

(Rupees One lakh, twenty four thousand only)

For CITIZENCREDIT™
CO-OP BANK LTD

[Signature]
Authorized Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

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



भारत
INDIA

STAMP DUTY
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Rs. 0124000

365430

GOA
NON JUDICIAL

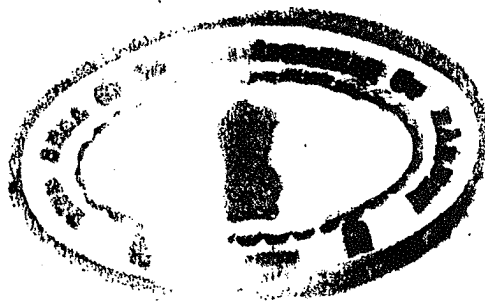
11.9.2018

GOA

Zero*OneTwo*Four*Zero*Zero*Zero**

0264 777277

Name of Purchaser Mr. VISHNUDAS KORGONKAR.



DEED OF SALE

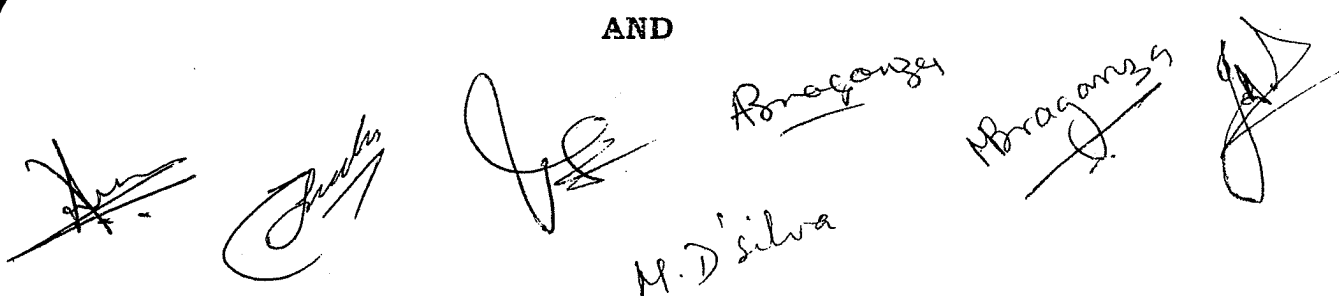
[Signatures]
Braganza
Braganza
M. D. Silva

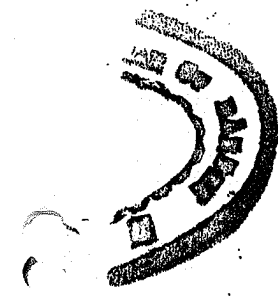
This DEED OF SALE is made at Mapusa, Goa, on this 11th day
of the month of September, Two Thousand and ~~Thirteen~~ ^{EIGHTEEN} (18.09.2018).

B E T W E E N

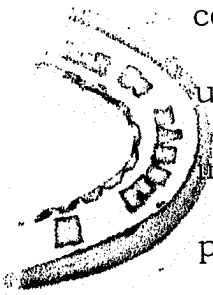
(1) **MRS. MARIA BRAGANZA** daughter of Late. Anthony Martin and wife of Alban Braganza, aged 65 years, retired, married, holding PAN card bearing no. [REDACTED] and her husband (2) **MR. ALBAN BRAGANZA** son of late. Marshall Braganza, aged 69 years, married, retired, holding PAN card bearing no. [REDACTED], both Indian National and resident of H.No. G-11/8, Jan Kalyan, Bangur Nagar, Goregaon (W), Mumbai-400090 (3) **MRS. MILDRED D'SILVA** daughter of Late. Anthony Martin and wife of Jeffrey D'Silva, aged 62 years, married, housewife, holding PAN card bearing no. [REDACTED] and her husband (4) **MR. JEFFREY D'SILVA** son of Late. Benedicto D'Silva, aged 64 years, retired, married, holding PAN card bearing no. [REDACTED] both Indian National and resident of D-13, 4th Floor, M.G Link Road, Bangur Nagar, Goregaon (W), Mumbai-400090 hereinafter collectively referred to as "**THE VENDORS**", (which expression, shall unless it be repugnant to the meaning and context thereof, be deemed to mean and include all their legal heirs, successors, executors, representatives, administrators and assigns) **OF THE ONE PART.**

AND


M. D' Silva
Braganza
Braganza



M/S CONVERGENCE VENTURES JOMA BUILDERS a partnership firm registered under the provisions of Indian Partnership Act, having its Office at 8, Garden Centre, Near ICICI Bank, Mapusa, Goa, represented by its partners, namely **(1) MR. VISHNUDAS VISHWANATH KORGAONKAR**, son of Mr. Vishwanath Saju Korgaonkar, aged 41 years, married, resident of H.No.1129, Bamon Vaddo, Siolim, Bardez, Goa, Indian National **(2) MR. CHRISJOY FERNANDES**, son of Philip Fernandes, aged 38 years, bachelor, resident of H.No.714/A, Portavaddo, Siolim, Bardez, Goa, Indian National, and **(3) MR. JOAQUIM MARIANO D'SOUZA**, son of Late. Peter Dominic D'Souza, aged 51 years, married, resident of H.No.254, Arradi Vaddo, Parra, Bardez, Goa, Indian National, hereinafter collectively referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the firm "M/s. Convergence Ventures Joma Builders", its partners and their heirs, executors, nominees, successors, assigns, administrators and/or legal representatives) **OF THE SECOND PART.**



WHEREAS:

A. The Vendors represented to the Purchasers that they are the absolute owners in possession of the property surveyed under Chalta No. 59 of P.T Sheet No.119, totally admeasuring 1033 sq.mts., along with an old structure situated at Khorlim in the City of Mapusa, within the limits of Mapusa Municipal area, Taluka and Sub-District of Bardez, District of North Goa and not



-4- *Braganza*
M. D. Silva

[Handwritten signatures and initials]

found described in the Land Registration Office nor enrolled in the Taluka Revenue Office and the property hereinafter referred to as **"THE SAID PROPERTY"** marked in red as shown in the plan annexed herewith.

B. The said property belonged to Mrs. Maria Victoria Carte Real e Barreto alias Maria Vitoria Luis Corte Real. Upon her death she was survived by her two daughters namely Miss. Sofia Carmelina Barreto alias Sophie Carmelina Barreto and Mrs. Livia Isabella Barreto e Martins.

C. The said Miss. Sofia Carmelina Barreto alias Sophie Carmelina Barreto died in a state of Spinster.

D. That Mrs. Maria Victoria Carte Real e Barreto alias Maria Vitoria Luis Corte Real died on 10/05/1975 and her daughter Miss. Sofia Carmelina Barreto alias Sophie Carmelina Barreto expired on 20/05/1985.

E. That a Deed of Succession dated 05th June 1991 was drawn wherein Mrs. Livia Isabella Barreto e Martins married to Anthony Victor Martins alias Antonio Victorino Francisco Martins was declared as the sole universal heir of Mrs. Maria Victoria Carte Real e Barreto alias Maria Vitoria Luis Corte Real and her daughter Miss. Sofia Carmelina Barreto alias Sophie Carmelina Barreto.



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M. D. Silva

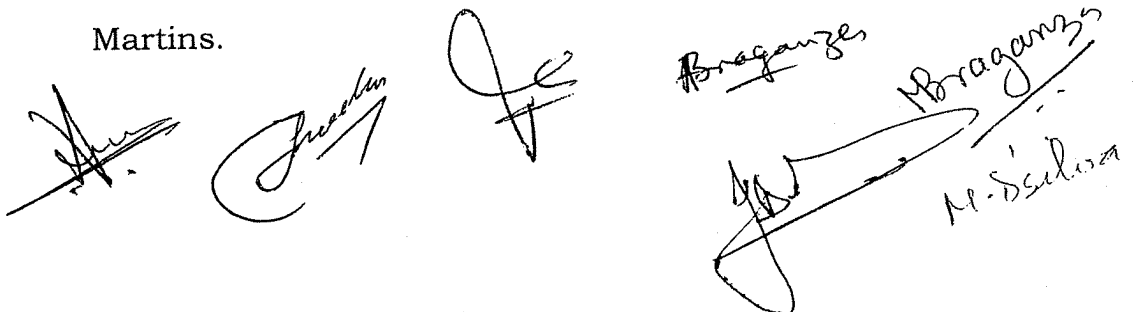
F. The said Deed of Succession dated 05th June 1991 is found registered at Page 44 of Book 752 dated 30/07/1991 in the Office of the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Bardez at Mapusa, Goa.

G. The said Mrs. Livia Isabella Barreto e Martins along with her two daughters Mrs. Maria Braganza married to Alban Braganza and Mrs. Milfred D'Silva married to Jeffrey D'Silva signed and executed a General Power of Attorney dated 30/09/2008 and thereafter entered into an Agreement of Sale and Development dated 01/10/2008 with the Confirming Party M/s. Joma Builders with respect to the said property, before Advocate & Notary N. N Konkar at Goregaon (E) Mumbai.

H. That the aforementioned Mrs. Livia Isabella Barreto e Martins expired on the 08/02/2014. All the Vendors herein signed and executed in favour of the Confirming Party a Deed of Confirmation dated 07/01/2016 and a General Power of Attorney dated 07/01/2016 before the Notary D.S Petkar registered under no.413/2016 at Mapusa, Goa.

I. Presently the Form I & XIV and survey records with respect to the said property bears the name of Mrs. Livia Isabella Barreto e Martins and the house tax is presently paid and the tax receipts are issued in the name of Late. Mrs. Livia Isabella Barreto e Martins.

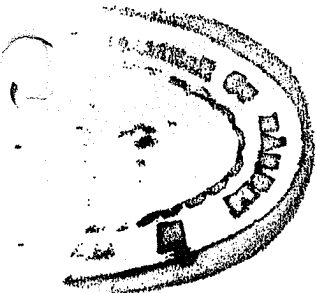




- J. The Purchaser approached the Vendors for purchase of the said property and the Vendors agreed to sell the same upon terms and conditions recorded hereinbelow.
- K. The Vendor no.1 and 3 being married under the regime of communion of assets, as per the prevailing law their respective spouse/s the Vendor no.2 and 4 automatically acquires half-share in the said property and are made parties to the present deed.
- L. Accordingly the parties are now executing these presents to record the terms and conditions and covenants as agreed upon between them.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. In consideration of the said price of Rs. 41, 32, 000 (Rupees Forty One Lakhs Thirty Two Thousand Only) paid by the Purchaser to the Vendors, the receipt of which the Vendors have hereby gratefully acknowledged with thanks, they, the Vendors, do hereby grant, transfer, assure, assign and CONVEY BY WAY OF SALE TO THE PURCHASER all the said property admeasuring 1033 sq. mts., along with the old structure described in the Schedule I hereunder written, unto and to the use of the said Purchaser, TO HAVE AND TO HOLD the said property as its own thing, absolutely now and forever onward.

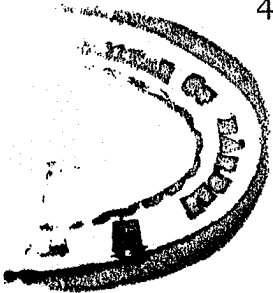


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Braganza
Braganza
M. Dsilva

2. The Vendors have hereby handed over and delivered to the Purchaser the physical possession of the said property, to peacefully use and enjoy the same as its own, without any hindrance, obstruction, claim or demand from the Vendors, their heirs, executors, successors, or any other person / s or entity / ies whomsoever.

3. The Purchaser now has the right to freely transfer and convey the said property to any person/s or entity/ies of its choice, or sell, lease, mortgage, gift, rent, assign or otherwise deal with or develop the said property or any part thereof, in any manner whatsoever and without any reference or rebate to the Vendors.

4. The Vendors have, in return for valuable consideration received, if required, have agreed to sign and execute necessary documents in favour of the Purchaser or its nominee, to enable certain tasks to be undertaken pending the final transfer of the said property in the names of the Purchaser in the survey and other official records. Till such time as the said property is brought in the Purchaser's name, by change or mutation of the relevant records / documents, the Purchaser shall make applications, deposits etc. and obtain all necessary permissions, licenses, sanad, receipts etc. for the construction on and development of the said property, in the names of the Vendors if so directed by the concerned authorities. Accordingly the Purchaser shall



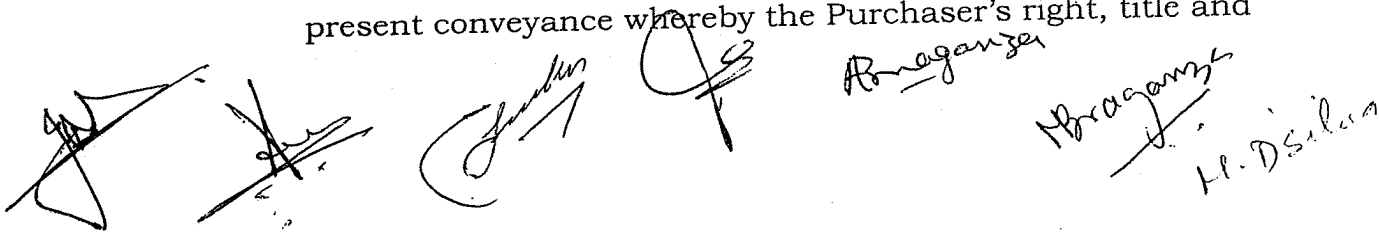
[Handwritten signatures]
A. D. Braganza
A. D. Braganza
A. D. Braganza
A. D. Braganza
A. D. Braganza

submit plans, drawings, applications and apply for and obtain all / any of the permissions, licenses, approvals, orders, receipts, acknowledgements in its name if necessary and required by the concerned authorities.

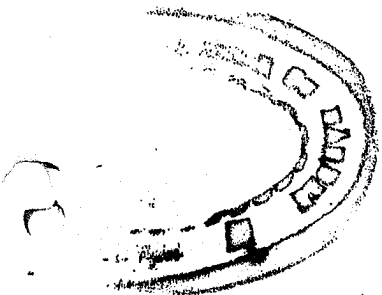
5. The Vendors shall simultaneous with the execution of this Deed of Sale hand over and deliver to the Purchaser all original title documents, revenue documents, etc pertaining to the said property and the receipt of which the Purchaser shall admit and acknowledge.

6. That the Vendors and their heirs shall at all times indemnify and keep indemnified the Purchaser and its transferees against any loss, damages, costs, claims, demands, charges, expenses if any suffered by reason of any defect in title of the Vendors or any breach of the covenants herein contained. The Vendors and their heirs shall recoup the Purchaser of all loss together with all litigation expenses that may be incurred to protect their title to the said property in the event of any part anywhere in the said property being lost by the Purchaser on account of any lawful claim made by any person/s in respect of the said property.

7. If it is found at any time, that any other person/s has got right, title and / or interest in the said property and / or there is any defect in the title of the Vendors and / or in the present conveyance whereby the Purchaser's right, title and



Handwritten signatures of the vendors and witnesses, including the name 'M. D. Salun'.



interest in the said property is in any way affected and / or at stake, then in such an event the Vendors shall be liable to cure the defect in the title of the said property at their own cost and expenses and ensure that the Purchaser gets a clear title to the said property and the Vendors agree and undertake to obtain necessary clearances, execute necessary papers / deeds at the request of the Purchaser for more perfectly conveying the said property sold hereunder. However, if any valid third party right/s, claim/s or demand/s arise or is discovered in respect of the said property by any creditor, mortgagor, legal heir or family member claiming through / under the Vendors and the latter are unable to cure the defect in the title then in such an event the Purchaser is entitled to cancellation of this Deed of Sale and for full refund and / or reimbursement of the consideration paid hereunder to the Vendors together with interest thereon at 13 percent per annum.

8. The Vendors have hereby consented to the Purchaser to change the relevant records in the Land Survey and other registers so as to transfer the said property to the Purchasers name in the records of the Government offices, Land Revenue Office, Matriz Predial, Talathi and other concerned offices and authorities as well as get the Purchaser's name entered therein by mutation in the Records of Rights.



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Braganza
M. J. Silva

9. The Vendors hereby undertake to do, execute and sign all or any application(s), affidavit(s), document(s), statement(s) or any other document/s and to do or cause to be done whatever may be necessary to do so as to transfer effectually the said property to and in the name of the Purchaser.
10. The Vendors have, simultaneous with the execution hereof, transferred, handed over and delivered vacant and peaceful physical possession of the said property to the Purchaser, the receipt of which the Purchaser does hereby admit and acknowledge. The Purchaser is now the sole and absolute owner of the said property with full right to enter upon, occupy, use, enjoy and take absolute possession of the same.
11. The Vendors and the Purchaser hereby declare that the said property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.
12. The market value of the said property is Rs. 41,32,000/- (Rupees Forty One Lakhs Thirty Two Thousand Only). The Purchaser has paid a total Stamp Duty of Rs.1,24,000/- (Rupees One Lakh Twenty Four Thousand Only) on the execution of this Deed of Sale.



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Braganza
Braganza
M. D. Silva

SCHEDULE

(Description of the said property)

All that property surveyed under Chalta No. 59 of P.T Sheet No.119, totally admeasuring 1033 sq.mts., along with an old structure situated at Khorlim in the City of Mapusa, within the limits of Mapusa Municipal area, Taluka and Sub-District of Bardez, District of North Goa and not found described in the Land Registration Office nor enrolled in the Taluka Revenue Office and is bounded as under:-

EAST: Partly property bearing Chalta No.59 and 60 of P.T. Sheet No.120

WEST: By property bearing Chalta no.58 of P.T. Sheet No.119

NORTH: By Public Road

SOUTH: By property bearing Chalta no.63 of P.T. Sheet No.119

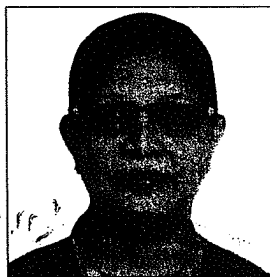
IN WITNESS WHEREOF the Vendor and the Developer executes these presents on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the

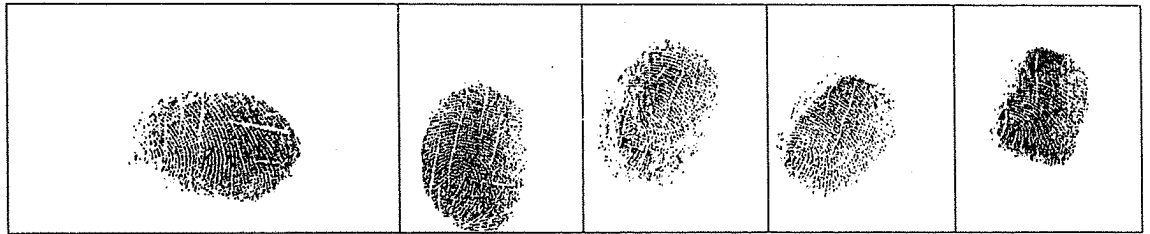
Withinnamed Vendors



Mrs. Maria Braganza

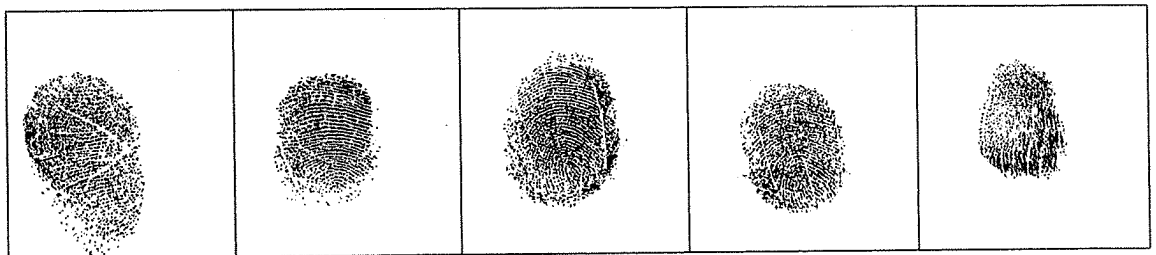


Handwritten signatures and stamps. On the left, there are two signatures, one of which appears to be 'Maria Braganza'. On the right, there is a large circular stamp with a signature over it, and another signature 'A.I. D'Silva' written below it.



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(LEFT HAND FINGER TIPS IMPRESSIONS)

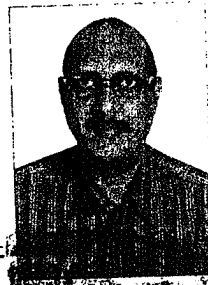


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(RIGHT HAND FINGER TIPS IMPRESSIONS)

Braganza

Mr. Alban Braganza

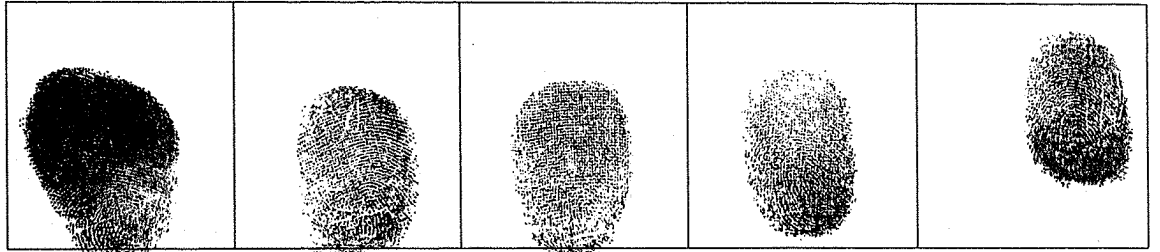


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Braganza
Braganza
M. D'Silva



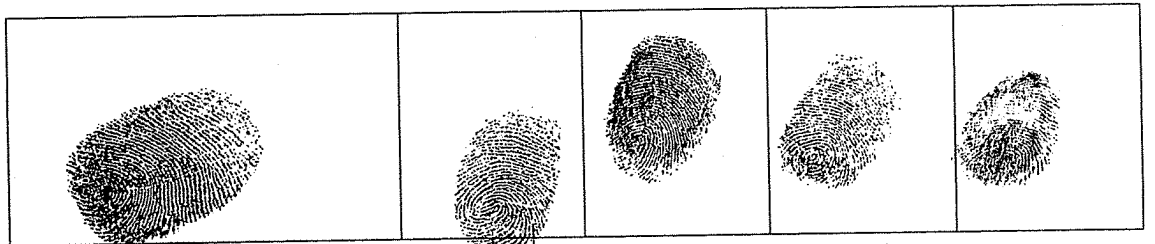
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(RIGHT HAND FINGER TIPS IMPRESSIONS)



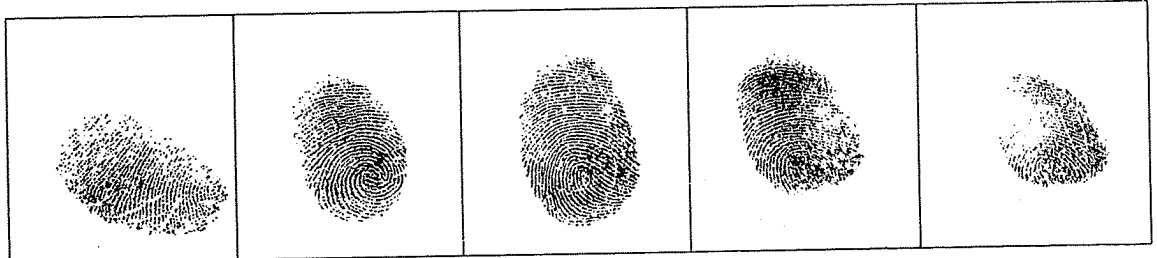
M. D'Silva

Mrs. Mildred D'Silva



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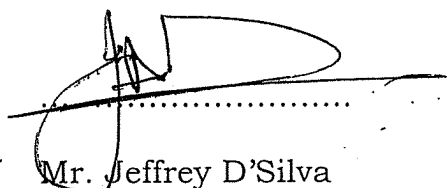
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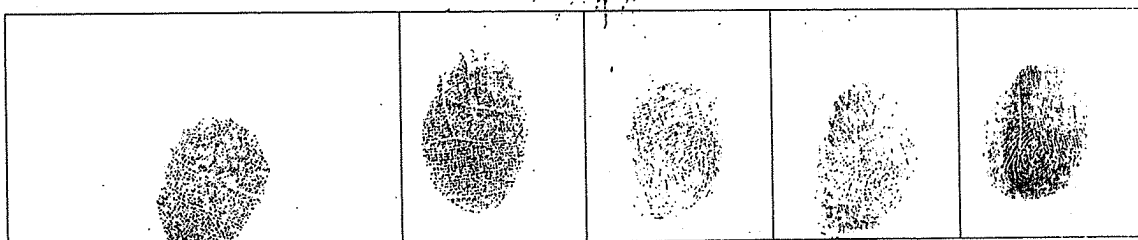


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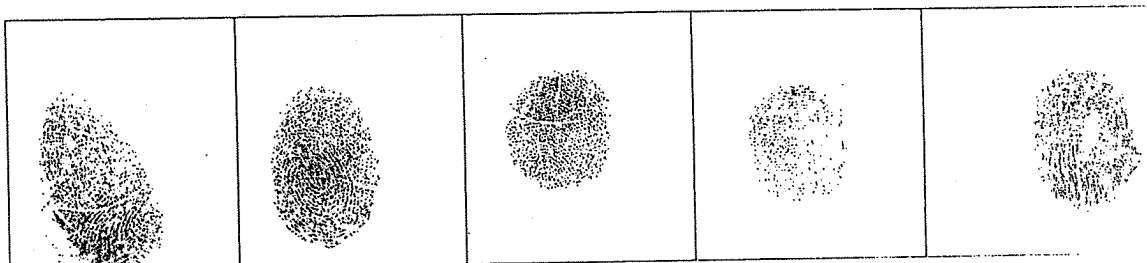
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Mr. Jeffrey D'Silva



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(LEFT HAND FINGER TIPS IMPRESSIONS)

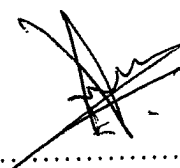


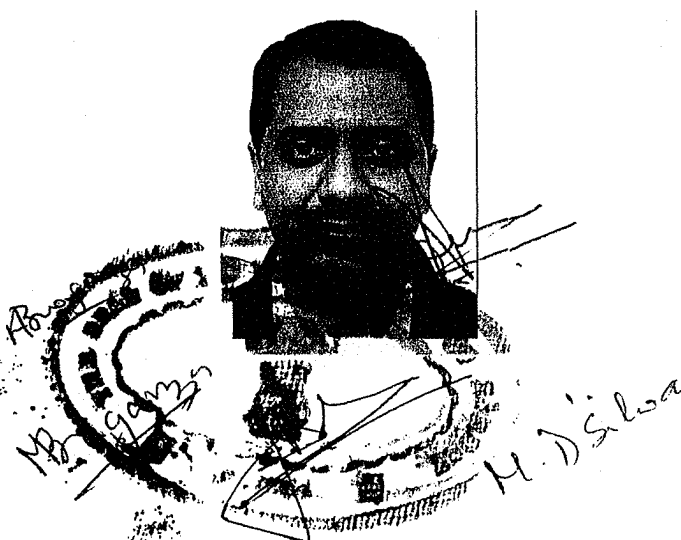
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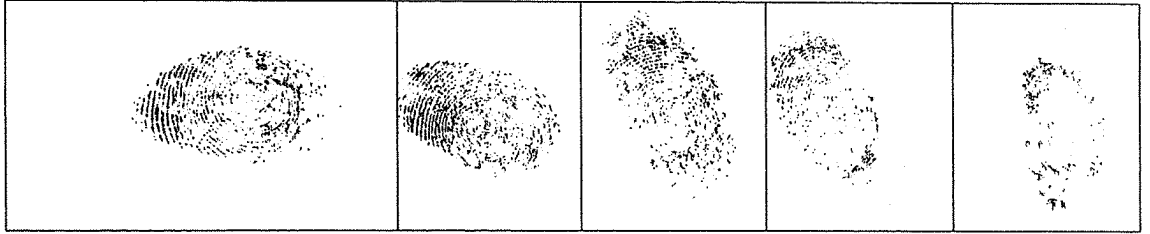
Signed and delivered
By the withinnamed
Purchaser and Partners of
M/S CONVERGENCE VENTURES JOMA BUILDERS




Mr. Vishnudas Korgaonkar

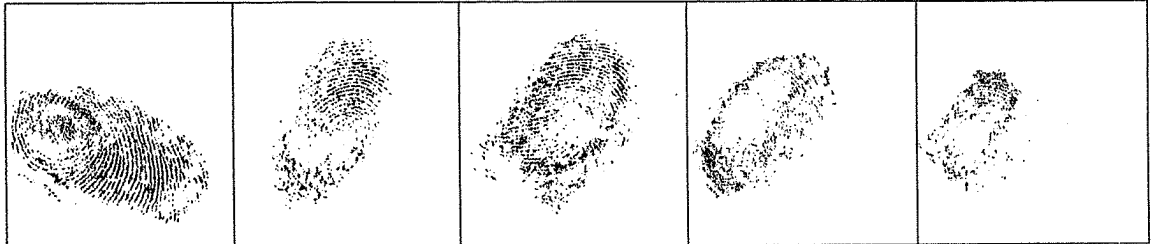






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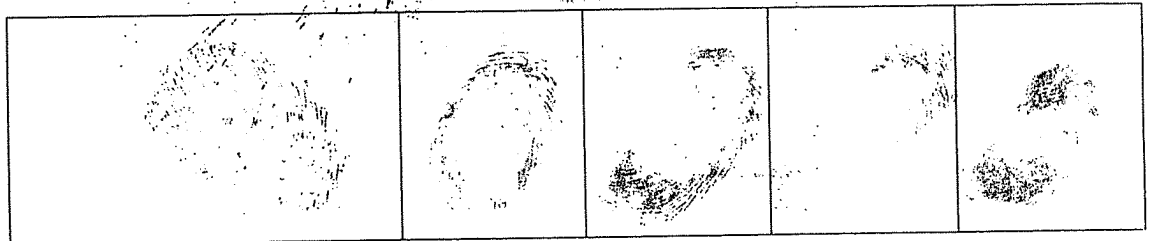


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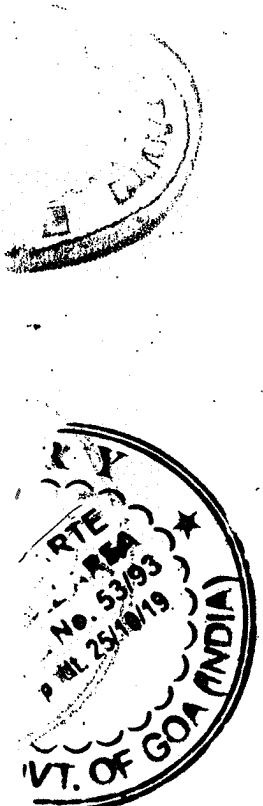


Chrisjoy Fernandes

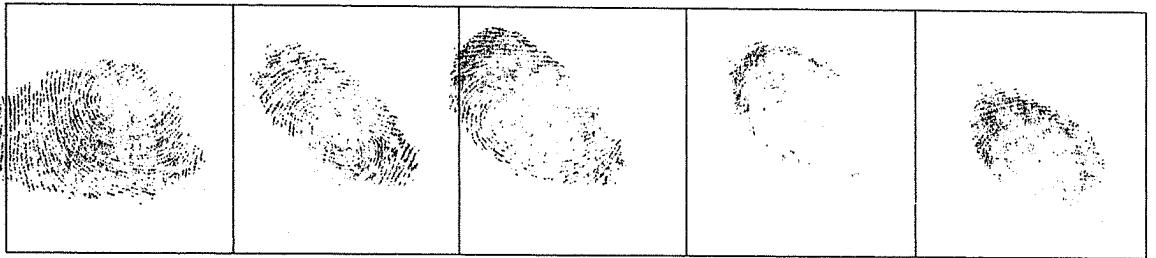


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(LEFT HAND FINGER TIPS IMPRESSIONS)



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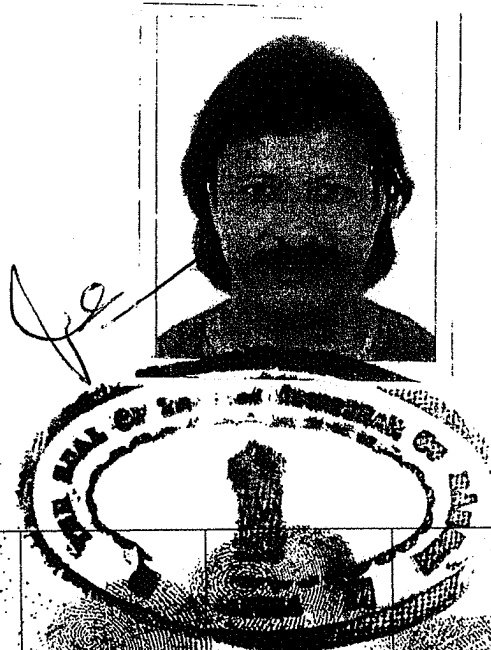


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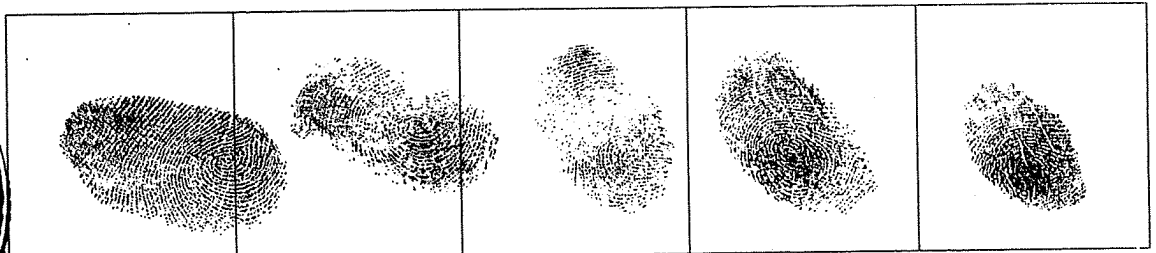
JM

.....
Joaquim Mariano D'Souza



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(LEFT HAND FINGER TIPS IMPRESSIONS)



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(RIGHT HAND FINGER TIPS IMPRESSIONS)



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Braganza
Braganza
M. D'Souza

WITNESSES:

1. *Salkar*
ANIKET SALKAR

2. *D. H. Infinit*
(Adv. S. N. Dabholkar)

[Signature]

[Signature]

[Signature]

Braganza

Braganza

[Signature]
M. D. Silva



J_1_53901_6*

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 12-09-2018 12:46:19 PM




Document Serial Number : 3962

Presented at 12:17:00 PM on 12-09-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	82640.00
2	Processing Fees	380.00
	Total :	83020.00

Stamp Duty Required: 123960.00 Stamp Duty Paid: 124000.00




Vishnudas Vishwanath Korgaonkar presenter

Name	Photo	Thumb Impression	Signature
Vishnudas Vishwanath Korgaonkar, S/O Vishwanath Saju Korgaonkar , Married, Indian, age 41 Years, Business, r/o H.no 1129, Bamon Vaddo, Siolim, Bardez Goa Partner of M/S Convergence ventures Joma Builders, having its office at 8, Garden Centre, Near ICICI Bank , Mapusa Bardez Goa			



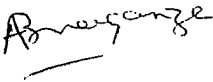
Endorsements

Executant



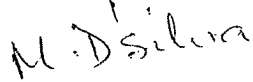
1. Maria Braganza, D/O Late Anthony Martin & W/O Alban Braganza, Married, Indian, age 65 Years, Retired, r/o H.no G-11/8, Jan Kalyan, Bangur Nagar, Goregaon (W), Mumbai-400104 Pan no AANPB8740M

Photo	Thumb Impression	Signature
		



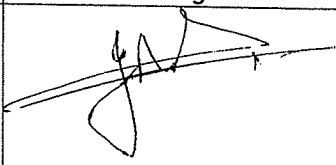
2. Alban Braganza, S/O Late Marshall Braganza, Married, Indian, age 69 Years, Retired, r/o H.no G-11/8, Jan Kalyan, Bangur Nagar, Goregaon (W), Mumbai-400104 Pan no ACFPB2734H

Photo	Thumb Impression	Signature
		




3. Jeffrey D'silva, D/O Late Anthony Martin & W/O Jeffrey D'silva, Married, Indian, age 62 Years, House-170, 4th Floor, M.G.Link Road, Bangur Nagar, Goregaon (W), Mumbai-400104 Pan no AOZPD4862N

Photo	Thumb Impression	Signature
		




4. Jeffrey D'silva, S/O Late Benedicto D'silva, Married, Indian, age 64 Years, Retired, r/o D-13, 4th Floor, M.G.Link Road, Bangur Nagar, Goregaon (W), Mumbai-400104 Pan no AIDPD2392M

Photo	Thumb Impression	Signature
		



5 . Vishnudas Vishwanath Korgaonkar, S/O Vishwanath Saju Korgaonkar, Married, Indian, age 41 Years, Business, r/o H.no 1129, Bamon Vaddo, Siolim, Bardez Goa Partner of M/S Convergence ventures Joma Builders, having its office at 8, Garden Centre, Near ICICI Bank ,Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		

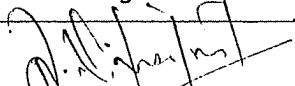
6 . Chrisjoy Fernandes, S/o Philip Fernandes, UnMarried, Indian, age 38 Years, Business, r/o H.No. 714/A, Porta Vaddo, Siolim, Bardez-Goa Partner of M/S Convergence ventures Joma Builders, having its office at 8, Garden Centre, Near ICICI Bank ,Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		

7 . Joaquim Mariano D'Souza, S/o Late Peter Dominic D'Souza , Married, Indian, age 51 Years, Business, r/o H.no 254, Aradi Vaddo, Parra Bardez Goa Partner of M/S Convergence ventures Joma Builders, having its office at 8, Garden Centre, Near ICICI Bank ,Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Swapnil Dabholkar , S/O Narayan Dabholkar, Married, Indian, age 39 Years, Advocate, r/o Arambol Pernem Goa	

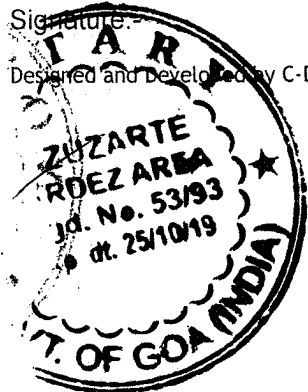
Endorsement

Scanned By:-

Mutation fees of Rs 2500/- is paid vide challan no 201800816463 dated 21/09/2018.

Sub-Registrar
SUB-REGISTRAR
BARDEZ

Signature:
Designed and developed by C-DAC, ACTS, Pune



3962/18

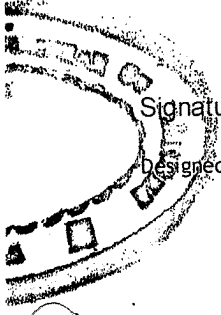
Book-1 Document
 Registration Number BRZ-BK1-04165-2018
 CD Number BRZD803 on
 Date 26-09-2018

(N.1)

Sub-Registrar (Bardez)

Scanned By:- *Pratiksha* SUB-REGISTRAR BARDEZ

Signature:- *[Signature]*
Designed and Developed by C-DAC, ACTS, Pune



Certified that this is a True Copy of the Original Mapusa on 29-09-2018

[Signature]
ZUZARTE
B.Sc LL.B
NOTARY
Bardez Division

Reg. No. 10218/2018

