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FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA ILHAS/TISWADI  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 08/Dec/2016 02:44 PM

Date of Receipt: 08/Dec/2016

Receipt No: 2103

Serial No. of the Document: 2886

Nature of Document: Sale

Received the following amounts from Sri Samir Uttam Kerkar for Registration of  
above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee 96000.00

Processing Fees 380.00

Total : 96380.00

Amount in words: Rupees Ninety Six Thousand Three Hundred Eighty 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

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

For CITIZEN CREDIT<sup>TM</sup>  
CO-OP BANK LTD.

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

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NON JUDICIAL ग/वा  
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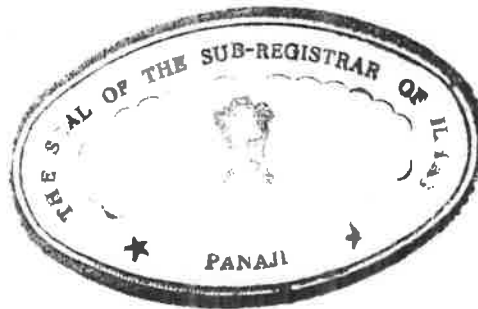
Rs 0168100/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser M/s MODELS LEISURE VENTURES



## DEED OF SALE

This Deed of Sale is executed on this 7<sup>th</sup> day of December 2016

at Panaji – Goa.

*[Signature]*

*[Signature]*

*[Signature]*

BETWEEN

(1) **MR.FRANCIS OLIVIN AFONSO**, 49 years old, son of Mr.Manuel Jose Afonso, married, business, having PAN Card No.AIDPA6468K and his wife (2) **MRS.MARILYN SHERYL CARVALHO AFONSO**, 48 years old, wife of Mr.Francis Olivin Afonso, married, house wife, having PAN Card No.ABHPC9293P, both Indian Nationals and presently residing at Cedmar Apartments, Block C, M.G. Road, Panaji, Goa - 403001, hereinafter called the "VENDORS" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, administrators, nominees, legal representatives and assigns) of the ONE PART;

AND

**M/S.MODELS LEISURE VENTURES**, a Partnership Firm registered under the Indian Partnership Act 1932, having its Office at 7<sup>th</sup> Floor, Karim Mansion, St.Inez, Panaji, Goa - 403001, PAN Card No.AATFM2886K, represented herein by its Partners **MR.PETER VAZ**, 49 years of age, son of late Mr.Diogo Vaz, married, business, Indian National, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, and **MRS.NATALINA VAZ**, aged 46 years, wife of Mr.Peter Vaz, married, business, Indian National,



residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, represented herein by her duly constituted Power of Attorney Holder, Mr. Peter Vaz, vide Power of Attorney, executed before Notary Public Wilfred A. F. Boadita, registered under No.4034/2014 dated 19/03/2014 at Panaji, hereinafter called the PURCHASER (which expression shall mean and include unless repugnant to the context all its successors, administrators, executors and assigns) OF THE SECOND PART;



WHEREAS there existed a bigger property registered under No.1686 of Book B 20 old of Ilhas and inscribed in favour of Maria De Gloria de Jesus Do Carmo Lobo under No.10072 of Book G 19 of Ilhas with reference to 5/6<sup>th</sup> of the same and under No.15201 of Book F 23 of Ilhas with reference to the remaining 1/6<sup>th</sup>.

AND WHEREAS by Deed of Sale dated 04.04.1936 executed before Joaquim De Sant Rita Colaco under No.249 at pages 68 to 97 the said Maria De Gloria alongwith her husband Fernando Augusto Gormack Possolo Ravara sold the said bigger property to 16 persons in various plots and the 12<sup>th</sup> plot of the same was brought by the 8<sup>th</sup> party in the said Deed namely Ruzario Rodrigues and the said 12<sup>th</sup> plot is better described in the Schedule No.I.

AND WHEREAS upon the death of the said Ruzario Rodrigues, his widow and children partitioned the property described in Schedule No.I by a Deed of Family Settlement and Division dated 21.01.1993 and registered before the Sub Registrar of Ilhas under No.881/93, Book No.I, Volume No.228 dated 19.04.1993.

AND WHEREAS vide said Deed of Family Settlement and Division ,the Plot No.7 better described in Schedule No.II herein was allotted to Mr.Agnelo Rodrigues, and his wife Mrs.Maria Mascarenhas E Rodrigues.

AND WHEREAS the said Mr.Agnelo Rodrigues, and his wife Mrs.Maria Mascarenhas E Rodrigues sold the said Plot No.7 to VENDOR NO.1 herein vide Deed of Sale dated 12.12.2001, registered before the Sub Registrar of Ilhas under No. 2712, at pages 280 to 301, Book No.I, Volume No.1025 dated 21.12.2001.

AND WHEREAS in the said Deed of Family Settlement and Partition dated 21.01.1993, the children of Santana Teresa Rodrigues were not parties to said deed, although the husband of Mrs.Santana Teresa Rodrigues had expired prior to said Deed of Settlement and so also the children of Jose Rodrigues were not parties although his wife Mrs.Sacramenta Rodrigues had expired prior to said Deed of Family



Settlement and Division and therefore the children of Mrs.Santana Teresa Rodrigues and Mr.Jose Rodrigues are added as Confirming parties in Deed of Sale dated 12.12.2001 there by admitting and confirming the Deed of Family Settlement and Partition dated 21.01.1993.

AND WHEREAS, the present VENDOR No.1 became the exclusive and absolute owner of the said Plot fully described in Schedule No.II hereunder written:

AND WHEREAS, VENDOR No.1 is married to VENDOR No.2 under the regime of Communion of assets.

AND WHEREAS the name of the VENDOR No.1 herein is found entered/recorded in the occupant's column of survey record of Form I & XIV of the said property surveyed under Chalta No.14H of P.T Sheet No.175 of city survey Panaji in respect to the said plot.

AND WHEREAS the PURCHASER has approached the VENDORS with a request to purchase the said plot admeasuring an area of 320sq.mts. surveyed under Chalta No.14H of P.T Sheet No. 175 of city survey Panaji and the VENDORS have agreed to sell the said plot to the PURCHASER.



AND WHEREAS the said area of Plot of 320sq. mts. has been shown in the Plan/sketch in red colour in the Plan/Sketch annexed hereto this Sale Deed.

AND WHEREAS the said Plot admeasuring an area of 320Sq. mts. which is the subject matter of this Deed of Sale shall be hereinafter referred to as "THE PLOT".

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase "THE PLOT" for the price and consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs Only) which is the present market value.



**NOW THIS DEED OF SALE WITNESSES as follows:**

1. In pursuance of the said agreement and in consideration of sum of Rs.48,00,000/- (Rupees Forty Eight Lakhs Only) towards the purchase price of the SAID PROPERTY, paid by the PURCHASER to the VENDORS by way of adjusting the said entire amount towards part payment for the Flat bearing No.2/EI-I, admeasuring 131.00sq.metres, on the Eighth floor, in Building No.2 of "MODELS MARINE VISTAS", situated in the property surveyed under Chalta No.1 of P.T. Sheet No.175 and Chalta No.28 of P.T. Sheet No.175 of

*mafonse*

Caranzalem Village, Tiswadi Taluka, the receipt of which amount the VENDORS do hereby admit and acknowledge and they the VENDORS as exclusive owner in possession do hereby and hereunder sell, transfer, convey assign and assure unto and to the use of the PURCHASER free from encumbrances, ALL that SAID PLOT bearing under Chalta No.14H of P.T Sheet No. 175 of city survey Panaji, admeasuring an area of 320sq mtrs, fully described in the SCHEDULE No.II hereunder written and shown in the plan in red colour boundary lines hereto annexed, TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said plot of land belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.



2. AND all the estate, right, title, interest, claim and demand whatsoever of the VENDORS into or upon the same and every part thereof, TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER absolutely and forever together with title deeds, writings and other evidences of title AND the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the



contrary, the VENDORS are now lawfully seized and possessed of the SAID PLOT free from any encumbrances, attachments or defects in title whatsoever and that the VENDORS has full power and absolute authority to sell the SAID PLOT in the manner aforesaid. AND the PURCHASER shall hereafter peaceably and quietly hold, enjoy and possess the same without any interruption from the VENDORS or any person claiming through or under them.



3. AND FURTHER, the VENDORS covenants with the PURCHASER to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever. AND the VENDORS further covenants that they shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said plot and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

4. AND the VENDORS do hereby declare that they have a clear and marketable title to the SAID PLOT and do hereby further declare

to indemnify the PURCHASER in the event the PURCHASER is deprived of the whole or any part of the SAID PLOT at any point of time on the ground of defect of title in favour of the VENDORS.

5. AND the VENDORS have on this day delivered the vacant possession of the SAID PLOT more fully described in the Schedule No. II hereunder to the PURCHASER and has delivered the original title deeds and documents, which are in their possession in respect of the SAID PLOT hereby conveyed on the date of the execution of these



6. The VENDORS do hereby consent and give their NO OBJECTION to include the name of the PURCHASER in the record of Rights/Occupants column of Form D of the Said Property by way of Mutation/ partition in the survey records.

7. The VENDORS do hereby declare that the SAID PLOT is not subject matter of any acquisition proceedings or any court litigation or any dispute of any nature.

8. That the Executants declare that the Subject matter of this sale deed does not pertain to occupancies of person belongs to Schedule caste or Schedule Tribes.

9. That the consideration mentioned herein before is the market value of the SAID PLOT.



#### SCHEDULE NO.I

All that property Known as CARANZALEM or AVIAO situated on Taleigao plateau and described as a whole in the conservatoria of registo predial of Ilhas under No.1686 of page 58 of Book 20 old having an area of 4,533sq. mts. and bounded on the east by the plot owned by heirs of Jose Maria Pereira, on the west by plot of Antonio Manuel Fernandez, on the north by lote no.13 of Domingos Lourenco and on the south by reserved plot No.11. The said property is surveyed under chalta No.14 of P.T Sheet No. 175 and Chalta No.2 of P.T Sheet No.173 of city survey Panaji. The said property is situated

*Jefferson*

*mafonac*

*fb*

within the Municipal Limits of Panaji Municipal Council, Sub District of Ilhas, registration District of Goa.

## SCHEDULE II

All that portion of the property "CARANZALEM or AIVAO situated at Caranzalem, comprising of the Plot No.7, having an area of 320sq. mts. and bearing chalta No.14H of P.T Sheet No.175 of city survey Panjim as shown in the enclosed plan and marked in red boundary line forming part of the bigger property surveyed under Chalta No.14 of P. T. sheet No.175 and described in the office of the conservatoria do Registo predial under No.1686 of pages 58 of Book 20 old and bounded on the East by the plot owned by heirs of Jose Maria Pereira (NIO), on the west by plot No.6 (chalta No.14G) P.T Sheet No.175, on the North by lote No.13 (Chalta No.13 of P.T Sheet No.175) and on the South by lote No.11 (Chalta No.15 of P.T Sheet No.175). The said property is situated within the municipal limits of Panaji Municipal Council, Sub district of Ilhas, registration District of Goa.

IN WITNESS WHEREOF the VENDORS and the PURCHASER have hereto signed this Deed at Panjim on the day, month and year first above written in the presence of two attesting witnesses.



SIGNED AND DELIVERED by the )

Within named VENDORS at )

Panjim, in the presence of )

Witnesses )

(1) MR. FRANCIS OLIVIN AFONSO



L.H.F.P. of Mr. Francis Olivin Afonso

R.H.F.P of Mr. Francis Olivin Afonso



*[Signature]*

*[Signature]*

*[Signature]*



*afonso*

*afonso*

(2) MRS. MARILYN SHERYL  
CARVALHO AFONSO

L.H.F.P. of Mrs. Marilyn Sheryl  
Carvalho Afonso

R.H.F.P. of Mrs. Marilyn Sheryl  
Carvalho Afonso



1. *Munes* CHERRY MUNES

2. *Botelho* REENA BOTELHO

*[Signature]*

*afonso*

*[Signature]*

SIGNED AND DELIVERED by ) M/S. MODELS LEISURE  
VENTURES

the Withinnamed PURCHASER)

at Panjim, in the presence of )

Witnesses )

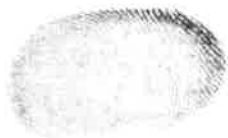
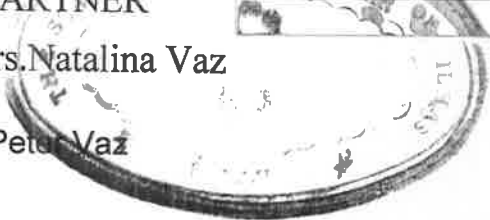
(MR. PETER VAZ)  
PARTNER



For self and as Power of Attorney Holder for Mrs. Natalina Vaz

L.H.F.P. of Mr. Peter Vaz

R.H.F.P. of Mr. Peter Vaz



1. Almeida CHERRY ALMEIDA

2. Botelho REGINA BOTELHO

*[Signature]*

*mafonso*

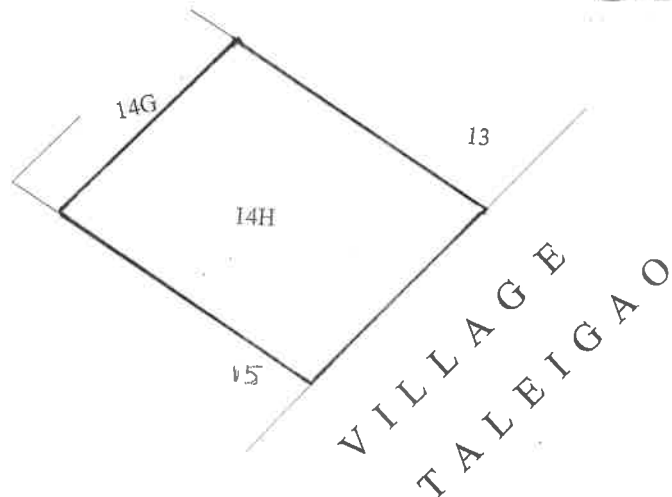
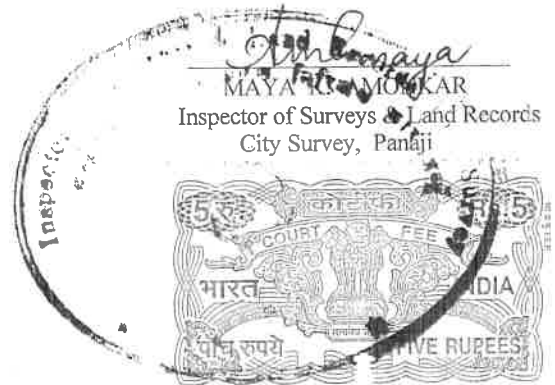
*[Signature]*



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI-GOA



Plan Showing plots situated at  
City: PANAJI  
Taluka : TISWADI  
P.T.Sheet No./Chalta No. : 175/ 14-H.  
Scale :1:500



*[Signature]*  
SN2

*[Signature]*  
mafenas

*[Signature]*

*[Signature]*





Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 08-12-2016 02:42:19 PM

Document Serial Number : 2886




Presented at 02:07:00 PM on 08-12-2016 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

| Sr. No | Description      | Rs. Ps   |
|--------|------------------|----------|
| 1      | Registration Fee | 96000.00 |
| 2      | Processing Fees  | 380.00   |
|        | Total :          | 96380.00 |

Stamp Duty Required: 168000.00

Stamp Duty Paid: 168100.00

Samir Uttam Kerkar presenter

| Name                                                                                                                                                                                                                                                           | Photo                                                                               | Thumb Impression                                                                      | Signature                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Samir Uttam Kerkar ,S/o Uttam Kerkar , UnMarried,Indian,age 33 Years,Advocate,r/oH.No. 119, Mandrem, Pernem-Goa Admits execution on behalf of the Purchaser-M/s.MODELS LEISURE VENTURES vide POA dated 5/10/2011 executed before Sub Reg. Ilhas under No 72/11 |  |  |  |




Endorsements

Executant

1 . Samir Uttam Kerkar , S/o Uttam Kerkar, UnMarried,Indian,age 33 Years,Advocate,r/oH.No. 119, Mandrem, Pernem-Goa Admits execution on behalf of the Purchaser-M/s.MODELS LEISURE VENTURES vide POA dated 5/10/2011 executed before Sub Reg. Ilhas under No 72/11

| Photo                                                                               | Thumb Impression                                                                    | Signature                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |



2 . Francis Afonso, S/o Manuel Jose Afonso, Married,Indian,age 48 Years,Service,r/oCedmar Apartments, M. G. Road, Panaji, Tiswadi-Goa PAN No. AIDPA6468K.

| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

3 . Marilyn Sheryl Carvalho Afonso, W/o Francis Afonso, Married,Indian,age 47 Years,House-Wife,r/oCedmar Apt, C Block , MG road , Panaji Goa 403 001 [Pan no. ABHPC9293P )

| Photo                                                                               | Thumb Impression                                                                    | Signature                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

Identification

| Sr No. | Witness Details                                                                                                         | Signature                                                                             |
|--------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Ishwar Shirodkar , S/o Rupo Shirodkar ,Married,Indian,age 48 Years,Service,r/o h. No94 Calapur Tiswadi Goa              |  |
| 2      | Suryakant Shirodkar , S/o LAte Gopal Shirodkar ,Married,Indian,age 50 Years,Service,r/o H. No 59 Acoi Mapusa Bardez Goa |  |

  
Sub-Registrar  
SUB - REGISTRAR  
ILHAS

Book-1 Document  
Registration Number PNJ-BK1-02801-2016  
CD Number PNJD54 on  
Date 08-12-2016

Sub-Registrar (Ilhas Tiswadi )

SUB-REGISTRAR  
ILHAS

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



ORIGINAL

DOCUMENTS  
APPLICATION

Serial No.

of DOCUMENTS  
APPLICATION

13 January 2000

Nature of document—

By whom presented:

Received fees as follows

Registration fee ...

Copy fee (folios)  
(pages) ...

Copy fee for endorsements

Postage

Copies or memoranda (sections 64 to 67)

searches or inspection  
lines

Section 25

Section 34

rtified copies (section 57) folios

her fees and payments  
in (or around) 1941

en (on reverse)

99

401



Total

20K)

will be ready on 12/1/81 and

sent by registered post

livered, this office to

Sub-Registrar

the documents by registered post

hand it over

to the person named

## SUB-REGISTRAR

## SILHAS

THE BANK OF RAJASTHAN LTD.  
DAULAT BUILDING  
18th JUNE ROAD  
PANAJI - GOA



STAMP DUTY

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INDIA

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NON JUDICIAL

-9.1.2009

GOA

5373 4319357

D-5/STP(V)/C.R/35/8/2006 - RD

Name of Purchaser Peter Vaz  
For The Bank of Rajasthan Ltd.

Authorized Signatory

KADHAKRISHNAN S.  
SENIOR MANAGER

Serial No 77  
Presented at the Office of the  
Sub-Registrar has  
between the hours of 10 am  
and 12 - PM on 13/1/2009

Received for Rs. 1,00,000/-

Cost of - - - - -

Postage. 1000 60/-

Total Rs.

Rs one lakh and

sixty only

[Signature]  
13/1/09

2 @ Mail

[Signature]  
13/1/09

SUB-REGISTRAR  
ILHAS

SUB-REGISTRAR  
ILHAS

### DEED OF SALE

This Deed of Sale is made at Panjim, Goa on this 9<sup>th</sup> day of the  
month of January of the year 2009.

[Signature]  
[Signature]

BETWEEN

(1) MR.CAETANO PIEDADE GREGORIO JOSE ALMEIDA, son of late Mr.Jose Maria Martiniamo Almeida, 88 years of age, retired, married and his wife (2) MRS.AMANDA ROSA PEREIRA ALMEIDA, wife of Mr.Caetano Piedade Gregorio Jose Almeida, 82 years of age, married, housewife, residing at Alges, Lisbon, both duly represented herein by their Power of Attorney Holder Mr.Alfred Fernandes, son of Mr.Francis Fernandes, 40 years old, married, Service, Indian National, resident of Flat No.2C/T-2, Models Millenium Vista's, Caranzalem, Ilhas, Goa, having PAN card No.AAHPF9804E, executed at the Embassy of India, Lisbon, by Mr.V. K. Sharma, (Admn/Con) bearing No.LIS/1368/cons/2008 dated 24<sup>th</sup> June 2008, and duly adjudicated by Swapnil M. Naik, Additional Collector of North Goa, District, Panaji, on 18<sup>th</sup> July 2008 vide receipt No.1165, hereinafter referred to as the VENDORS (which expression shall unless repugnant to the context or meaning thereof expressly or otherwise shall be deemed to include their respective heirs, executors, administrators nominees, legal representatives, assigns etc.) OF THE ONE PART.

AND

2. MR.PETER VAZ, son of late Mr.Diogo Vaz, 41 years of age, Indian National, married, businessman, having PAN card No.AAYPV2387H, residing at Bungalow No.4, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, hereinafter called the PURCHASER (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) OF THE SECOND PART;

WHEREAS

A. There exists a property admeasuring 5521sq.mts. and surveyed under Chalta No.3 of P.T.Sheet No.173 of Village, Caranzalem, Ilhas, Goa. out of which 4021sq.mts. have been acquired by the Government vide notification No.22/19/82-RD dated 18.02.82

ph

issued under the Land Acquisition Act, 1894 for the purpose of road construction and other recreational purposes and presently only an area of 1500sq.mts. remains with the present owners. This property is more particularly described in the Schedule I hereunder written forming an integral part of these presents.

- B. There exists another property surveyed under Chalta No.1 of P.T. Sheet No.175 admeasuring 278sq.mts. and residential house area admeasuring approximately 184sq.mts. and bearing bearing Chalta No.28 of P.T. Sheet No.175 of Village Caranzalem, Ilhas, Goa and the plot and the house are more particularly described in the Schedule II hereunder written forming an integral part of these presents.
- C. There exists another property admeasuring 2894 sq.mts. and surveyed under Chalta No.15 of P.T.Sheet No.175 of Village Caranzalem, Ilhas, Goa, more particularly described in the Schedule III hereunder written forming an integral part of these presents.
- D. All the said three properties comprise the undivided estate of late Mr.Jose Maria Martiniama Almeida and Mrs. Caetana Fernandes e Almeida.
- E. The VENDORS herein Mr.Caetano Piedade Gregorio Jose Almeida and Mrs.Amanda Rosa Pereira Almeida are jointly entitled and are absolute owners of undivided half share to the said estate.
- F. The PURCHASER had approached the VENDORS for the purchase of their undivided half share in the said estate comprising of the three properties, more particularly described in Schedule Nos. I, II and III hereunder written and delineated in red colour on the plan annexed hereto.

G. The VENDORS have agreed to sell to the PURCHASER all their undivided half share to the estate.

H. The VENDORS shall sell and the PURCHASER shall purchase all the undivided half share of the VENDORS in the said estate consisting of the three properties mentioned in Schedule Nos. I, II and III and collectively admeasuring about 4856 square meters for a total consideration of Rs.50,00,000/- (Rupees Fifty Lakhs only) which is the market price of the said properties.

I. Accordingly this Deed of Sale is being executed.

**NOW THIS DEED OF SALE WITNESSESS AS UNDER:-**

1. In pursuance of the said agreement and in consideration of the sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) out of which Rs.7,50,000/- have been paid to the VENDORS in this act, the receipt whereof, the VENDORS do hereby admit and acknowledge, having received and therefrom grant the PURCHASER full discharge, and the balance amount of Rs.42,50,000/- (Rupees Forty Two Lakhs Fifty Thousand Only) has been retained by the PURCHASER in full and final adjustment of one flat at Models Mystique, Caranzalem, Goa, admeasuring 141.50sq.metres of built up area, for which separate agreements has been signed, and they the VENDORS as absolute owners, do hereby convey, sell, assign and assure unto the PURCHASER forever their half share in the three properties collectively admeasuring about 4856 square metres, or rather their half share to the said estate comprising of the said three properties and more particularly described in Schedule I, II and III hereunder written with all their right, title and interest to and in the said properties which collectively represents half part of the estate comprising of the properties described in the Schedule I, II and III hereunder written, free from all encumbrances, charges, liens whatsoever, TOGETHER WITH all things, ways, paths, appurtenances whatsoever to the said properties surveyed under No.173/3, 175/1 and 28 and 175/15 of Caranzalem Village, Tiswadi





Taluka, Goa, TO HAVE AND TO HOLD the same unto the PURCHASER as its absolute owner forever.

2. And the VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS made, done, committed, omitted or knowingly or unknowingly suffered to the contrary, the VENDORS now have good right, full power and absolute authority to grant, convey, transfer, assure and sell their share in the said estate comprising of the properties better described in Schedule I, II and III collectively admeasuring about 4856 square meters, hereby granted, conveyed, transferred, assured and sold or intended so to be unto and to the use of the PURCHASER.

3. The VENDORS herein hereby undertake, at all times given and with adequate notice, at the cost and request of the PURCHASER, to do and execute all such further acts deeds and things to further and more perfectly assure and convey the said half right to the said estate comprising of the Properties collectively admeasuring about 4856square meters unto and to the PURCHASER. And also putting the PURCHASER in possession of the same according to the true intent and meaning of this DEED OF SALE.

4. The VENDORS further covenant that if on account of any defect in title of the VENDORS or claim from any other person or otherwise against the VENDORS, the PURCHASER is deprived of the whole or any part of the said properties better described in Schedule I, II & III, the VENDORS undertake to save and indemnify the PURCHASER against such claim of such third person and also undertake to compensate the PURCHASER to the extent of the loss sustained by the PURCHASER.

5. The VENDORS confirm and declare that, the said properties collectively admeasuring about 4856 square meters, are free from all encumbrances, charges, liens, demands, and defects whatsoever and the VENDORS have absolute authority and power to convey and sell the same. The VENDORS further confirm that the said properties are not

*pch*

*[Signature]*



subject to lis-pendens or attachments either before or after judgment and that they are not under acquisition or requisition by the Government or any other authority.

6. The VENDORS are holding the PIO Card No.POO28497 issued on 5-12-2008 and PIO Card No.POO28494 issued on 12-8-2008, both issued at Lisbon, Portugal by the Embassy of India at Lisbon, Portugal and the VENDORS are Portuguese Citizens of Indian Origin. The Purchaser is Indian Citizen.

7. The stamp duty is paid by the PURCHASER on a consideration of Rs.50,00,000/- (Rupees Fifty Lakhs Only) which is the present market value of the subject matter of this Sale Deed, as the said undivided half share described in Schedule No.I, II & III is equivalent to 2341sq. mtrs.

#### SCHEDULE – I

All that undivided half right to the Estate of late Mr.Jose Maria Martimiano Almeida and late Mrs.Caetana Almeida which includes the property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka, and Registration Sub-district of Ilhas, District of North Goa, and described under No.1687 at Folio 58 of Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1224 and surveyed under Chalta No.3 of P. T. Sheet No.173 at Caranzalem Village, Tiswadi Taluka admeasuring 1,500/5521square meters and delineated in red colour in the plan annexed hereto and bounded as under:

North : By property of Caetano Fernandes & presently by the property bearing Chalta No.2, 2B and 2C of P. T. Sheet No.173 of City Survey Panjim ;

South : By property of Lourenco Fernandes & presently by the property bearing Chalta No.2 of P. T. Sheet No.175 of City Survey Panjim;

East : By property of Marianinho Pereira and presently by portion of this bigger property bearing Chalta No.1 and 28 of P.T.Sheet 175 of City Survey, Panjim;



West : By the portion of this property acquired by the Government and presently by a 30 mts. road constructed thereon.

### SCHEDULE – II

All that undivided half right to the estate of late Mr. Jose Maria Martimiano Almeida and late Mrs. Caetana Almeida which includes the property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-dist of Ilhas, District of North Goa and described under No.1686 at Folio 58 of Book B20 old in the Land Registration of Ilhas and enrolled in the Taluka Revenue Office under Matriz No.1225 and surveyed under Chalta No.1 of P.T. Sheet No.175 admeasuring 278 square meters and house area bearing Chalta No.28 of P.T. Sheet No.175 admeasuring approximately 184 square meters of Caranzalem Village, Tiswadi Taluka delineated in green colour in the plan annexed hereto and bounded as under:

- On the North : By the property of Caitano Fernandes & presently by the property bearing Chalta Nos.2D and 2C of P.T. Sheet No.173 of City Survey, Panaji;
- On the South : By the property of Lourenco Fernandes and presently by the property bearing Chalta Nos.2 and 5 of P.T. Sheet No.175 of City Survey, Panaji;
- On the East : By 18 metres wide Panaji - Dona Paula Road;
- On the West : By portion of this bigger property bearing Chalta No.3 of P.T. Sheet No.173 of City Survey, Panaji;

### SCHEDULE – III

All that undivided half right to the estate of late Mr. Jose Maria Martimiano Almeida and late Mrs. Caetana Almeida which includes the property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-District of Ilhas, District of North Goa and described under No.1686 at Folio 58 of

Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1225 and surveyed under Chalta No.15 of P.T.Sheet No.175 of Caranzalem Village, Tiswadi Taluka admeasuring 2894 square meters and delineated in blue colour in the plan annexed hereto and bounded as under:

On the North : By the property bearing Chalta Nos.14, 14B, 14D, 14E, 14F, 14G and 14H of P.T. Sheet No.175 of City Survey, Panjim;

On the South : By the property bearing Chalta No.16 of P.T. Sheet No.175 of City Survey, Panjim;

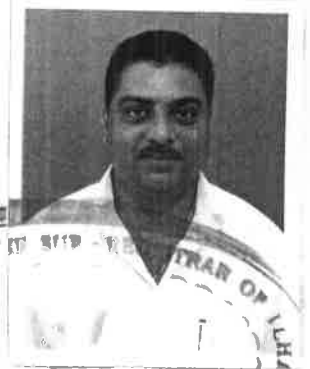
On the East : By boundary of Village Taleigao

On the West : By 18 metres wide Panaji Dona Paula Road;

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned.

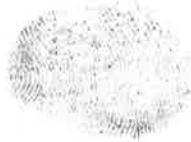
SIGNED AND DELIVERED BY )  
THE WITHIN NAMED VENDOR )  
NO. 1 MR.CAETANO PIEDADE )  
GREGORIO JOSE ALMEIDA )  
NO. 2 MRS.AMANDA ROSA )  
PEREIRA ALMEIDA )

Both duly represented by their  
Power of Attorney Holder Mr.Alfred Fernandes.



L.H.F.P. Mr. Alfred Fernandes

R.H.F.P. Mr. Alfred Fernandes



WITNESSES:

1. D. D. D.

A

2. D. D. D.

ph



SIGNED AND DELIVERED BY )  
WITHIN NAMED PURCHASER )  
MR.PETER VAZ )



L.H.F.P. of Mr.Peter Vaz

R.H.F.P of Mr.Peter Vaz

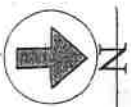


1. *[Signature]*

2. *[Signature]*

*[Signature]*

*[Signature]*



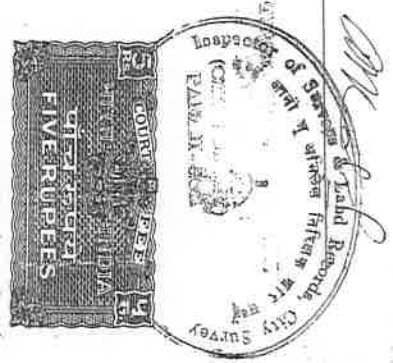
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of Survey and Land Records - Panaji

5/176

Plan showing plots situated at  
Panaji City

P. T. Sheet No. 173 / Chala No.3

Scale 1:500



Registered No. 238  
at pages 205 to 218  
Book No. 1 Volume No. 2048  
Date 4/2/89  
Sub-Registrar

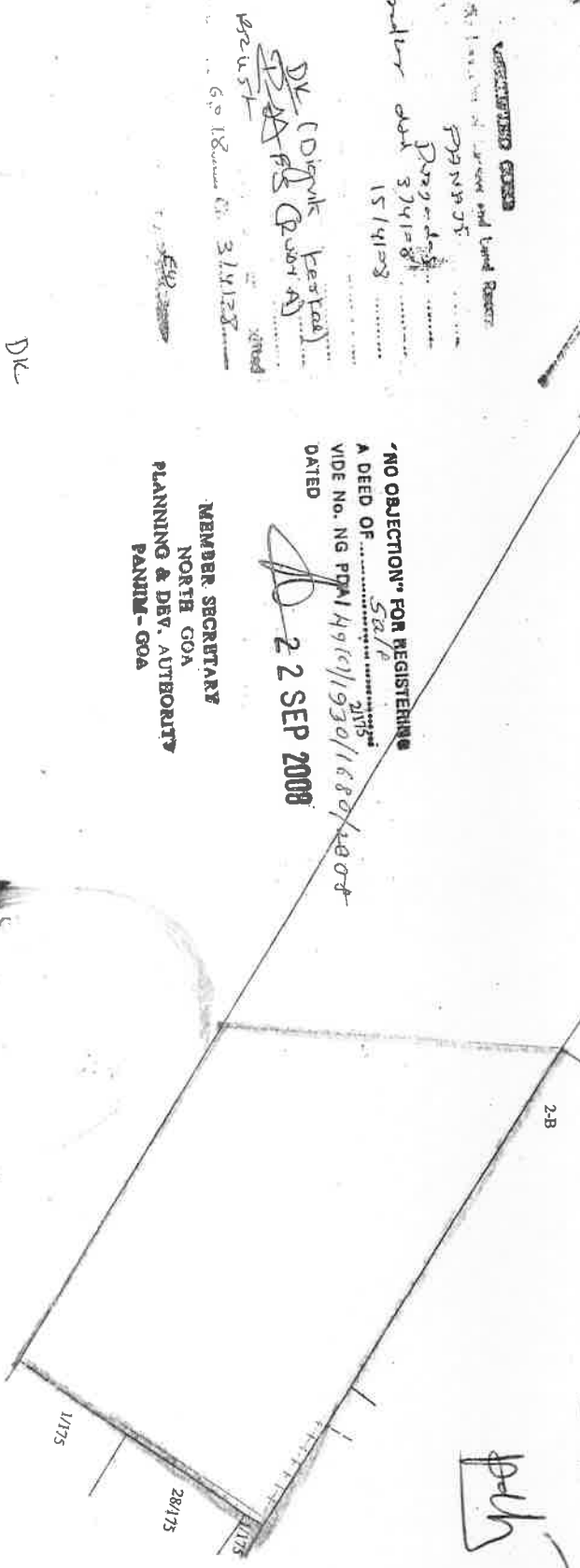
REGISTERED GOA

Shankar and 3/4/1981  
15/4/1981

DK (Dignik Pental)  
12/4/1981  
60 18 3/4/1981

"NO OBJECTION" FOR REGISTERING  
A DEED OF 50/1981  
VIDE NO. NG PDA/4910/1930/1680/1981  
DATED 22 SEP 2008

MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA





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



Plan showing plots situated at

Panaji City

P. T. Sheet No. 175/ Chalta No. 1 & 15

Scale 1:500



Registered No. 238  
at pages 205 to 218  
Book No. 1 Volume No. 2049

Date 4/2/08  
Sub-Registrar

Sub-Registrar

VILLAGE TALEGAO

Panaji  
Heliachess  
dtd 8/1/07  
4/1/07  
21/1/07  
Ravi S. Patel  
C. Rungana  
140/2

700  
10/1/07  
Attested  
Inspector of Survey and Land Records



① Mr. Ashok Nair, son of Shri  
Shivram Nair, aged 40, married, service,  
1/0 Tallegas Goa, as attorney for Mr.  
Peter Vaz, son of late Diogo Vaz, major  
resident of Caranzalem, Goa, admits  
execution on his behalf.

② Mr. Alfred Fernandes, s/o Francis Fernandes, 40 yrs, married,  
service, 1/0 Caranzalem, 2/has Goa, as attorney of Mr. Caetano  
Picdade Gregorio Jose Almeida, 88 yrs, ret'd, married and his  
wife s/o. Amanda Rosa Pereira Almeida, 82 yrs, married,  
housewife, 1/0 Alges, Lisbon.

Executing party .....

admits execution of the so called  
sale deed

1 @Nair  
2 @

San Carlos N<sup>o</sup> AAHPF9804E

Doc No. 1930/2976/09 dt. 29<sup>th</sup> Jan 09  
along with Annexure is furnished  
panelji dt. 30<sup>th</sup> Jan 2009.

SUB-REGISTRAR  
ILHAS

registered No. 238  
at pages 205 to 218  
Book No. I Volume No. 2042  
date 11/2/09

Sub-Registrar



Note of Return:-

This document will be  
returned on:- 4/2/07

SUB-REGISTRAR  
ILHAS

3002 2993

ORIGINAL

FORM "T"

Receipt No. 12/55

Serial No.

DOCUMENTS  
of APPLICATION

Date of

200...8

Nature of document

By whom presented

Received fees as follows

Registration fee ...

Copy fee (folios) ...  
(sides) ...

Copy fee for endorsements ...

Postage ...

Copies or memoranda (sections 64 to 67) ...

Searches or inspection ...

Fines ...

Section 25 ...

Section 34 ...

Certified copies (section 37) folios ...

Other fees and payments ...

Item (on reverse) No. ...

No. ...

No. ...

No. ...

No. ...

Total

The documents will be ready on 06 day and

will be delivered at this office to

Sub-Registrar

send the documents by registered post to the person named

Presenter

SUB-REGISTRAR  
(H.A.S.P.T.O.)

Nail

3002

16-10-08

THE BANK OF RAJASTHAN LTD.  
DAULAT BUILDING  
18th JUNE ROAD  
PANAJI - GOA

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

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Rs. 0255000

15.10.2008

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NON JUDICIAL

GOA

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4352 4026363

Name of Purchaser. Peter Vaz  
For The Bank of Rajasthan Ltd.

Authorized Signatory

RADHAKRISHNAN S.  
SENIOR MANAGER.

Serial No. 2994  
Presented at the Office of the  
Sub-Regi. of 10 am

and 12.1 pm on 15/10/08 2008

Received fees for Rs. 70,000/-  
Registration  
Copying (Folios) 60  
Copying Endorsements 00  
Postage.

Total Rs. 179,070/-

SUB-REGISTRAR  
ILHAS

SUB-REGISTRAR  
ILHAS

DEED OF SALE

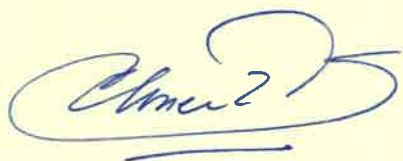
This Deed of Sale is made at Panjim, Goa on this 15<sup>th</sup> day of the month of October of the year 2008.

**BETWEEN**

1) MR.ANTHONY MANUEL MARTIN ALMEIDA, son of late Mr.Jose Maria Martiniamo Almeida, aged about 74 years, Retired, Businessman, Married, Indian National, presently residing at Muscat in the Sultanate of Oman and 2) MRS.JOYCE IVY ALMEIDA, major in age, wife of Mr.Anthony Manuel Martin Almeida, housewife, Indian National, presently residing at Muscat in the Sultanate of Oman, (duly represented herein by their lawful attorney Mr.Melwin Rodrigues Chico, married, 47 years old, businessman, Pan Card No.ADHPC6550F, residing at 5 Altas Villas, Altinho, Panjim, Goa and duly constituted as such by Power of Attorney dated 28<sup>th</sup> May 2006, executed at the Embassy of India in Muscat and adjudicated by the Additional Collector of North Goa) jointly referred to as the **VENDORS** (which expression shall unless repugnant the context or meaning thereof expressly or otherwise shall be deemed to include their respective heirs, executors, administrators, nominees, legal representatives, assigns etc.) **OF THE FIRST PART.**

**AND**

3. MR.PETER VAZ, son of late Mr.Diogo Vaz, 40 years of age, Indian National, married, businessman, Pan Card No.AAYPV2387H, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, hereinafter called the **PURCHASER** (which expression shall unless it repugnant to the context or meaning thereof, mean and include his heirs executors, administrators and assigns) **OF THE SECOND PART;**





AND

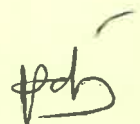
4) MR.SEBASTIAN ADRIO ALMEIDA, son of Mr.Anthony Manuel Martin Almeida, married, Businessman, Indian National, resident of E-278, Luis Menezes Road, Panjim, presently residing at Muscat in the Sultanate of Oman, hereinafter called the **CONFIRMING PARTY NO.1** (which expression shall unless repugnant to the context or meaning thereof include their respective heirs, executors, administrators and assigns) **OF THE THIRD PART.**

**WHEREAS:**

A. There exists a property admeasuring 5521sq.mts. and surveyed under Chalta No.3 of PT Sheet No.173 of Village Caranzalem, Ilhas, Goa,. out of which 4021sq.mts. have been acquired by the Government vide notification No.22/19/82-RD dated 18.02.82 issued under the Land Acquisition Act, 1894 for the purpose of road construction and other recreational purposes and presently only an area of 1500sq.mts. remains unacquired. This property is more particularly described in the Schedule I hereunder written forming an integral part of these presents.

B. There exists another property surveyed under Chalta No.1 of P.T. Sheet No.175 admeasuring 278sq.mts. and residential house area bearing Chalta No.28 of P.T. Sheet No.175 of Village Caranzalem, Ilhas, Goa and is more particularly described in the schedule II hereunder written forming an integral part of these presents.

C. There exists another property admeasuring 2894 sq.mts. and surveyed under Chalta No.15 of P.T. Sheet No.175 of Village Caranzalem, Ilhas,



Goa, more particularly described in the schedule III hereunder written forming an integral part of these presents.

D. All the said three portions comprise the undivided estate of late Mr. Jose Maria Martiniamo Almeida and Mrs. Caetana Fernandes e Almeida.

E. The VENDORS herein Mr. Anthony Manuel Martin Almeida and Mrs. Joyce Ivy Almeida are jointly entitled and are absolute owners of undivided half share to the said estate.

F. The VENDORS had sold the undivided half rights to the said properties in favour of Mrs. Anarita Martin Chico by a Deed of Sale dated 12/1/2007 registered under No. 109 at pages 408 to 423 of Book No. I, Vol 1900 dated 10/1/2008 in the office of the Sub-Registrar but thereafter it was cancelled by a Deed of Cancellation dated 10/10/2008 submitted for registration before the Sub-Registrar of Ilhas, Panjim – Goa, under Serial No. 2965 and thus the VENDORS continue to be the owners of the same and are entitled to execute this Deed of Sale.

G. The PURCHASER had approached the VENDORS for the purchase of their undivided half share in the said estate comprising of the three properties, more particularly described in Schedule Nos. I, II and III hereunder written and delineated in red colour on the plan annexed hereto.

H. The VENDORS have agreed to sell to the PURCHASER all their undivided half share to the estate.

I. The VENDORS shall sell and the PURCHASER shall purchase all the undivided half share of the VENDORS in the said estate consisting of the three properties mentioned in Schedule Nos. I, II and III and collectively admeasuring about 4856 square metres for a total consideration of

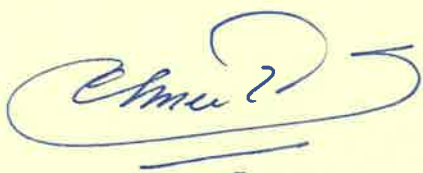


Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) which is the market price of the said properties.

J. Accordingly this Deed of Sale is being executed.

**NOW THIS DEED OF SALE WITNESSES AS UNDER:-**

1. In pursuance of the said agreement and in consideration of the sum of Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) out of which Rs.2,00,000/- have been paid to the VENDORS in this act, the receipt whereof, the VENDORS do hereby admit and acknowledge, having received and therefrom grant the PURCHASER full discharge, and the balance amount of Rs.83,00,000/- ((Rupees Eighty Three Lakhs Only) has been retained by the PURCHASER in full and final adjustment of three flats at Models Legacy, St.Inez, Goa and one admeasuring 95.00sq.metres of built up area and the second one admeasuring 103.00sq.mts. of built up area and the third admeasuring 63.00sq.metres of built up area and two flats at Models Mystique at Caranzalem, one admeasuring 142.00sq.mts. of built up area and the other admeasuring 150.00sq.metres of built up area, for which separate agreements has been signed, and they the VENDORS as absolute owners, do hereby convey, sell, assign and assure unto the PURCHASER forever their half share in the three properties collectively admeasuring about 4856 square metres, or rather their half share to the said estate comprising of the said three properties and more particularly described in Schedule I, II and III hereunder written with all their right, title and interest to and in the said properties which collectively represents half part of the estate comprising of the properties described in the Schedule I, II and III hereunder written, free from all encumbrances, charges, liens whatsoever, TOGETHER WITH all things, ways, paths, appurtenances whatsoever to the said properties surveyed under No.173/3, 175/1 and 28 and 175/15 of Caranzalem Village, Tiswadi



Taluka, Goa, TO HAVE AND TO HOLD the same unto the PURCHASER as its absolute owner forever.

2. And the VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS made, done, committed, omitted or knowingly or unknowingly suffered to the contrary, the VENDORS now have good right, full power and absolute authority to grant, convey, transfer, assure and sell their share in the said estate comprising of the properties better described in Schedule I, II and III collectively admeasuring about 4856 square meters, hereby granted, conveyed, transferred, assured and sold or intended so to be unto and to the use of the PURCHASER.

3. The VENDORS herein hereby undertake to at all times given, adequate notice at the cost and request of the PURCHASER to do and execute all such further acts deeds and things to further and more perfectly assure and convey the said half right to the said estate comprising of the Properties collectively admeasuring about 4856square meters unto and to the PURCHASER. And also putting the PURCHASER in possession of the same according to the true intent and meaning of this DEED OF SALE.

4. The VENDORS further covenant that if on account of any defect in title of the VENDORS or claim from any other person or otherwise against the VENDORS, the PURCHASER is deprived of the whole or any part of the said properties better described in Schedule I, II & III, the VENDORS undertake to save and indemnify the PURCHASER against such claim of such third person and also undertake to compensate the PURCHASER to the extent of the loss sustained by the PURCHASER.

5. The VENDORS confirm and declare that, the said properties collectively admeasuring about 4856 square metres, are free from all





encumbrances, charges, liens, demands, and defects whatsoever and the VENDORS have absolute authority and power to convey and sell the same. The VENDORS further confirm that the said properties are not subject to lis-pendens or attachments either before or after judgment and that they are not under acquisition or requisition by the Government or any other authority.

6. The CONFIRMING PARTIES NO.I & II hereto confirm this Sale Deed.

7. The stamp duty is paid by the PURCHASER on a consideration of Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) which is the present market value of the subject matter of this Sale Deed.

#### SCHEDULE - I

All that undivided half right to the estate of late Mr.Jose Maria Martimiano Almeida and late Mrs.Caetana Almeida which includes the property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-District of Ilhas, District of North Goa and described under No.1687 at Folio 58 of Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1224 and surveyed under No.173/3 of Caranzalem Village, Tiswadi Taluka admeasuring 1,500/5521square meters and delineated in red colour in the plan annexed hereto and bounded as under:

On the North : By the property of Caitano Fernandes & presently by the property bearing Chalta No.2B and 2C of P.T. Sheet No.173 of City Survey, Panjim;

On the South : By the property of Lourenco Fernandes and presently by the property bearing Chalta No.2 of



P.T. Sheet No.175 of City Survey, Panjim;

On the East : By property of Marianinho Pereira and presently by the portion of this bigger property bearing Chalta Nos.1 and 28 of P.T. Sheet No.175 of City Survey, Panjim;

On the West : By portion of this property acquired by the Government and presently by a 30mts. Road constructed thereon.

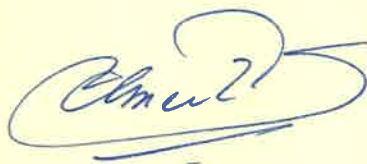
### SCHEDULE - II

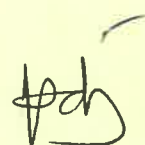
All that undivided half right to the estate of late Mr.Jose Maria Martimiano Almeida and late Mrs.Caetana Almeida which includes the property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-District of Ilhas, District of North Goa and described under No.1686 at Folio 58 of Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1225 and surveyed under Chalta No.1 of P.T.Sheet No.175 admeasuring 278square meters and house area bearing Chalta No.28 of P.T. Sheet No.175 admeasuring approximately 184 square meters of Caranzalem Village, Tiswadi Taluka delineated in green colour in the plan annexed hereto and bounded as under:

On the North : By the property of Caitano Fernandes & presently by the property bearing Chalta Nos.2D and 2C of P.T. Sheet No.173 of City Survey, Panaji;

On the South : By the property of Lourenco Fernandes and presently by the property bearing Chalta Nos.2 and 5 of P.T. Sheet No.175 of City Survey, Panjim;

On the East : By 18 metres wide Panaji Dona Paula Road;





On the West : By portion of this bigger property bearing Chalta No.3 of P.T. Sheet No.173 of City Survey, Panjim;

### SCHEDULE – III

All that undivided half right to the estate of late Mr.Jose Maria Martimiano Almeida and late Mrs.Caetana Almeida which includes the property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-District of Ilhas, District of North Goa and described under No.1686 at Folio 58 of Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1225 and surveyed under No.175/15 of Caranzalem Village, Tiswadi Taluka admeasuring 2894 square meters and delineated in blue colour in the plan annexed hereto and bounded as under:

On the North : By the property bearing Chalta Nos.14, 14B, 14D, 14E, 14F, 14G and 14H of P.T. Sheet No.175 of City Survey, Panjim;

On the South : By the property bearing Chalta No.16 of P.T. Sheet No.175 of City Survey, Panjim;

On the East : By boundary of Village Taleigao

On the West : By 18 metres wide Panaji Dona Paula Road;

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned.



SIGNED AND DELIVERED BY )  
 THE WITHIN NAMED )  
 VENDORS MR. ANTHONY MANUEL )  
 MARTIN ALMEIDA and )  
 MRS. JOYCE IVY ALMEIDA )



Both represented herein by their  
 duly Constituted Power of  
 Attorney Holder  
**Mr. Melwin Rodrigues Chico**

L.H.F.P. of Mr. Melwin R. Chico    R.H.F.P. of Mr. Melwin R. Chico



Witness:

1. *[Signature]*

2. *[Signature]*

*[Signature]*

*[Signature]*







SIGNED AND DELIVERED BY )  
THE WITHIN NAMED PURCHASER )

*[Signature]*  
MR. PETER VAZ

L.H.F.P. of Mr. Peter Vaz

R.H.F.P. of Mr. Peter Vaz



*[Signature]*

1. \_\_\_\_\_

2. *[Signature]*

\_\_\_\_\_

*[Signature]*

*[Signature]*

*[Signature]*





SIGNED AND DELIVERED BY )  
THE WITHINNAMED )  
CONFIRMING PARTY NO.1 )  
MR.SEBASTIAN ADRIO ALMEIDA)



L.H.F.P. of Mr. Sebastian A. Almeida R.H.F.P. of Mr. Sebastian A. Almeida



Witness:

1.

2.



Registered No. .... 3002 .....  
 at pages .... 318 .... to .... 324 .....  
 Book No. .... 8 .... Volume No. .... 2018 .....  
 Date .... 16-10-09 .....

Sub-Registrar



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5175

2B

2C

1/175

28/175

1/175



GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Inspector of Survey and Land Records - Panaji

Plan showing plots situated at

Panaji City

P. T. Sheet No. 173 / Chala No. 3

Scale 1:500



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LETTER OF THE DIRECTOR OF SURVEY AND LAND RECORDS

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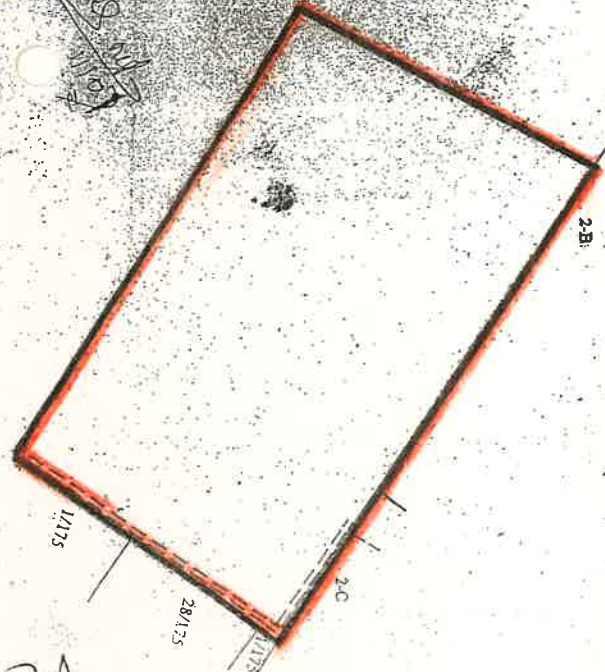
Copy of the Survey and Land Records

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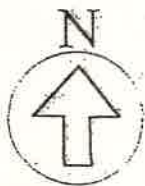




**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**PANAJI - GOA**

Registered No. 3002  
Pages 318 to 334  
Book No. 2 Volume No. 2018  
Date 16-10-08

*[Signature]*  
Sub-Registrar



Plan showing plots situated at

Panaji City

PT Sheet No. 175 / Chalta No. 01

Scale 1:500

"NO OBJECTION" FOR REGISTERING  
A DEED OF *sale*

VIDE No. NG PDA/496/1930/1681/2004  
DATED

*[Signature]*  
22 SEP 2008

MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANJIM - GOA



*[Signature]*  
OFFICER IN CHARGE  
LAND RECORDS

VIDE GOVERNMENT ORDER  
26/1/2001 - RD (7376)  
dated 22/10/2001.

ethicX Inform Private Limited

Date of Issue: *RD RS.406.*

Place: Panaji - Goa

Compared by: *JA 5-5-2003/116*



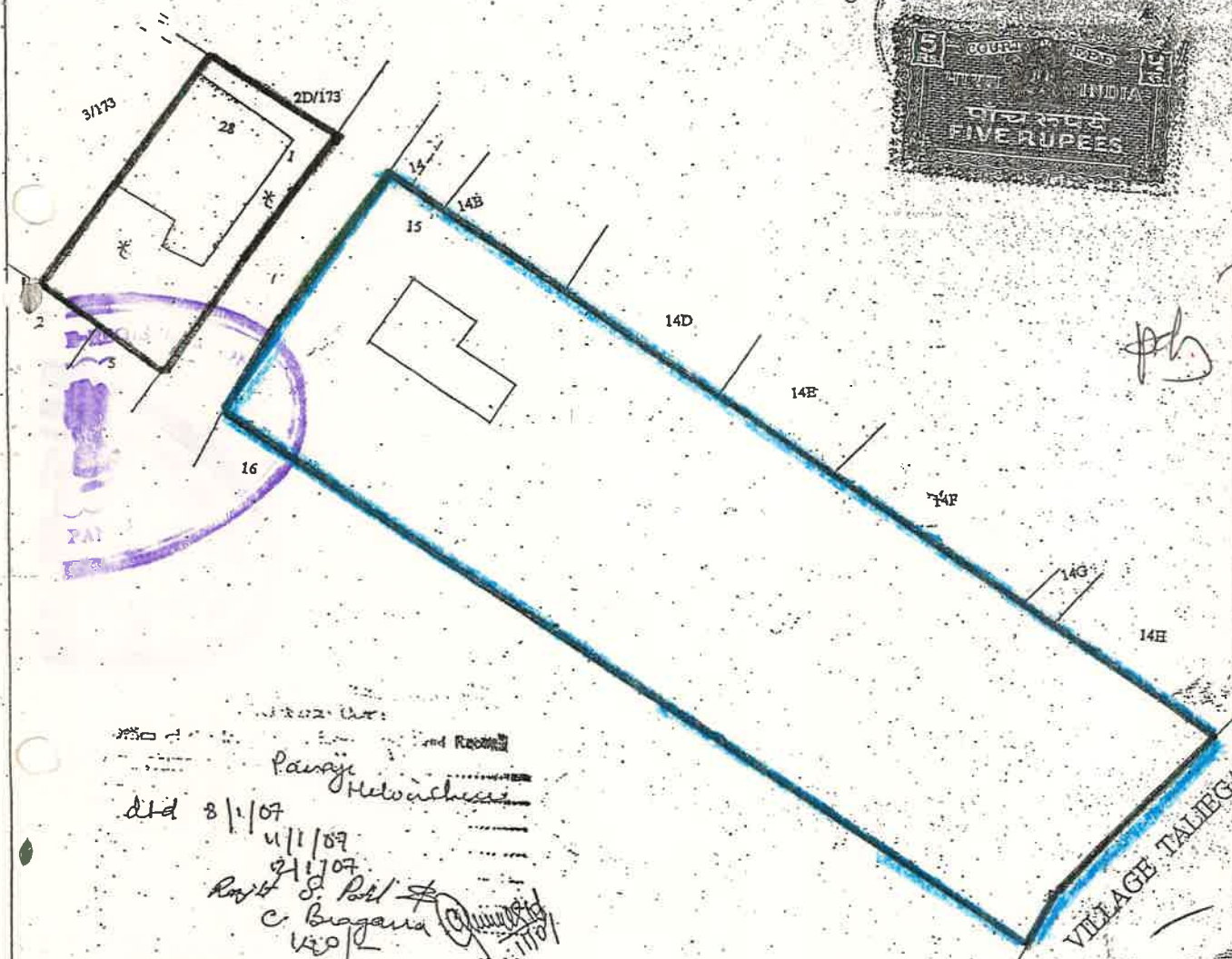


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of Survey and Land Records - Panaji

Registered No. 3002 <sup>16</sup>  
318 to 334  
2 Volume No. 2018  
16-10-08  
Sub-Registrar



Plan showing plots situated at  
Panaji City  
P. T. Sheet No. 175/ Chalta No. 1 & 15  
Scale 1:500





① Mr Ashok Nait, son of Shri Shivram Nait, aged 40, married, service, No Taluqao Goa, as attorney for Mr Peter Vaz, son of late Diogo Vaz, major resident of Caranzalem, Goa, admits execution on his behalf.

② Mr. Anthony Manuel Martin Almeida, 74 yrs, retired Businessman, married, and Mrs. Joyce Ivy Almeida, major, housewife, both are Indian National, No Muscat, Sultanate of Oman, represented by their Power of attorney Mr. Melwin Rodrigues, Chico, married, 47 yrs, businessman, No Alinho Panaji Goa.

③ Mr. Sebastian Adrio Almeida, married, businessman, Indian National, No Panjim, Presently No Muscat.

Executing party .....

admits execution of the so called deed

Witness:  
① Mr Suryabank Shirokar, Major, married, No Nafar,

known to the Sub-Registrar that he personally knows

1. Atkay  
2. Adrio  
Adrio



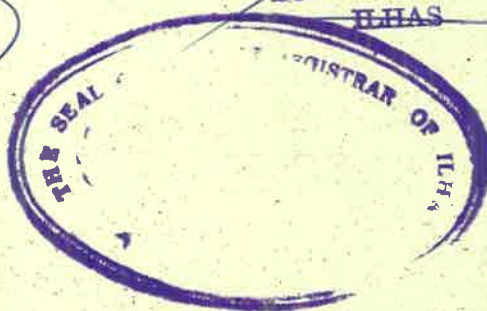
Deelth  
SUB-REGISTRAR  
ILHAS

registered No. 3002  
at pages 318 to 334  
Book No. 2 Volume No. 2018  
date 16-10-08

Deelth  
Sub-Registrar

3 nos ① No 1930/1680/2002  
② No 1679 and ③ 1681  
all dt 24/9/08 furnished

Deelth  
SUB-REGISTRAR  
ILHAS



Note of Return:-

This document will be returned on:- 16-10-08

Deelth

SUB-REGISTRAR  
ILHAS

585

FORM "T"

ORIGINAL

Receipt No. 40/88

Serial No.

of DOCUMENTS APPLICATION

Date of

200...

Nature of document

By whom presented

Received fees as follows

on fee ...

(folios) ...

(ides) ...

fee for endorsements ...

re ...

or memoranda (section 64 to 67)

es or inspection ...

125 ...

n 34 ...

ied copies (section 57) folios

fees and payments ...

on reverse No. ...

" No. ...

" No. ...

" No. ...

" No. ...

Total

Rs.

Ps.

The documents will be ready on

will be sent by registered post delivered at this office to

Sub-Registrar

Please send the documents by registered post hand it over to the person named below

Presenter :

SUB-REGISTRAR (P.O.) ILHAS

585

THE BANK OF RAJASTHAN LTD.  
DAULAT BUILDING  
18th JUNE ROAD  
PANAJI - GOA



STAMP DUTY

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Rs. 0120100 - 9.3.2009

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NON JUDICIAL

GOA

D-5/STP(V)/C.R/35/8/2006 - RD

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5919 6628127

Name of Purchaser Peter Vaz  
For The Bank of Rajasthan Ltd.

Authorized Signatory

**RADHAKRISHNAN S.**  
SENIOR MANAGER

Serial No 548  
Presented at the Office of the  
Sub-Registrar of Ilhas  
between the hours of 10-am  
and 12-pm on 9/3/2009

@Naiy  
Ilhas  
SUB-REGISTRAR  
ILHAS

Received fees for Rs. 1,150,000/-  
Registration  
Copying (Folio)  
Copying Endorsements  
Postage  
Total Rs. 60080/-

One lakh sixty thousand  
and eight only  
Ilhas  
9/3/09

SUB-REGISTRAR  
ILHAS

### DEED OF SALE

THIS DEED OF SALE is executed on this 9<sup>TH</sup> day of March,  
2009 at Panaji, Goa.

BETWEEN

पक्ष  
कितोर दियस

पक्ष  
कितोर दियस



(1) MR.FRANCISCO DIAS alias DAVID DIAS, son of late Pascoal Dias, 93 years of age, Farmer, Widower, Indian National, having PAN Card No.Nil, residing at H. No.423, Aivao, Dona Paula, Goa and his daughter (2) MRS. QUITERIA DIAS alias KESAR AJIT SHIRODKAR, wife of Mr. Egidio Cabral alias Ajit Shirodkar, 53 years of age, married, Indian National, housewife, having PAN Card No.Nil, and her husband (3) MR.EGIDIO CABRAL alias AJIT SHIRODKAR, son of Jacinto Cabral, 62 years of age, married, Indian National, retired, having PAN Card No. Nil, both residing at House No.384, Aivao, Dona Paula, Goa, hereinafter called as the 'VENDORS' (which expression shall mean and include unless repugnant to the context their heirs, successors and other legal representatives) OF THE ONE SIDE and OF THE OTHER;

(2) MR.PETER VAZ, son of late Mr.Diogo Vaz, 41 years of age, married, businessman, Indian National, having PAN Card No.AAYPV2387H, residing at Bungalow D, Models Meridien, Marine Road, Caranzalem, Ilhas, Goa, hereinafter called as the 'PURCHASER' (which expression shall mean and include unless repugnant to the context his heirs, successors and other legal representatives) AND ON THE THIRD SIDE;

(3) MR.MAHESH AJIT SHIRODKAR, son of Mr.Egidio Cabral alias Ajit Shirodkar, 34 years of age, bachelor, businessman, Indian National, having PAN Card No.AZJPS1392R, residing at House No.20/420/A, Aivao, Dona Paula, Goa, hereinafter called as the 'CONFIRMING PARTY' (which expression shall mean and include unless repugnant to the context his heirs, successors and other legal representatives);

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[Signature]  
[Signature]



WHEREAS the VENDORS are in possession of the property better described in the Schedule No.I having an area of 1500 sq.mts. excluding the area acquired by the Government and also of the property surveyed under Chalta No.1 of P.T. Sheet No.175, admeasuring 278 sq.mts. and house area bearing Chalta No.28 of P. T. Sheet No.175, admeasuring approximately 184sq.mts. and of Chalta No.175 of P.T. Sheet No.175, admeasuring 2894 sq.mts. described in Schedule No.I, II and III respectively.

WHEREAS the VENDORS claim that their possession is lawful and that it is adverse to the owners namely Anthony Manuel Martins Almeida and his wife Joyce Almeida and Caetano Piedade Gregorio Jose Almeida and his wife Mrs.Amanda Rosa Pereira e Almeida.

WHEREAS vide Agreement for Sale dated 31/8/2007 registered under No.2479 at pages 32 to 50 of Book No.I, Volume No.1851 dated 6/9/2007 entered into by the VENDORS and the CONFIRMING PARTY with the PURCHASER, the VENDORS herein had agreed to sell the properties better described in Schedule No.I, II and III to the PURCHASER for a consideration amount of Rs.80,00,000/- (Rupees Eighty Lakhs Only).

WHEREAS the PURCHASER has acquired the said properties better described in Schedule No.I, II & III from its title owners and has thus become the owner of the same.

WHEREAS, the VENDORS and the CONFIRMING PARTY have agreed to get conveyed unto the PURCHASER the possession of the properties in the Schedule No.I, II & III.

WHEREAS accordingly this deed of sale is being executed.



Handwritten signatures and text in Hindi. The text includes "किताब वियत" (Kitab Viyat) and "Director". There are several handwritten marks and signatures, including one that appears to be "Jeh" and another that looks like "Belt".

**NOW THIS DEED WITNESSES AS UNDER:**

- 1) That in pursuance of the Agreement for Sale dated 31/8/2007 and in consideration of the sum of Rs.80,00,000/- (Rupees Eighty Lakhs Only) out of which the PURCHASER has paid to the VENDORS a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) till date, the receipt whereof the VENDORS do hereby admit and acknowledge having received and the balance amount of Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) to be paid in accordance with the terms and conditions contained in the said Agreement dated 31/8/2007, they the VENDORS grant the PURCHASER full discharge and forever acquit, release and discharge the PURCHASER, the VENDORS do hereby sell, assign, convey and assure unto the PURCHASER forever all their possession and rights to the properties better described in the Schedule No.I, II & III together with the plants, trees, liberties, easements, profits, privileges, rights attachments and appurtenances whatsoever to the said properties belonging or in any way appertaining to or with the same property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed or enjoyed or reputed or known as part thereof or be appurtenant thereto, AND ALL the proportionate right title and interest, use inheritance, property, benefit, claim and demand whatsoever, both at law and in equity of the VENDORS into out of or upon the said possession of the properties described in the Schedule No.I, II and III hereunder or any parts thereof TO HAVE AND TO HOLD the said possession hereby sold to the PURCHASER and all and singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with their and every of their rights and appurtenances unto and to the use and benefit of the PURCHASER subject to the payment of taxes, assessments, rates, duties now chargeable upon the same or

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which may hereafter become payable in any respect thereof to the Government or the Panchayat or any other local authority, which taxes, rates assessments and duties shall be exclusively payable by the PURCHASER and further the VENDORS do hereby disclaim all their rights, if any, in favour of the PURCHASER.

2) AND THE VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter of thing whatsoever, the VENDORS or any person or person lawfully or equitably claiming by, from or through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right, power and absolute authority to grant, sell, assign, convey and assure the possession of the properties hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to be unto and to the use of the PURCHASER in the manner aforesaid and that the PURCHASER Shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said possession to the properties described in the Schedule No.I, II, and III receive the income, issues and profits thereof and of every part thereof for their own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the VENDORS or any person or persons lawfully and equitably claiming or to claim by, from, under or in trust for them and that the said properties hereby sold are free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, done, executed, occasioned or suffered by the VENDORS or by any other person

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or person lawfully and/or equitably claiming or to claim by, from, under or in trust for them and further that they the VENDORS and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said properties or any part thereof or from, under or in trust for them shall and will from time to time and at all times hereafter at the request and at the cost of the PURCHASER does and execute or cause to be done or executed all such further and other acts, deeds, matters or things, conveyance and assurances in law whatsoever for the better and more perfectly assuring the said possession of the properties described in the Schedule I, II and III unto and to the use of the PURCHASER as shall be reasonably required.

3) The VENDORS further covenant with the PURCHASER as under:

- (a) That the Land Revenue charges due in respect of the possession of the properties in the Schedules I, II and III have been paid in full upto date and that in the event of any land revenue charges being found to have remained in arrears or unpaid, the same shall be paid by the VENDORS directly to the authorities concerned.
- (b) That the VENDORS shall and will, from time to time and at all times hereafter, at the request and cost of the PURCHASER whensoever required sign such further documents or papers for the purpose of having the possession thereof recorded in the name of the PURCHASER in all Government records including the Land Registration Office, Revenue Office, Record of Rights, etc. The VENDORS do hereby give and declare their No Objection to have the properties described in the Schedules No.I, II and III and for the inclusion of the name of the PURCHASER in the Form D with respect to the present Chalta Nos.3 of P.T.Sheet No.173, Chalta



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No.1 of P.T.Sheet No.175, Chalta No.28 of P.T. Sheet No.175 and Chalta No.15 of P.T. Sheet No.175 of City Survey Panaji by way of mutation or otherwise and without any further notice or reference to the VENDORS.

- (c) That if the PURCHASER suffers any loss or incur any expenses by reason of any misrepresentation herein made by the VENDORS, then and in such event the VENDORS shall and will indemnify the PURCHASER against all such loss or expenses including loss suffered by reason of loss of enjoyment of or to interest in the said property or any part thereof and the loss or expenses suffered/incurred by reason of being subjected to any legal proceedings to protect the said possession of the immovable properties described in the Schedules No.I, II and III.
- 4) In case the PURCHASER is ever dispossessed from the said possession, hereby sold or any part thereof by reason of any misrepresentation by the VENDORS, the VENDORS do hereby agree and undertake to repay to the PURCHASER the whole sale price or, as the case may be, such portion thereof as shall bear proportion to the properties wherefrom the PURCHASER is dispossessed and shall keep the PURCHASER fully saved and indemnified.
- 5) The total stamp duty payable on Rs.80,00,000/- is Rs.2,00,000/- of which Rs.80,100/- has been paid vide Agreement for Sale dated 31/8/2007, registered in the office of the Sub-Registrar of Tiswadi, Goa, under No.2479 at pages 32 to 50 Book No.I, Volume 1851 dated 6/9/2007 and the balance stamp paper of Rs.1,20,000/- has been paid by this Deed.

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6) The VENDORS and the PURCHASER are Indian Nationals.

#### **SCHEDULE – I**

All that property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka, and Registration Sub-district of Ilhas, District of North Goa, and described under No.1687 at Folio 58 of Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1224 and surveyed under Chalta No.3 of P. T. Sheet No.173 at Caranzalem Village, Tiswadi Taluka admeasuring 1,500/5521square meters and delineated in red colour in the plan annexed hereto and bounded as under:

- North : By property of Caetano Fernandes & presently by the property bearing Chalta No.2, 2B and 2C of P. T. Sheet No.173 of City Survey Panjim ;
- South : By property of Lourenco Fernandes & presently by the property bearing Chalta No.2 of P. T. Sheet No.175 of City Survey Panjim;
- East : By property of Marianinho Pereira and presently by portion of this bigger property bearing Chalta No.1 and 28 of P.T.Sheet 175 of City Survey, Panjim;
- West : By the portion of this property acquired by the Government and presently by a 30 mts. road constructed thereon.

#### **SCHEDULE – II**

All that property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-dist of Ilhas, District of North Goa and described under No.1686 at Folio 58 of Book B20 old in the Land Registration of Ilhas and enrolled in the Taluka Revenue Office under Matriz No.1225 and surveyed under Chalta No.1 of P.T. Sheet No.175 admeasuring 278 square meters and house area bearing Chalta No.28 of P.T. Sheet No.175 admeasuring approximately 184 square meters of Caranzalem Village, Tiswadi Taluka meters and

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delineated in green colour in the plan annexed hereto and bounded as under:





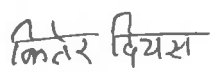
- On the North : By the property of Caitano Fernandes & presently by the property bearing Chalta Nos.2D and 2C of P.T. Sheet No.173 of City Survey, Panaji;
- On the South : By the property of Lourenco Fernandes and presently by the property bearing Chalta Nos.2 and 5 of P.T. Sheet No.175 of City Survey, Panaji;
- On the East : By 18 metres wide Panaji - Dona Paula Road;
- On the West : By portion of this bigger property bearing Chalta No.3 of P.T. Sheet No.173 of City Survey, Panaji;

### SCHEDULE – III

All that property known as AIVAO Vaddo situated at Caranzalem within the limits of Caranzalem Village, Tiswadi Taluka and Registration Sub-District of Ilhas, District of North Goa and described under No.1686 at Folio 58 of Book B20 old in the Land Registration of Ilhas, and enrolled in the Taluka Revenue Office under Matriz No.1225 and surveyed under Chalta No.15 of P.T.Sheet No.175 of Caranzalem Village, Tiswadi Taluka admeasuring 2894 square meters and delineated in blue colour in the plan annexed hereto and bounded as under:

- On the North : By the property bearing Chalta Nos.14, 14B, 14D, 14E, 14F, 14G and 14H of P.T. Sheet No.175 of City Survey, Panjim;
- On the South : By the property bearing Chalta No.16 of P.T. Sheet No.175 of City Survey, Panjim;
- On the East : By boundary of Village Taleigao
- On the West : By 18 metres wide Panaji Dona Paula Road;
- The Total property approximately admeasures 4856.00sq.meters.

IN WITNESS WHEREOF THE PARTIES HERETO SIGN  
HEREUNDER:

SIGNED EXECUTED AND  
 DELIVERED BY THE  
 WITHIN NAMED VENDORS  
 MR. FRANCISCO DIAS  
 alias DAVID DIAS



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)  
)  
)  
)

L.H.F.P. of Mr. Francisco Dias

R.H.F.P of Mr. Francisco Dias



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*[Handwritten signature]*





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(2) MRS. QUITERIA DIAS alias  
KESAR AJIT SHIRODKAR

L.H.F.P. of Mrs. Quiteria Dias

R.H.F.P of Mrs. Quiteria Dias



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Shirodkar

Shirodkar



(3) MR. EGIDIO CABRAL alias  
AJIT SHIRODKAR

L.H.F.P. of Mr. Egidio Cabral



R.H.F.P. of Mr. Egidio Cabral



Witnesses:

1.

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SIGNED EXECUTED AND  
DELIVERED BY THE  
WITHIN NAMED PURCHASER  
MR. PETER VAZ



L.H.F.P. of Mr. Peter Vaz

R.H.F.P. of Mr. Peter Vaz



1. S. Chauhan

2. M. Desai



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SIGNED AND DELIVERED )  
BY THE WITHINNAMED )  
CONFIRMING PARTY )  
MR.MAHESH AJIT SHIRODKAR )



L.H.F.P. of Mr.Mahesh A. Shirodkar

R.H.F.P of Mr.Mahesh A. Shirodkar



WITNESSES:

1) [Signature]  
2) [Signature]



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[Signature]





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



Plan showing plots situated at

Panaji City

P. T. Sheet No. 175/ Chalta No. 1 & 15

Scale 1:500

Registered No. 585  
S21 to S39  
Volume No 2060  
Date 13/3/07  
Sub-Registrar



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VILLAGE TALEGAO

Panaji  
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dtd 8/1/07  
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Compared by :

पेल

① Mr. Francisco Dias alias David Dias, slo late Pascoal Dias, 83 yrs, Farmer, widower, slo Dona Paula Goa.

② Mrs. Quitéria Dias alias Kesari Ajit Shirodkar, 53 yrs, married, housewife.

③ Mr. Egidio Cabral alias Ajit Shirodkar, Jacinto Cabral, 62 yrs, married, all Indian National, retired, all slo Dona. Paula Goa.

executing party .....

admits execution of the so called  
Sale deed

NIC N°- 1001 8191 500 375  
AVIAS. Carangalem.

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epic card N° 444 01/30202  
dt- 17/9/94 Dona Paula

3 epic card N° CCA 2627164 dt 16/9/03  
Dona Paula

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Pandurang Shirodkar  
mezu same Names  
No Carangalem

Mr Ashok Naik major  
No Panaji as attorney  
admits execution on  
behalf of Mr Peter Vaz

② Mr. Mahesh Ajit Shirodkar, s/o Mr Egidio  
Cobral alias Ajit Shirodkar, 34 yrs, bachelor, businessman,  
Indian National, s/o Dona. Paula, Goa.

executing party .....

admits execution of the so called  
Sale .....

1 @Naik

2 @Shirodkar

pan card W<sup>o</sup> A2 JP51392R  
Mr. Durgadas Shirodkar  
major names s/o Panaji

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p Shirodkar

Shirodkar  
SUB-REGISTRAR  
ILHAS

NOC W<sup>o</sup> 2168/3537/2009  
dt 9/3/09

Shirodkar  
SUB-REGISTRAR  
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 Sub-Registrar



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