

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

(Rupees Ten Lakhs Only)
Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



भारत
INDIA

STAMP DUTY
00000

Rs. ≈ 1000000 ≈ 25.10.2016

365430

GOA
NON JUDICIAL
GOA
OneZero**Zero**Zero**Zero**Zero**Zero***

2445 6916239

Name of Purchaser COSME COSTA & ASSOCIATES

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

(Rupees Ten Lakhs Only)
Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
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365430

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2446 5017430

Name of Purchaser COSME COSTA & ASSOCIATES

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

(Rupees Ten Lakhs Only)
Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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STAMP DUTY
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Rs. ≈ 1000000 ≈ 25.10.2016

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2447 5218402

Name of Purchaser COSME COSTA & ASSOCIATES

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

(Rupees Thirty Seven Thousand Five Hundred only)
Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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Rs. ≈ 0037500 ≈ 25.10.2016

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NON JUDICIAL
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2448 7133218

Name of Purchaser COSME COSTA & ASSOCIATES



4598
26/10/2016

DEED OF SALE

Keith Agama.

[Signature]

[Signature]

THIS DEED OF SALE is executed at Mapusa on this 26th OCTOBER 2016 BETWEEN (1) MR. KEITH ANTHONY GAMA, 63 years of age, married, service, son of late Frank Anthony Gama, USA National of Indian Origin, holder of OCI registration no: _____ issued on 02/04/2013 at HOUSTON, PAN _____, resident of 1958, NW 130th Avenue, Pembroke Pines, Florida 33028-2591, hereinafter called the VENDOR (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the ONE PART and

M/S COSME COSTA AND ASSOCIATES, (PAN card no. _____) a Partnership Firm duly registered with the Registrar of Firms having its office at Altinho, Mapusa, Bardez, Goa and represented herein by its Partner MR. CARL COSTA, 34 years of age, married, business, son of Mr. Carminho Costa, Indian National, resident of Altinho, Mapusa, Goa, hereinafter called "THE PURCHASERS" (which expression shall mean include their heirs, executors, administrators, legal representatives and assigns) OF THE SECOND PART.

AND WHEREAS the Vendor is married to MRS. ROSEMARY GAMA, 61 years of age, married, service, wife of MR. KEITH ANTHONY GAMA, USA National, holder of OCI registration no: _____ issued on 27/10/2015 at ATLANTA, PAN _____, resident of 1958, NW 130th Avenue, Pembroke Pines, Florida 33028-2591, which marriage was solemnized in USA and therefore not under communion of assets. Hence she is not the owner or vendor to this deed, hereinafter called THE CONFIRMING PARTY (which expression shall unless repugnant to the context or meaning thereof be deemed to include her/his/their heirs, executors, administrators, and assigns) of the THIRD PART.

AND WHEREAS as abundant caution the said MRS. ROSEMARY GAMA is Confirming Party to the deed of sale of the said property and the same is accordingly hereby confirmed.



Keith A Gama
Rosemary

Carl Costa

WHEREAS there exists a property known as SOCOL VADDO or NOVEM UFRAZONE or NOVEM UPRASONO being a coconut garden with a residential house therein bearing no.236 in the records of the Village Panchayat of Assagao and situated at Socol Vaddo of Assagao, within the limits of the Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed in the cadastral survey under no.1360 corresponding to survey no.216/53 of Assagao in the records of Rights of Assagao, admeasuring 8100 sq.mts which property is more particularly described in the Schedule I herein under written and hereafter referred to as THE SAID ENTIRE PROPERTY.

AND WHEREAS from an old extract of Old Matriz Records available with the parties it is seen that the said entire property was owned by Maria Rosa Botelho e Gama widow of Antonio Sebastiao da Gama.

AND WHEREAS the old survey records show that the property belonged to Aureliano da Gama, son of Antonio Sebastiao da Gama and Maria Rosa Botelho e Gama, Manuel Caetano Baltazar da Gama, Antonio da Gama, Fr.Caetano Jose da Gama, Luis Aleixo da Gama and Arinda da Gama, children of Expectacao da Gama and of Matilda Soares da Gama. The connection of these persons to Antonio Sebastiao da Gama and Maria Rosa Botelho e Gama.

AND WHEREAS the said Aureliano da Gama had two brothers viz. Aleixo Caetano Expectacao da Gama and Fr.Ludovico Sertorio da Gama.

AND WHEREAS the said Aureliano da Gama and Fr. Ludovico Sertorio da Gama were unmarried and died without any descendants or ascendants leaving behind the heirs of their brother Aleixo Caetano Expectacao da Gama married to Matilda Soares e Gama as their sole and universal heirs.

AND WHEREAS the said Aleixo Caetano Expectacao da Gama and his wife Matildes Flaviana Soares e Gama died leaving behind the following sole and universal heirs:

- A) Fr. Pedro Antonio da Gama
- B) Fr. Caetano Francisco Casmiro da Gama
- C) Manuel Caetano Baltazar Expectacao da Gama married to Ines Pregina Pais e Gama, both deceased leaving behind the following sole and universal heirs:
 - a) Rosa Gama who died unmarried
 - b) Frank Gama married to Ruth Gama, the former deceased leaving behind the following:
 - i. Keith Gama married to Rosemary Gama
 - ii. Debra Gama
 - c) Ema Gama married to Cyril Laurie, both deceased leaving behind the following:
 - i. Christine Empey married to Randy Empey
 - ii. Edgar Laurie married to Dolly Laurie
 - d) Michael Anthony Gama married to Hermonie Gama
 - e) Robert Anthony Gama who died as a bachelor
 - f) Ms. Edna Matildes Gama who is unmarried
 - D) Dr. Luis Alex da Gama, who died a bachelor
 - E) Eslinda Gama Pinto married to Manuel Jose Pinto, the former deceased leaving behind;
 - a) Dr. Anthony P.R.Pinto married to Una Aranha Pinto
 - b) Dr. Olive Pinto
 - F) Paul Antonio Francisco da Gama married to Eulalia da Gama, both deceased.
 - G) Arminda Crescencia Leopoldina Felecia da Gama alias Arinda da Gama, who died unmarried.



pullon

Keith A. Gama.
[Signature]

AND WHEREAS on the death of the aforesaid predecessors in title the said Frank Gama had initiated the aforesaid inventory proceedings and the said entire property in its entirety was described at item no. II of the Description of Assets.

AND WHEREAS on the death of the said Frank Gama his wife Ruth Gama was appointed as the cabeça de casal.

AND WHEREAS the Honourable Civil Judge Senior Division "A" Court at Mapusa by his orders dated 4.7.2013 in the said inventory proceedings confirmed the chart of allotment whereby the said entire property in its entirety was allotted to Keith Gama married to Rosemary Gama.

AND WHEREAS by Deed of Sale executed on 29.4.2015 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under Reg.No.BRZ-BK1-08525-2015, CD NO.BRZD774 dated 2.11.2015 a part of the said property admeasuring 1910 square metres with the residential house therein was sold.

AND WHEREAS the vendor is now the owner in possession of the southern part of the said property admeasuring 6075 square metres which is the subject matter of this deed, is more particularly described in Schedule II hereinunder written and hereinafter referred to as THE SAID PROPERTY.

AND WHEREAS the purchaser has now proposed and the vendor has agreed to sell the said property to the purchaser for a consideration of Rs.6,07,50,000/- (Rupees Six Crores Seven lakhs fifty thousand only).



[Signature]

Keith A. Gama.

[Signature]

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of Rs.6,07,50,000/- (Rupees Six Crores Seven lakhs fifty thousand only), paid by the purchaser to the vendors, the receipt of which the vendors do hereby admit and acknowledge, they the vendors do hereby convey, sell and transfer unto the purchaser all their right, title, interest, possession, lien, claim and ownership to the southern part admeasuring 6075 square metres of the property known as SOCOL VADDO or NOVEM UFRAZONE or NOVEM UPRASONO being a coconut garden situated at Socol Vaddo of Assagao, within the limits of the Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed in the cadastral survey under no.1360 corresponding to survey no.216/53 of Assagao in the records of Rights of Assagao, admeasuring 8100 sq.mts which property is more particularly described in the Schedule I herein under written and hereafter referred to as THE SAID ENTIRE PROPERTY and which southern part admeasuring 6075 square metres hereby sold is delineated in red lines in the plan annexed hereto, more particularly described in the Schedule hereinunder written and hereafter referred to as THE SAID PROPERTY.



The said consideration of Rs.6,07,50,000/- (Rupees Six Crores seven lakhs fifty thousand only) is paid by the purchaser to the vendor as follows:

- a) A sum of Rs.48199050.00 (Rupees Four Crores Eighty One lakhs Ninety Nine thousand and fifty Only) is paid by the purchaser to the vendor at serial no.1 by Demand Draft no.097662 dated 25/10/2016 drawn on HDFC Bank, Mapusa Branch, the receipt of which the vendors do hereby admit and acknowledge.
- ai) Tax deducted at source (TDS) vide Certificate No. CIN: 051030825101600917 BSR Code 0510308 dated 25/10/2016 deposited at HDFC Bank, Netbanking vide challan no.281, an amount of Rs.1,25,50,950.00 (Rupees One Crore twenty five lakhs fifty thousand nine hundred and fifty only), favoring the Vendor, the receipt of which the vendors do hereby admit and acknowledge,

[Signature]

[Signature]
[Signature]

2. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the property in favour of the purchaser.

3. That in case any defect is found in the title of the vendors in the said property hereby sold and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser.

4. That the price paid corresponds to the market value of the said property.

5. That the vendors do hereby assure the Purchaser that the property hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said property by way of sale.

6. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.



That the vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the purchaser and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendors or any breach of the covenants hereunder contained.

8. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

Mullona

Keith A. Brown

[Signature]

SCHEDULE I

All that immovable property known as SOCOL VADDO or NOVEM UFRAZONE or NOVEM UPRASONO being a coconut garden with a residential house therein bearing no.236 in the records of the Village Panchayat of Assagao and situated at Socol Vaddo of Assagao, within the limits of the Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office, nor enrolled in the Taluka Revenue Office for Matriz Predial, surveyed in the cadastral survey under no.1360 corresponding to survey no.216/53 of Assagao in the records of Rights of Assagao, admeasuring 8100 sq.mts and is bounded as under:

EAST: By road and property bearing survey no.216/48 and 49.

WEST: By property bearing survey no.217/30,216/32,43 and 44.

NORTH: By road.

SOUTH: By drain of monsoon waters.



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Kath. Alame.
[Signature]

SCHEDULE II

All that southern part admeasuring 6075 square metres of the property more particularly described in Schedule I hereinabove written delineated in red lines marked with letter "B" in the plan annexed hereto and is bounded as under;

EAST: By road and property bearing survey no.216/48 and 49.

WEST: By property bearing survey no.217/30, 216/32, 43 and 44.

NORTH:By property bearing survey no.217/27, 29 and remaining part of this property now sold to Francis Pontus Dantes.

SOUTH:By drain of monsoon waters.

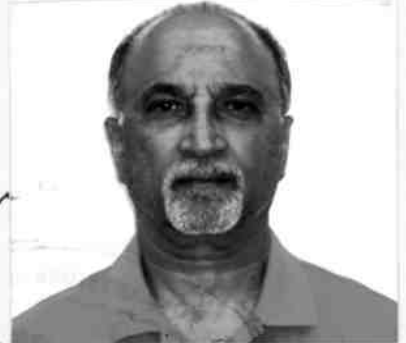


mulonw

Keith Alphonse.
Alphonse

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

THE VENDOR :



MR. KEITH ANTHONY GAMA

Keith Gama



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



Mullon

Keith Gama
[Signature]

THE PURCHASER :



[Signature]
(M/s COSME COSTA & ASSOCIATES,
represented by its Partner MR. CARL COSTA).

1. _____

1. _____



3. _____

2. _____

4. _____

4. _____

5. _____

5. _____

[Signature]

11

Keith A. Gomes
[Signature]

THE CONFIRMING PARTY :



MRS. ROSEMARY GAMA



1. _____



1. _____



2. _____



2. _____





3. _____



4. FINGER AMPUTATED

4. _____



5. _____



5. _____

[Signature]

Keith Algren
[Signature]

THE WITNESSES :

1. Martine
(Jacqueline Martine)

2. Rajesh Dhab
(Rajesh Dargalkar)



Mullone


Keith Almon
Almon

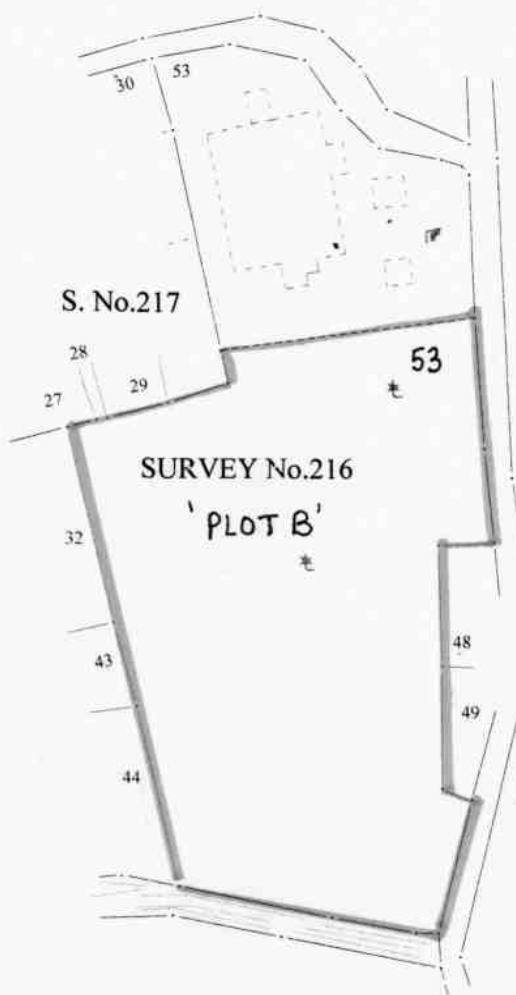
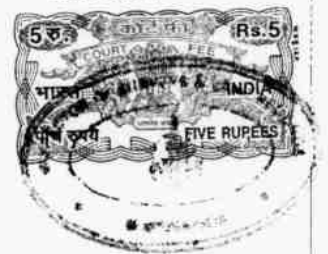


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 216/ 53
Scale : 1:1000

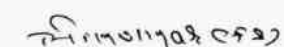

29/7/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.





S. NO: 216/53 (PART) 'PLOT B' AREA - 6075 SQ. MTS

Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 29-07-2016


Compared By:



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 26-10-2016 10:21:30 AM




Document Serial Number : 4598

Presented at 10:02:00 AM on 26-10-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2430000.00
2	Processing Fees	410.00
	Total :	2430410.00

Stamp Duty Required: 3037500.00 Stamp Duty Paid: 3037500.00




Carl Costa presenter

Name	Photo	Thumb Impression	Signature
Carl Costa, S/o Carminho Costa , Married, Indian, age 34 Years, Business, r/o Altinho Mapusa Bardez Goa. Partner of M/s Cosme Costa And Associates having office at Altinho Mapusa Goa. PAN CARD NO. [redacted] & As POA holder for Office Partners dated 8.5.2013, executed before Sub Registrar at Bardez vide Sr. no 28/2013.			



Endorsements

Executant

1. Rosemary Gama, d/o Juan Sandoval , Married, USA National of non-Indian origin, age 61
Years Service r/o 1958 NW 130th Avenue Pembroke Pines, Florida 33028-2591.

Photo	Thumb Impression	Signature
		

2. Keith A Gama, s/o Late Frank Anthony Gama, Married, American National of Overseas Citizen of India, 63 Years, Service, r/o 1958 NW 130th Avenue Pembroke Pines, Florida 33028-2591. O C I card No. [redacted]
No. [redacted]

Photo	Thumb Impression	Signature
		<i>Keith A Gama.</i>

3. Carl Costa, S/o Carminho Costa, Married, Indian, age 34 Years, Business, r/o Altinho Mapusa Bardez Goa. Partner of M/s Cosme Costa And Associates having office at Altinho Mapusa Goa. PAN CARD NO. [redacted]
POA holder for Other Partners dated 8.5.2013, executed before Sub Registrar at Bardez vide Sr. no 28/2013.

Photo	Thumb Impression	Signature
		<i>Carl Costa</i>

Sr. No.	Witness Details	Signature
1	Jackline Martins, D/o Mauricio Martins, Married, Indian, age 44 Years, Service, r/o Nr. the Spring Cunchelim Mapusa Bardez Goa	<i>Jackline Martins</i>
2	Prakash N Naik, S/o Nagesh Naik, Married, Indian, age 54 Years, Service, r/o Nr. St. Britto's School Mapusa Bardez Goa	<i>Prakash N Naik</i>

TDS Paid through HDFC Bank dated 25.10.2016 of Rs. 1,25,50,950/-

Scanned By -

Signature -

Designed and Developed by C-DAC, ACTS, Pune

Carl Costa
**CH. REGISTRAR
BARDEZ**

Book-1 Document
Registration Number BRZ-BK1-04578-2016
CD Number BRZD783 on
Date 02-11-2016

Sub-Registrar (Bardez)

BARDEZ

Scanned By:- Sadanand

Signature:- *Impanekan*

Designed and Developed by C-DAC, ACTS, Pune

