following manner to the VENDORS at the request of the VENDORS:

a) a sum of Rs. Rs. 81,50,700/- (Rupees Eighty One Lakhs Fifty Thousand Seven Hundred Only) vide Demand draft No. 018110 dated 07.09.11 drawn on Axis Bank Ltd., Margao Branch drawn in favour of Vendor No. 1 and,

b) a sum of Rs. Rs. 81,50,700/- (Rupees Eighty One Lakhs Fifty Thousand Seven Hundred Only) vide Demand draft No. 018112 dated 07.09.11 drawn on Axis Bank Ltd., Margao Branch drawn in favour of Vendor No. 2

the payment and receipt of the said entire sum the VENDORS and each of them do hereby admit and acknowledge to have

For KAYJI REAL ESTATE PVT. LTD.

Director / Attorney

received in full and discharge the PURCHASER of the same and every part thereof, they the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and assure by way of sale unto the PURCHASER for the consideration received, the "SAID PLOT" described in the SCHEDULE B hereunder written and as shown in the plan annexed hereto, together with all that is situated in the "SAID PLOT" including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PLOT", that the PURCHASER shall own, possess, enjoy and hold the "SAID PLOT" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PLOT" hereby sold and conveyed in favour of the PURCHASER.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" to the PURCHASER and the PURCHASER has taken the possession of the "SAID PLOT".

3. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PLOT" hereby sold to it as its own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.

4. The VENDORS covenant with the PURCHASER as under:-

a) that they and all persons claiming through or under them shall and will from time to time upon the request and at

Ltd.

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the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOT" unto the PURCHASER and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

b) that they have jointly and or severally, not entered into any agreement, understanding and or arrangement for sale, development, construction and or disposal or otherwise howsoever with any party in respect of the "SAID PLOT" or any part thereof;

c) That they have jointly and or severally, not created any charge and encumbered the "SAID PLOT" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respects of the "SAID PLOT" or any part thereof;

d) That VENDORS has good, clear, legal, marketable, subsisting title over the "SAID PLOT" hereby sold and that the same are free from all encumbrances;

e) That the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PLOT" be

Real Estate Pvt. Ltd.

Director/Attorney

deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. That all taxes such as land tax etc. or otherwise and or any outgoings in regard to the "SAID PLOT" shall be borne and paid by the VENDORS up to the date of registration of this sale deed and thereafter by the PURCHASER.

6. The VENDORS hereby authorizes the PURCHASER to get transferred in its name the "SAID PLOT", purchased by it by the present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for including its name in the survey records of the SAID PLOTS and hereby waives any notice that may be required to be addressed to them under any law in force.

7. The VENDORS undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PLOT" or any part thereof. Further, the VENDORS do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought by or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PLOT" hereby sold.

[illegible] Pvt. Ltd.

Director/Attorney

8. The VENDORS hereby declare that the PURCHASER shall be entitled for all the privileges, rights and benefits arising from the Deed of Rectification dated 14/07/2010 referred above to be specific the right to use the access as shown in the Annexure I of the said Deed of Rectification dated 14/07/2010.

SCHEDULE-A

(of the SAID ENTIRE PROPERTY)

All that property known as "PAPACHEM MAND" also known as "NIN WADO" wherein there exists a residential house, surveyed under Survey no. 29/12 of village Colva, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described as a whole in the Land Registration Office of Salcete under No. 7121 enrolled in the Land Revenue Office under Matriz No. 504 and is bounded as follows:

North: by the property of Timotio Fernandes (S. No. 29/1 & 29/3)

South: by the property of Judith M. Rodrigues (S. No. 28/29 & 28/30)

East : by a property known as "Newvadam" belonging to Lucio Rodrigues.

West: by a property and half of house of Abel Rodrigues, being part of the said S. No. 29/12.

Real Estate Pvt. Ltd.

Director/Attorney

SCHEDULE-B

(of the SAID PLOTS)

PLOT A

ALL THAT landed property forming and independent and separate unit in itself admeasuring 2380.00 Sq. metres, surveyed under Survey No. 29/12-A of Colva Village, erstwhile forming part of the property described in SCHEDULE A hereinabove written and is bounded as under:

East :by the property surveyed under survey no. 29/6 and 28/17 of village Colva,

West :by the remaining part of the Said property (Plot no. C of the Said Property surveyed under no. 29/12 of village Colva),

North :by the property surveyed under survey no. 29/3 of village Colva and

South :by the Plot B described herein below.

IN WITNESS WHEREOF, the parties to this Deed have set and subscribed their respective hands on the day, month and year first herein above mentioned.

CRH

Director/Attorney

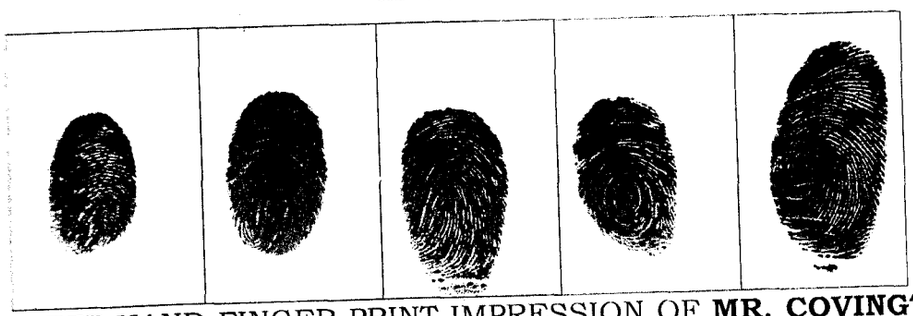
SIGNED, SEALED AND DELIVERED BY:

MR. COVINGTON KENNETH VIEGAS

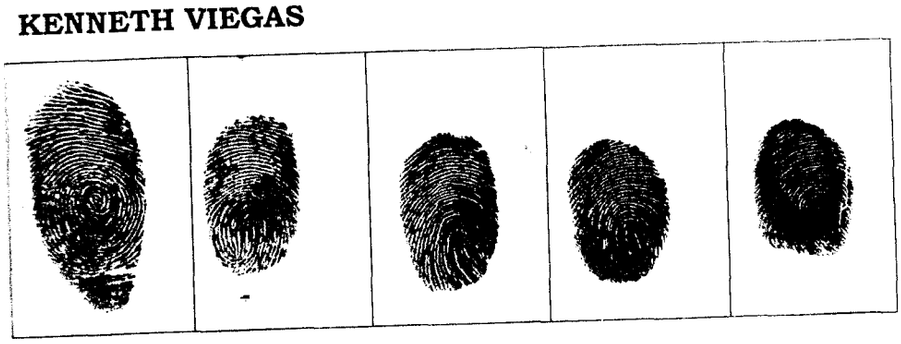
The party of the First Part

In the presence of.....

MR. COVINGTON KENNETH VIEGAS
Self and on behalf of Vendor No. 2
Mrs. GORETT JOAQUINA FERNANDES E VIEGAS
as Constituted Attorney



LEFT HAND FINGER PRINT IMPRESSION OF **MR. COVINGTON KENNETH VIEGAS**



RIGHT HAND FINGER PRINT IMPRESSION OF **MR. COVINGTON KENNETH VIEGAS**

Kayji Real Estate Pvt. Ltd.

Director/Attorney

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED PURCHASER:

M/s. KAYJI REAL ESTATE PRIVATE LIMITED

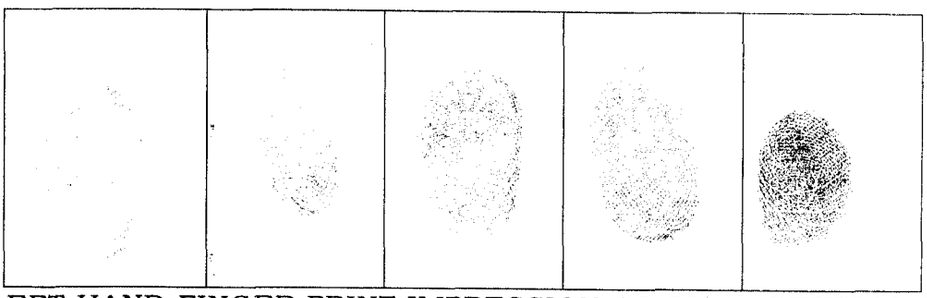
Through its authorized signatory

(i) **SHRI. DEVIDAS S. KUDCHADKAR**

The party of the Second Part

In the presence of.....

SHRI. DEVIDAS S. KUDCHADKAR



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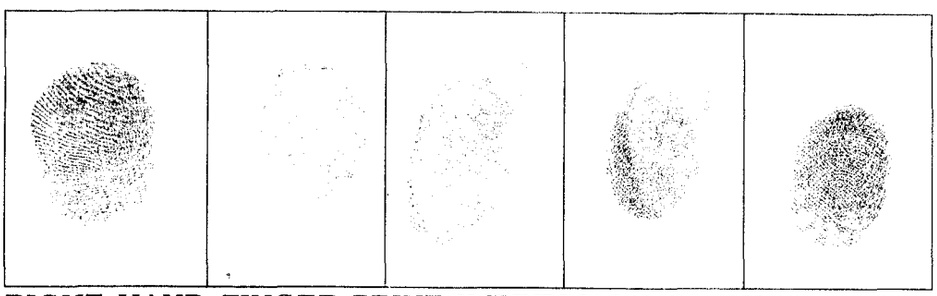


RIGHT HAND FINGER PRINT IMPRESSION OF **SHRI. DEVIDAS S. KUDCHADKAR**

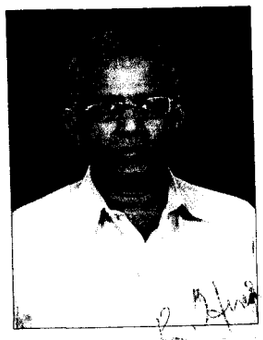
Kayji Real Estate Pvt. Ltd.

Director/Attorney

(ii) Shri. CHANDRAKUMAR R. HUILGOL

The party of the Second Part

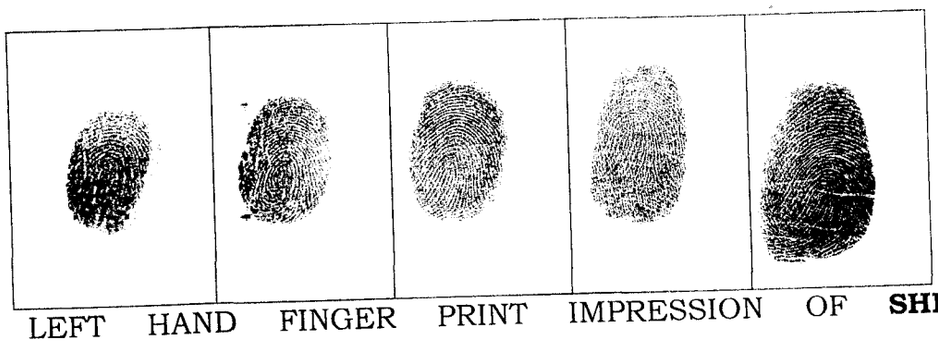
In the presence of.....



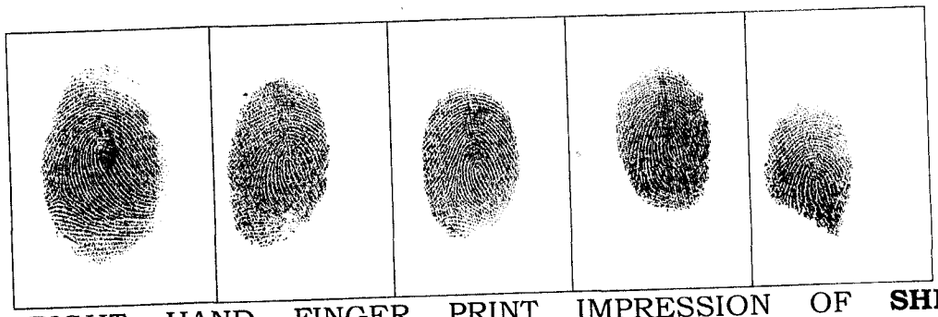
C R. Huilgol

C. R. Huilgol

SHRI. CHANDRAKUMAR R. HUILGOL



LEFT HAND FINGER PRINT IMPRESSION OF **SHRI. CHANDRAKUMAR R. HUILGOL**



RIGHT HAND FINGER PRINT IMPRESSION OF **SHRI. CHANDRAKUMAR R. HUILGOL**

Kayil Real Estate Pvt. Ltd.

CRH

Director/Attorney

WITNESSES:

1. Deepak Mandrekar
P W D Fatorda
Margao Goa

2. Dnyaneshwar K. Pednekar
H.NO. EWS 834
Housing Board
Gogul Marg

CRH

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN

SHOWING THE PLOTS SITUATED

AT COLVA VILLAGE

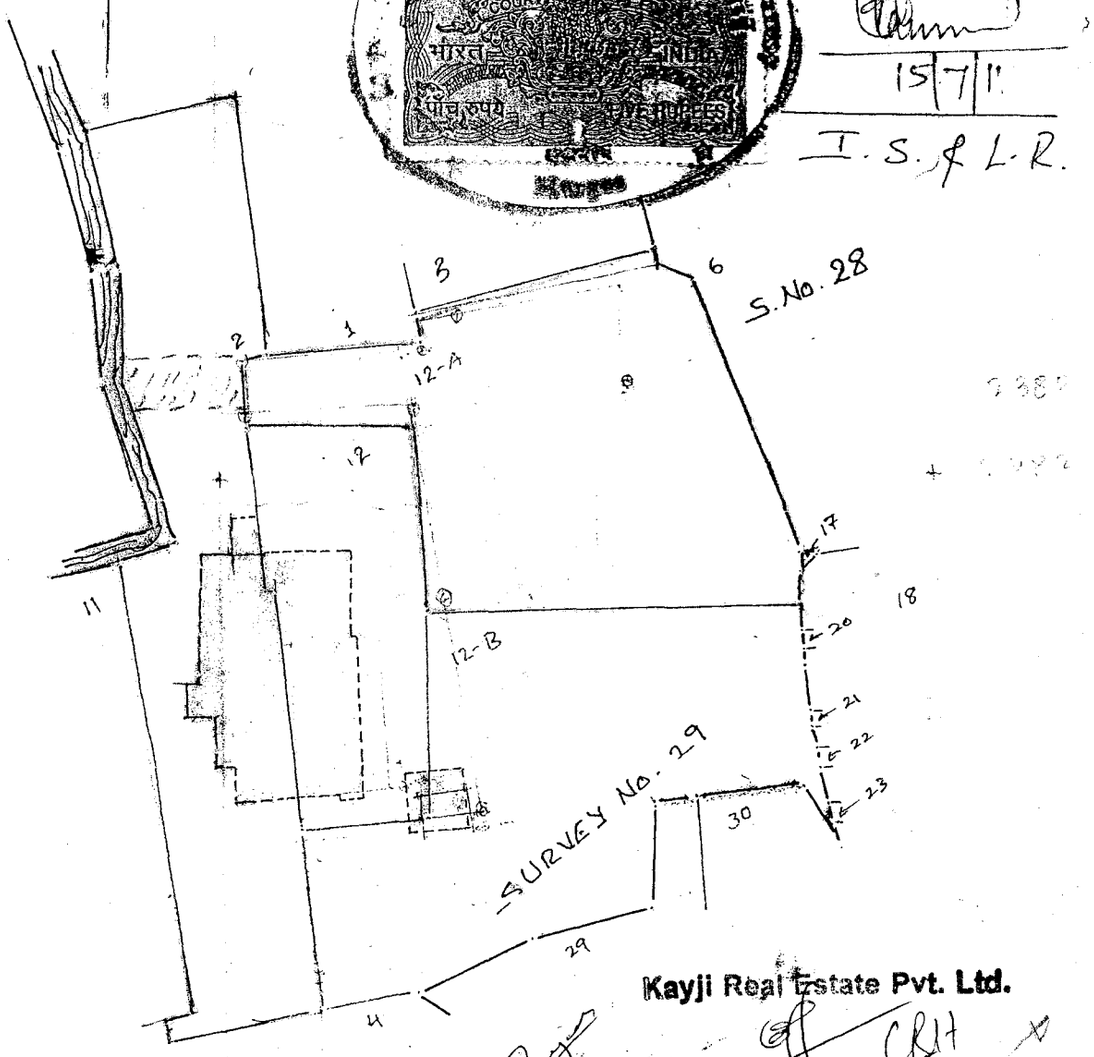
OF SALCETE TALUKA

S. NO. / SUB DIV. NO 29/12-A, 12-B, 12, 2

SCALE - 1: 1000

15/7/11

I. S. & L. R.



Kayji Real Estate Pvt. Ltd.

Director/Attorney

CHECKED BY

15/7/11 H.S

TRACED FROM P.T. SHEET NOS 17, 18

OF COLVA VILLAGE ON 15/7/11

BY Sasai

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 09-09-2011 02:32:52 PM

Document Serial Number : 4897

Presented at 01:14:00 PM on 09-09-2011 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	326040.00
2	Processing Fees	410.00
	Total :	326450.00

Stamp Duty Required: 414060.00 Stamp Duty Paid: 489042.00

Devidas S. Kudchadkar presenter

Name	Photo	Thumb Impression	Signature
Devidas S. Kudchadkar,s/o. Mr. Sadanand Kudchadkar , Married,Indian,age 76 Years,Service,r/oCurchorem Goa. as a Executive Officer of M/S. Kayji Real Estate(P) Limited with its office at Old Station Road, Margao, Salcete, Goa, by POA dated 05/09/2011, before the Notary Rajendra G. Raut Dessai, Reg No. 4525			

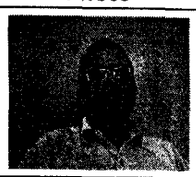
Endorsements

Executant

1 . Covington Kenneth Viegas, s/o. Mr. Crisologo Viegas, Married,Indian,age 36 Years,Business,r/oH.No.938/C, Viegas House, Muddi, Navelim, Salcete Goa. for self as Vendor No.1 & as constituted POA of Vendor No.2, vide POA dated 05/08/2011, executed before Notary Rajendra G. Raut Dessai, Margao Goa, under Reg. No.4305/2011

Photo	Thumb Impression	Signature

2 . Chandrakumar R. Huilgol, s/o. late Ramarao Huilgol, Married,Indian,age 61 Years,Service,r/oSinquetim, Navelim, Salcete Goa. As a Executive Officer of M/S. Kayji Real Estate(P) Limited with its office at Old Station Road, Margao, Salcete, Goa, by POA dated 05/09/2011, before the Notary Rajendra G. Raut Dessai, Reg No. 4525

Photo	Thumb Impression	Signature
		C.R. Huilgol

3 . Devidas S. Kudchadkar, s/o. Mr. Sadanand Kudchadkar, Married,Indian,age 76 Years,Service,r/oCurchorem Goa. as a Executive Officer of M/S. Kayji Real Estate(P) Limited with its office at Old Station Road, Margao, Salcete, Goa, by POA dated 05/09/2011, before the Notary Rajendra G. Raut Dessai, Reg No. 4525

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Adv. Samanth Rebello , d/o. Joe Rebello,UnMarried,Indian,age 26 Years,Advocate,r/o Benaulim, Salcete Goa.	

Sub-Registrar
SUB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-04854-2011
CD Number MGOD54 on
Date 09-09-2011

Sub-Registrar (Salcete/Margao)

SUB - REGISTRAR

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

NOTARIAL NOTARIAL NOTARIAL NOTARIAL

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

20/12/2011

(PRAKASH V. BORKER)
NOTARY
MARGAO
STATE OF GOA (INDIA)
Reg. No. 2561/12/2011