

(Rupees Two Lakhs Eighty Four Thousand Only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

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

भारत 06085

183285

NON JUDICIAL गोंया
JAN 07 2016



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Rs.0284000/- PB7122

INDIA

STAMP DUTY

GOA

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

Name of Purchaser: Maria Santana e Vales



DEED OF SALE

THIS DEED OF SALE is executed at Vasco da Gama, Goa, on the 07th day of the month of January, 2016.

x J.R.F. Fernandes.
x Kh...
x ...
x Sales

...2/-

BETWEEN

1. **Mr. TIMOTHY EUSEBIO ANTHONY FERNANDES**, son of late Inacio dos Inocentes Fernandes, aged 65 years, married, service, holder of O.C.I. Card bearing No. A 901875 and his wife;
2. **Mrs. EMILIA FERNANDES**, daughter of late John Baptist Layton, aged 63 years, married, Teacher, Person of Indian Origin, holding British Passport bearing No. 305726585, both residents of 47, Hounslow Road, Feltham. Middx TW14 0AU, UK, both represented in this act by their duly constituted Attorney **MRS. FLORIDA REGINA FATIMA FERNANDES**, wife of Mr. Gerardo Fernandes, aged 64 years, married, housewife, Person of Indian Origin, British Overseas Citizen, holding bearing PAN AASPF9803C, residing at Miramar, Panaji, Goa, by virtue of the Power of Attorney executed on 30/12/2011 and duly registered under No.1072/2011 on 30/12/2011 before the Notary Adv. Mr. ^{Sunil S.} ~~Subhalaxmi~~ Naik, with her Office at Velho Building, Panaji, Tiswadi - Goa.

3. **Mr. EDWARD FERNANDES**, *alias* **EDWARD FRANCIS FERNANDES** son of late Inacio dos Inocentes Fernandes, aged 68 years, widower, holding O.C.I. Card bearing No. A 0958888, retired and his daughter

4. **Ms. CARLA MARIA FERNANDES daughter**, aged 25 years, spinster, service, **Person of Indian origin**, residing at 7 Spring Grove Road, Hounslow, Middx TW3 4BF, UK, both represented in this act by their duly constituted Attorney **MRS. FLORIDA REGINA FATIMA FERNANDES**, wife of Mr. Gerardo Fernandes, Person of

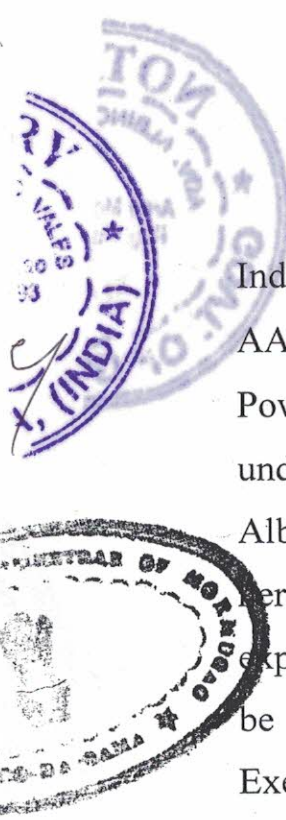
x *L.R.F. Fernandes.*

...3/-

x *[Signature]*

x *E. Fernandes*

x *Sales*



Indian Origin, British Overseas Citizen, holding PAN AASPF9803C, residing at Miramar, Panaji, Goa, by virtue of the Power of Attorney executed on 04/06/2010, and duly registered under No1787 dated 04/06/2010 before the Notary Public, Adv. Mr. Albino S.C. Vales, with his Notarial Office at Vasco-da-Gama, hereinafter together and jointly referred to as "**OWNERS**" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their respective Heirs, Co-Heirs, Executors, Administrators, and Assigns), the Parties of the **FIRST PART**;

5(a) MRS. FLORIDA REGINA FATIMA FERNANDES, wife of Mr. Gerardo Jesus Fernandes, aged 64 years, married, housewife, Person of Indian Origin, British Overseas Citizen, holding bearing PAN AASPF9803C, **and** her husband;

5(b) MR. GERARDO JESUS FERNANDES, son of late Mr. Camilo Fernandes, Indian National, aged 67, service, both residing at Miramar, Panaji, Goa,

6. MRS. EPIPHANIA VENEZIANA FERNANDES E CARDOSO, wife of late Mr. Minguel Policarpo Cardoso, daughter of late Mr Inacio dos Inocentes Fernandes, Indian National, aged 62, housewife, bearing PAN No.AAIPF3301K residing at Sancoale, P. O. Cortalim, Goa,

7. MRS. MARIA AUGUSTA FELICIANA D'SOUZA, wife of late Mr. Caetano D'Souza, daughter of late Inacio dos Inocentes Fernandes, Indian Origin, holding O.C.I. card No. A 923022 ,aged

x *f. R. f. Fernandes*,

...4/-

x *[Signature]*

x *E Cardoso*

x *Vales*



69 years, residing at 217, Upper Halliford Road, Shepperton TW17 HSP, U.K, represented in this act by the Confirming Parties no.1 and 2, (1) **MR. GERARDO JESUS FERNANDES**, son of late Mr. Camilo Fernandes, Indian National, aged 67 years, married, service and (2) **MRS. FLORIDA FERNANDES**, wife of Mr. Gerardo Fernandes, British Overseas Citizen, Indian origin, aged 64 years, housewife, both residing at Miramar, Panaji, Goa, vide Power of Attorney dated 28/5/2012, executed before the Indian High Commission in London on 22/5/2012, and duly adjudicated on 7/06/2012 before the Additional Collector of North Goa, N. R. Sawant at Panaji, hereinafter together and jointly referred to as **"THE NOMINEES"** (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their respective Heirs, Co-Heirs, Executors, Administrators, and Assigns), of the **SECOND PART**.

IN FAVOUR OF

8. **Mrs. MARIA SANTANA EREMITA VALES E D'CRUZ** alias **SANTANA D'CRUZ**, wife of Mr. Joao Inacio Loiola da Cruz, aged 63 years, Married, Proprietress, trading and carrying a business under the name and style of "M/s. Placiano Real Estate Developers", a Sole Proprietary Concern, Indian National, holder of PAN ADXPD9431G, residing at House No. 53/I Alto Dabolim, Dabolim, Goa, hereinafter called the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, her heirs, Legal Representatives, Successors in Office, Executors, Administrators and Assigns) the Parties of the **THIRD PART**;

x *J.R. Fernandes*
x *[Signature]*
x *Gerardo*
x *Vales*

...5/-

WHEREAS by an Agreement dated 30th November, 2012, duly registered with the Sub-Registrar of Mormugao, under No. 1657 at pages 154 to 205 of Book No. I, Volume No. 1475 dated 26.12.2012, hereinafter referred to as the 'Principal Agreement' for the sake of brevity, read alongwith the Agreement for Rectification, duly executed on 17th December, 2013 and also duly registered with the Sub-Registrar of Mormugao, under Registration Number MOR-BK1-01800-2013, CD Number MORD2 on 20.12.13, the OWNERS/Parties of the **FIRST PART** agreed to sell and the **PURCHASER** agreed to purchase the plot of land belonging to the OWNERS, denominated as the Plot No.2 admeasuring an area of about 1702.00 square metres, forming part of the property known as 'PITURLEM', situated at Sancoale, within the jurisdiction of the Village Panchayat of Sancoale, Mormugao Taluka, surveyed under Survey No. 276/3 of Sancoale Village, Mormugao Taluka, more particularly described in the **SCHEDULE** hereunder written and better identified on the Plan annexed hereto, hereinafter referred to as the '**SAID PLOT**', terms condition and stipulations contained there under.

AND WHEREAS

a) Ms Irene Esmeralda Fernandes had purchased the SAID PLOT and had bequeathed the same to the Parties of the First Part by a Testament/Bequest or Will dated 16/03/2000, duly registered with the Notary Ex-officio of the "Comarca" of Ilhas at Panaji, Tiswadi - Goa recorded at pages 92 to 93 of Book of Wills No. 125 bequeathing the SAID PLOT unto the OWNERS.

x *I.R.S. Fernandes*

x *[Signature]*

x *Esmeralda*

x *Salis*

...6/-

b) Inventory Proceedings were initiated for partitioning the estate left behind by the aforesaid Ms Irene Esmeralda Fernandes by instituting Inventory Proceedings, registered as Inventory Proceedings bearing No. 9/13/A in the Court of the Civil Judge, Senior Division at Vasco da Gama.



The SAID PLOT has been allotted to the OWNERS which allocation has been confirmed by Order dated 19/6/2013 passed by the Hon'ble Judge in the said Inventory Proceedings.



d) There are Nominees namely (a) Mrs. Florida Regina Fatima Fernandes (b) Mrs. Epiphania Veneziana Fernandes e Cardoso and (c) Mrs. Maria Augusta Feliciana D'Souza who have also received their corresponding share in the SAID PLOT as detailed at 2 below.

e) Accordingly, the Parties hereinabove have agreed to execute this Deed of Sale in Stamp Papers in the balance value of Rs.2,83,650/- (two lakhs eighty three thousand six hundred fifty only) calculated @ 4.5% amounting to Rs.4,03,650/- (four lakhs three thousand six hundred fifty only) upon adjusting the earlier paid Stamp Duty of Rs.1,20,000/- (Rupees one lakh twenty thousand only) duly paid in respect of the Conveyance/Agreement for Sale registered with the Sub-Registrar of Mormugao, under Registration Number MOR-BK1-01800-201, CD Number MORD2 on 20.12.2013, pertaining to the same subject matter and registration charges @ 3.5% amounting to Rs.3,13,950/- (three lakhs thirteen thousand nine hundred fifty only) plus other incidental charges, upon terms, conditions and stipulations that follow.

x *I. R. E. Fernandes*

...7/-

x *Alonso*

x *Cardoso*

x *Sales*

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:-**

1. In consideration of payment of the sum of Rs.89,70,000/- (Rupees eighty nine lakhs seventy thousand only) paid by the PURCHASER to the VENDORS, partly n cash and partly in kind, as indicated in clause No.2 hereunder, the VENDORS do hereby grant, sell, assign, release, convey, assure and transfer unto the PURCHASER , the SAID PLOT to HAVE and to HOLD the same to the use and enjoyment of the PURCHASER forever, free from all encumbrances.

2. The aforesaid consideration has been paid by the PURCHASER to the VENDORS and/or their nominees by way of built up premises and cash as under:

(a) To the OWNERS Nos.1(a) & (b) one flat V-UG1, admeasuring an area of about 94.00 sq.metres, approximately on the upper ground floor of the building constructed in the SAID PLOT and named as MARDES COMPLEX and a sum of Rs.94,000/- (Rupees ninety four thousand only), by cheque bearing cheque no.769251, dated 02/01/2016, drawn on State Bank of India, Vasco Branch;

(b) For the VENDORS, Mr. Edward Fernandes at 2(a) & Ms. Carla Maria Fernandes at 2(b), Rs.17,94,000/- (Rupees seventeen lakhs ninety four thousand only) by cheque bearing No.566426 dated 04/06/2010, drawn on State Bank of India, Vasco Branch;

x *E.R.F. Fernandes*

x *[Signature]*

x *Carla Maria*

x *Sales*

(c) For Mrs. Florida Regina Fatima Fernandes, (nominee) Flat C-S2 admeasuring an area of about 94.00 sq.metres, approximately on the Second Floor of the aforesaid MARDES COMPLEX and the sum of Rs.94,000/-(Rupees ninety four thousand only), by cheque bearing cheque no.827362, dated 4/12/11, drawn on State Bank of India, Vasco Branch;

(d) For Mrs. Epiphania Veneziana Fernandes e Cardoso (nominee), a Flat V-F1 admeasuring an area of about 94.00 sq.metres, approximately on the First Floor of the aforesaid MARDES COMPLEX and the sum of Rs.94,000/-(Rupees ninety four thousand only), by cheque bearing cheque no.827363 dated 4/12/11, drawn on State Bank of India, Vasco Branch;

(e) To Mrs. Maria Augusta Feliciana D'Souza (nominee), Flat V-S1, admeasuring an about 94.00 sq.metres, approximately on the Second Floor of the aforesaid MARDES COMPLEX and the sum of Rs.94,000/-(Rupees ninety four thousand only), by cheque bearing cheque no.827371 dated 7/12/11, drawn on State Bank of India, Vasco Branch;

3. The Parties hereinabove admit and acknowledge receipt of possession of the aforesaid build up premises and the receipt of the respective cheques indicated hereinabove.

4. The VENDORS further covenant with the PURCHASER that :

x *L.R.F. Fernandes*
x *Alvares*
x *Cardoso*
x *Sales*

...9/-

i. The PURCHASER may hereafter peacefully and quietly possess and enjoy the SAID PLOT hereby conveyed, without any claim or demand whatsoever from the VENDORS or any other person through or under them;

ii. To save the PURCHASER from any harm and to keep him indemnified from or against all encumbrances, charges, mortgages, claims and equities whatsoever, in respect of the SAID PLOT;

iii. That besides the VENDORS no other person has any right, interest or title in the SAID PLOT hereby sold and further that no person has claimed any right in the SAID PLOT, or any other part thereof of whatsoever nature.

iv. The SAID PLOT is freehold and without any lease or any Government interest;

v. That the VENDORS are the absolute and exclusive owners of the SAID PLOT and in the event of any successful claim by any third party/person in respect of the SAID PLOT or in the event of loss arising from such claim/s, the VENDORS shall keep the PURCHASER indemnified from or against any such claims and/or losses, as the case may be

vi. To save harmless, indemnified and keep indemnified the PURCHASER from all or any other encumbrances, charges or equities whatsoever, if existing or arising prior to this Deed of Sale, in respect of the SAID PLOT.

x *J.R. F. Lunando*

x *[Signature]*

x *[Signature]*

x *[Signature]*

...10/-

vii. That the VENDORS shall at the request and cost of the PURCHASER, do, execute or cause to be done or executed all such lawful acts, deeds or things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT with everything therein, in any manner aforesaid, according to the true intent and meaning of this Deed.

5. The VENDORS have NO OBJECTION if the PURCHASER gets the survey records mutated to add her name along with the VENDORS expect the VENDORS at 2(a) and 2(b) to the SAID PLOT, in respect of their share in the SAID PLOT.

6. The VENDOR and the PURCHASER hereby declare that none of them belongs to Schedule Caste/Schedule Tribe nor the SAID PLOT is subject matter of the Notification notified by the Government of Goa in terms of Govt. Gazette Notification No RD/LAND/LRC/318/77 dated 21/08/1978.

Upon the aforesaid terms, conditions, covenants, agreement and undertaking mutually agreed upon by the VENDORS alongwith the PURCHASER, the PURCHASER hereby accepts the transfer of right, title, possession and interest in respect of the SAID PLOT by way of Sale, for the consideration paid to the VENDORS by the PURCHASER.

L.R.L. Fernandes.

...11/-

[Signature]

L. R. L. Fernandes

[Signature]

SCHEDULE

DESCRIPTION OF THE SAID PLOT

All that plot (palm -groove and other trees) known as "Piturlem", situated at Sancoale, Taluka of Mormugao, property bearing Survey No.276/3, Sancoale Village, Taluka o& Sub-district of Mormugao, District of South Goa, State of Goa, admeasuring an area of about 1702 square metres, confronted on East: with the plot "Gina" of heirs of Jose Filipe Cruz, from Loutolim, on West: with the plot "Xira" of heirs of Deugo Naique, on North: with the field of Comunidade of Sancoale and on South with the top of hill, described in the Land Registration Office of Salcete under No. 3595 of old series and Matizado' under Nos 450 and 460, better identified on the enclosed Sketch/Plan delineated by red coloured boundary lines.



x R. F. Fernandes.
x [Signature]
x Elendaro
x Sales

IN WITNESS WHEREOF the Parties have executed this Deed on the day and year hereinabove mentioned.

SIGNED and DELIVERED
by the within named OWNERS

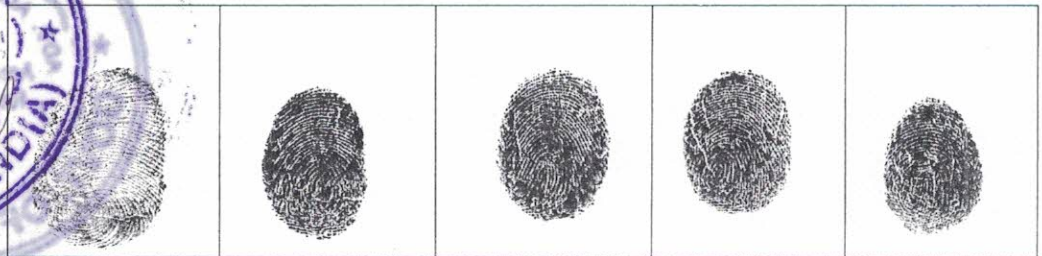
F. R. F. Fernandes



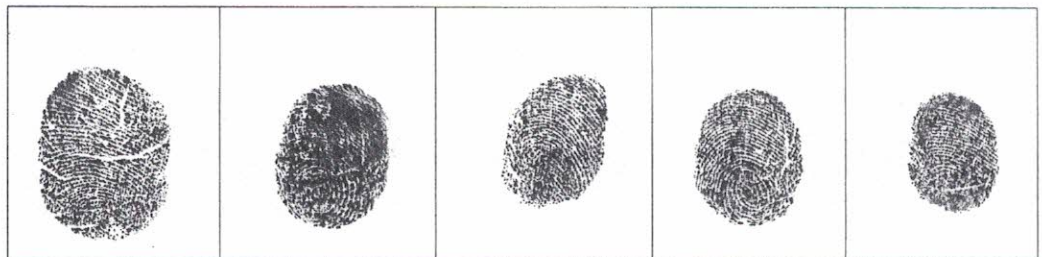
Mrs. FLORIDA REGINA FATIMA FERNANDES as the Attorney
for

- (1). MR. TIMOTHY EUSEBIO ANTHONY FERNANDES,
(2) MRS. EMILIA FERNANDES,
(3) MR. EDWARD FERNANDES,
(4) MISS CARLA FERNANDES

Left Hand Impressions:



Right Hand Impressions :



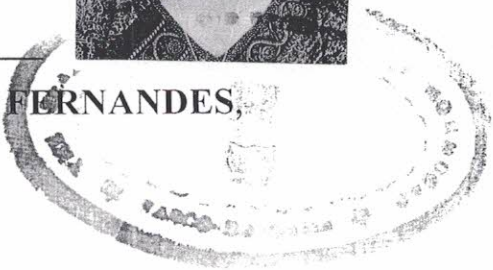
- x F. R. F. Fernandes.
- x *[Signature]*
- x *[Signature]*
- x *[Signature]*

SIGNED and DELIVERED
by the within named NOMINEES

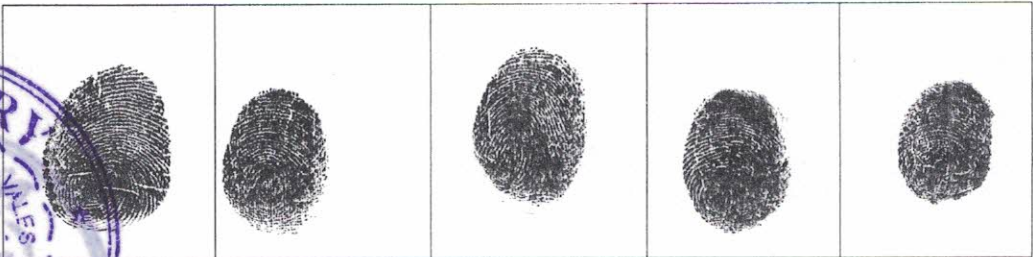
F. R. F. Fernandes



5(a).MRS. FLORIDA REGINA FATIMA FERNANDES,



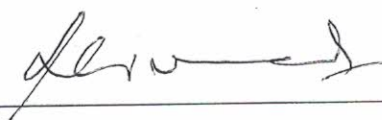
Left Hand Impressions:



Right Hand Impressions :

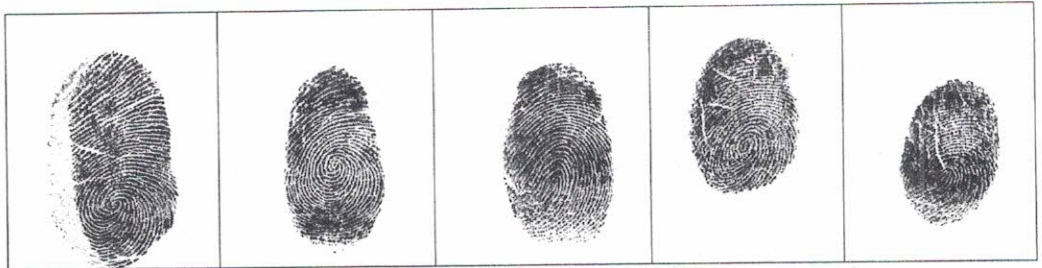


- x *F. R. F. Fernandes*
- x *Sharma*
- x *Cardoso*
- x *Dales*


5(b) MR. GERARDO JESUS FERNANDES

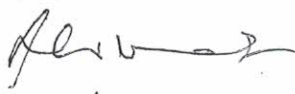


Left Hand Impressions:



Right Hand Impressions :



x L.R. Fernandes
x 
x Gerardo
x Sales

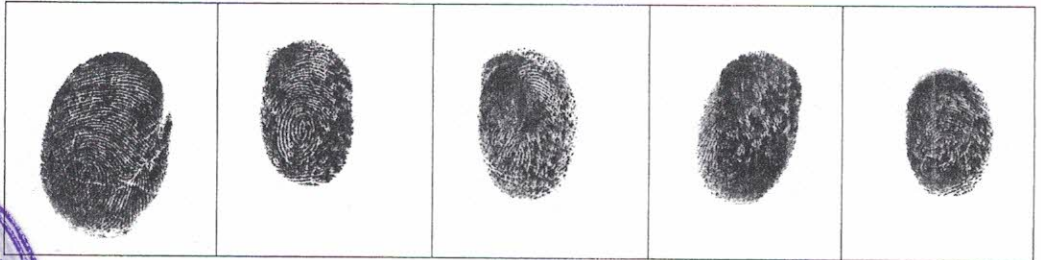


Cardoso

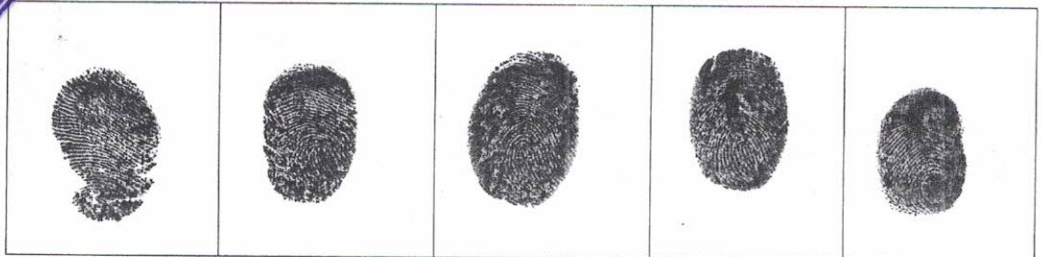
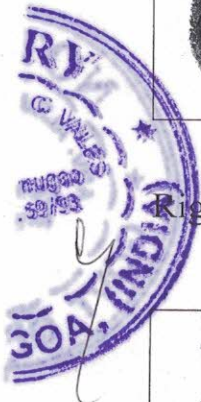
6. MRS. EPIPHANIA VENEZIANA CARDOSO,



Left Hand Impressions:



Right Hand Impressions :



x *J.R. J. Fernandes*

x *[Signature]*

x *Cardoso*

x *Bales*

7. MRS. MARIA AUGUSTA FELICIANA D'SOUZA,

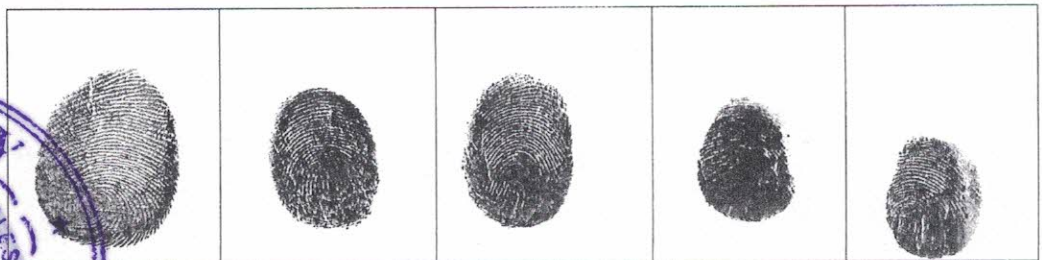
Represented by her Attorneys:

F. R. Fernandes

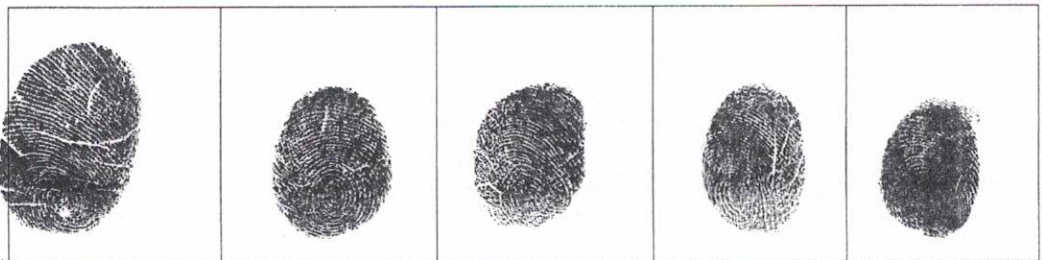
(1) MRS. FLORIDA REGINA FATIMA FERNANDES



Left Hand Impressions:



Right Hand Impressions :

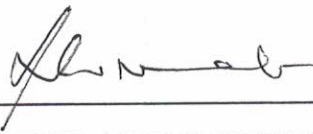


F. R. Fernandes

Flora

Cardo

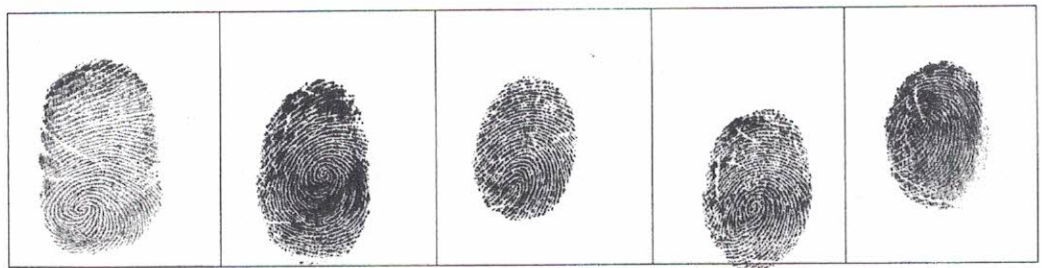
Sales



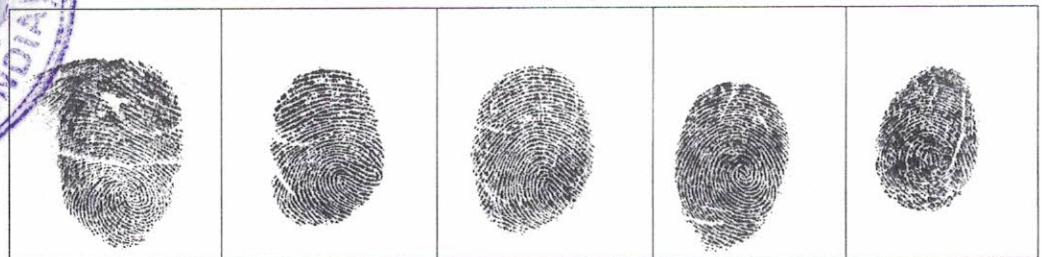


(2) MR. GERARDO JESUS FERNANDES

Left Hand Impressions:



Right Hand Impressions :



- x F.R.F. Fernandes.
- x 
- x Gerardo
- x Sales

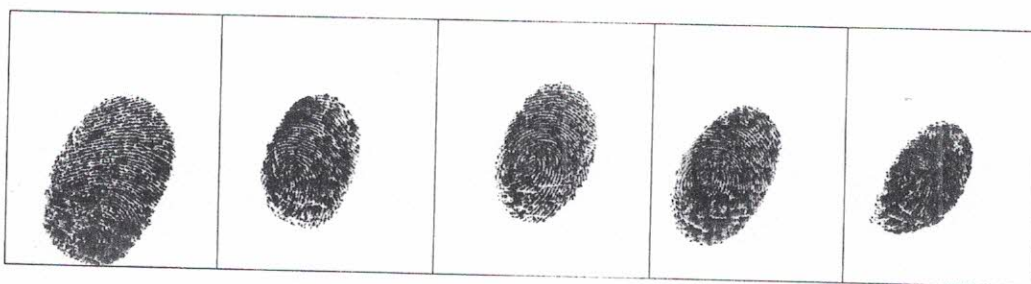
SIGNED, SEALED AND DELIVERED
by the within named PURCHASER

Sales

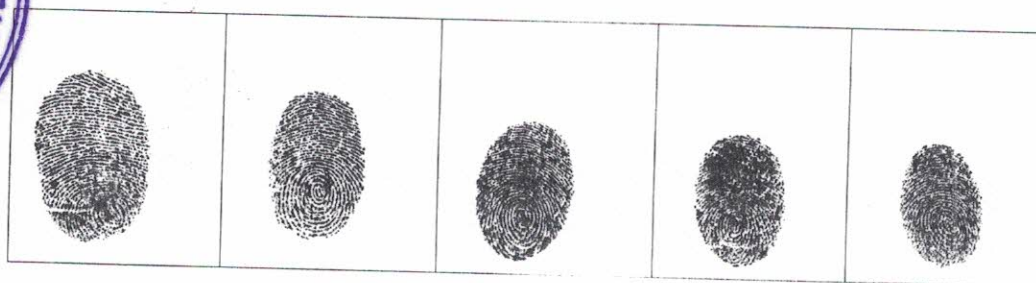
Mrs. MARIA SANTANA EREMITA VALES E D'CRUZ
alias SANTANA D'CRUZ



Left Hand Impressions :



Right Hand Impressions :



In presence of witnesses:

1. Patil (Deepak Y. Patil)

2. George (Velegani. C. George)

x J. R. F. Fernandes.

x [Signature]

x [Signature]

x Sales



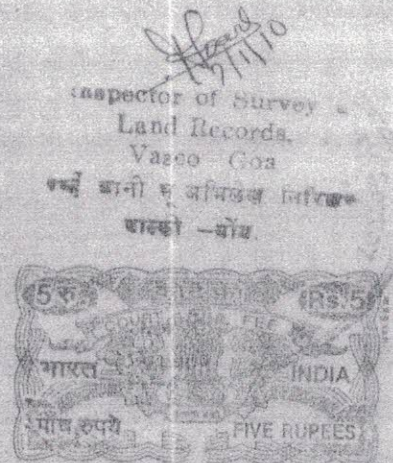
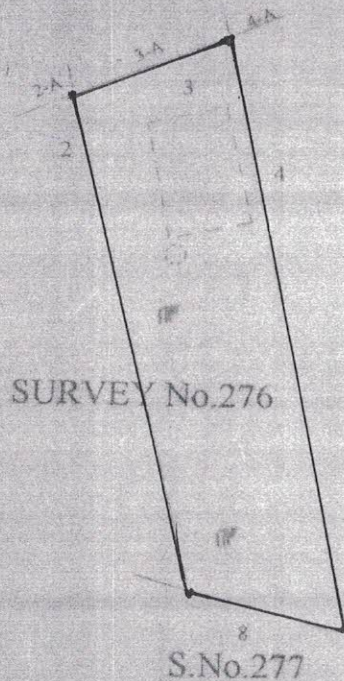
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA



Plan showing plots situated at
Village SANCOALE of Mormugao Taluka

S.No./Sub Div No.276/ 3.

Scale 1:1000



F.R.L. Fernandes.
Elandero
Sales

Computer Generated by
On 28-12-2009

Compared by



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 07-01-2016 01:48:00 PM

Document Serial Number : 25

Presented at 12:32:00 PM on 07-01-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	313950.00
2	Processing Fees	500.00
	Total :	314450.00

Stamp Duty Required: 283650.00

Stamp Duty Paid: 284000.00

Mrs. Maria Santana Eremita Vales E D'Cruz alias Santana D'Cruz presenter

Name	Photo	Thumb Impression	Signature
Mrs. Maria Santana Eremita Vales E D'Cruz alias Santana D'Cruz, W/o Mr. Joao Inacio Loiola da Cruz , Married, Indian, age 63 Years, Business, r/o H.No.53/I, Alto Dabolim, Dabolim, Goa.			

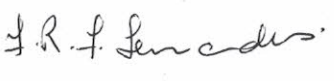
Endorsements

Executant

1 . Mrs.Epiphanina Veneziana Fernandes E Cardoso, w/o late Mr Minguel Policarpo Cardoso, Married, Indian, age 62 Years, House-Wife, r/o Sancoale Goa

Photo	Thumb Impression	Signature

2 . Mrs. Florida Regina Fatima Fernandes, W/o Gerardo Fernandes, Married, Indian, age 64 Years, House-Wife, r/o Miramar, Panaji Goa. forself and power of attorney for Mr Timothy Eusebio Anthony Fernandes, Mrs. Emilia Fernandes, Mr Edward Fernandes, Miss Carla Fernandes, executed before Notary Mr. Sunil Naik under no. 1072/2011 dt 30/12/2011, and before Notary Mr. Albino S.C. Vales under no. 1787 dated 04/6/2010, and also for Mrs Maria Augusta Feliciana D'Souza, vide power of attorney dated 28/5/2012 executed before the Indian High Commission in London on 22/5/2012 and duly adjudicated on 7/6/2012 before Additional Collector of North Goa N.R. Sawant at Panaji

Photo	Thumb Impression	Signature
		

3 . Mr. Gerardo Jesus Fernandes, S/o Late Mr. Camilo Fernandes, Married, Indian, age 67 Years, Service, r/o Miramar, Panaji Goa. forself and power of attorney for Mrs Maria Augusta Feliciana D'Souza, vide power of attorney dated 28/5/2012 executed before the Indian High Commission in London on 22/5/2012 and duly adjudicated on 7/6/2012 before Additional Collector of North Goa N.R. Sawant at Panaji

Photo	Thumb Impression	Signature
		

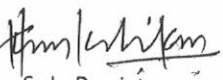
4 . Mrs. Maria Santana Eremita Vales E D'Cruz alias Santana D'Cruz, W/o Mr. Joao Inacio Loiola da Cruz, Married, Indian, age 63 Years, Business, r/o H.No. 53/I, Alto Dabolim, Dabolim, Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Ms. Velangani C. George , D/o Late Mr. Michael C. George, UnMarried, Indian, age 30 Years, Service, r/o Mangor Hill, Vasco da Gama, Goa.	

Scanned By:-


Sub-Registrar

SUB-REGISTRAR
MORMUGAO

Book-1 Document
Registration Number MOR-BK1-00025-2016
CD Number MORD12 on
Date 08-01-2016

Handwritten signature

Sub-Registrar (Mormugao)

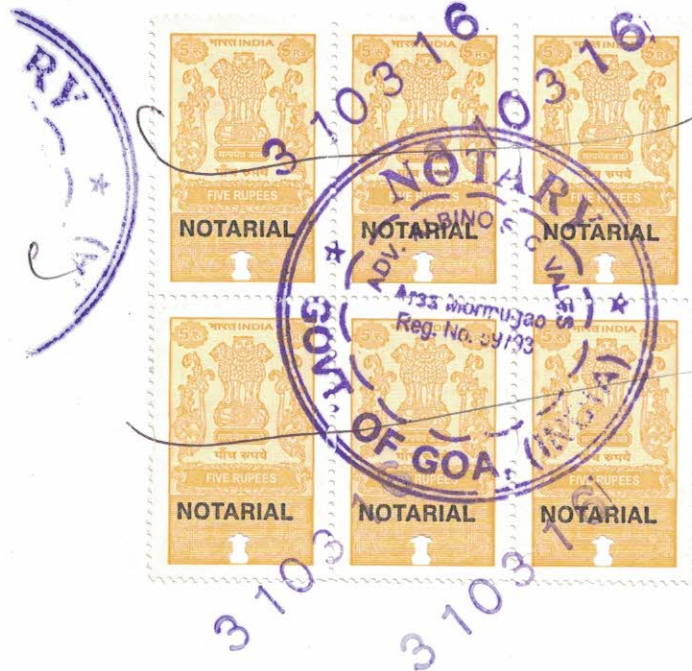
**SUB-REGISTRAR
MORMUGAO**

Scanned By:-

Signature:-

Handwritten signature

Designed and Developed by C-DAC, ACTS, Pune



Certified to be a TRUE COPY

Handwritten signature
31/3/16
**Adv. AL.BINO S. C. VALES
NOTARY, MORMUGAO.
42, 2ND FLOOR, APNA BAZAAR,
VASCO-DA-GAMA, GOA - 405 002**

Valid until
02/12/2019

no: 3048

31/03/16