

(Rupees Ten Lakhs Only)

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Realcon Residency  
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For CITIZEN CREDIT  
CO-OP BANK LTD  
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Authorized Signatory

30 80/2021

Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

2021-02-3080  
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27/08/2021

*g.g. Dias*

Realcon Residency LLP  
  
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(Rupees three lakhs fifty thousand Only)

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For CITIZENCOOP  
CO-OP BANK LTD

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Authorised Signatory

Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

This Deed of Sale is made and executed at Mapusa - Goa, on this

*27<sup>th</sup>*  
~~23<sup>rd</sup>~~ day of the month of **August**, of the year Two Thousand and  
*27*  
Twenty One (**23/08/2021**)

*f. J. Dias*   


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## BETWEEN

**1(A) MRS. JOANITA EZABELLA LEMOS ALIAS JOANITA EZABELLA DIAS ALIAS JOANITY EZABELLA DIAS ALIAS JOANITA IZABELA DIAS**, daughter of Mr. John Rafael Lemos, 65 years of age, married, Housewife, Indian National, holding Aadhaar No. [REDACTED] and PAN Card No. [REDACTED] and resident of Flat No.1, Plot No.374, Rita Apartment, 16<sup>th</sup> Road, T.P.S.3, Opp Syndicate Bank, Mumbai, Bandra West, Mumbai Maharashtra, 400050, and her husband,

**1(B) MR. SAMUEL LOUIS DIAS**, son of Mr. Ignatius Peter Dias, 67 years of age, married, retired, Indian National, holding Aadhaar No. [REDACTED] and PAN Card No. [REDACTED] resident of Flat No.1, Plot No.374, Rita Apartment, 16<sup>th</sup> Road, T.P.S.3, Opp Syndicate Bank, Mumbai, Bandra West, Mumbai Maharashtra, 400050, hereinafter collectively referred to as "THE VENDORS" (which expression shall, unless repugnant to the context thereof shall mean and include their legal heirs, legal representatives, administrators, successors, executors and assigns) of ONE PART

## AND

**REALCON RESIDENCY LLP.**, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, having PAN No. [REDACTED] and their Registration office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Partner **MR. VARUN**

*Varun* *[Signature]*

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*[Signature]*  
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**NAGPAL**, Son of Vijay Kumar Nagpal, aged 37 years, businessman, married, Indian National, Holder of PAN No. [REDACTED] resident of 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the, **SECOND PART**; vide Board of Directors Resolution No.4/2021-22, dated 18/08/2021, represented herein through duly constituted Power of Attorney Holder **Mr. Savio Monteiro**, son of Fausto Monteiro, 30 years of age, Indian National, having PAN No. [REDACTED] resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 19/08/2021, duly notarized before the Notary Public, Ms. Madhumita Avadhut Nayak Salatry, bearing Registration No.3474/2021, at Mapusa, Goa, of the, **SECOND PART**

**WHEREAS** there exists a property known as BADEM, totally admeasuring approximately **952** sq. mts, bearing survey no. **55/4A** of the Village of Assagao, situated at Assagao, Mapusa, Bardez, Goa, within the limits of the Village Panchayat of Assagao, having Old Cadastral No. 443, not known to be described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office and bounded as under:



  
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ON THE NORTH- By Public Road

ON THE SOUTH - By property surveyed under Survey No.55/8

ON THE EAST – By Public Road,

ON THE WEST-By part of the same property bearing Survey No.55/4  
*.more particularly described in the **SCHEDULE I** herein below written;  
 and for better clearness is delineated on the Plan annexed herewith,  
 and the boundary lines of which are marked in red colour lines  
 thereon, and shall form an integral part of this present Deed.*



**AND WHEREAS** the said property was originally owned and possessed by Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira and her husband the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth.

**AND WHEREAS** The Office of the Directorate of Public Works and Land Survey, Department of Land Survey has duly conducted the demarcation of the SAID PROPERTY in presence of the said Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira and her husband the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth with the consent of the adjoining neighbors/respective parties with four stone boundary marks and loose stones compound wall.

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**AND WHEREAS** the name of the said Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira and her husband the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth is duly found to be recorded/confirmed in the Registo do Agrimensor bearing Provisional No. 443 of Assagao Village

**AND WHEREAS** the said Mrs. Elisa Epeciosa Pereira alias Luisa Maria de Souza alias Elisa Pereira alias Ana Joaquina Pereira and her husband the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth expired on 24/04/1950 and on 01/11/1950 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them as their sole and universal heir namely: (1) Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth and as such the SAID PROPERTY devolved upon him.

**AND WHEREAS** the name of the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth is also duly found to be recorded in the Occupant's Column of 'Form IX', in the Index of Lands since 16/11/1971 with respect to the SAID PROPERTY.


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**AND WHEREAS** the name of the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth alias T. C Nazareth is also reflected in the Occupant's Coloumn of 'Form III', in the Index of Lands since 16/11/1971 with respect to the SAID PROPERTY.

**AND WHEREAS** the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth expired in the status of a bachelor on 18/01/1975, intestate, without leaving any Will or any other disposition of his last wish, and without leaving descendants or ascendants or children or co-laterels, but leaving behind him as his universal heirs and successors in transversal line, the descendants of his paternal uncle, the said Mr. Damiao Nazare alias Custodio Cosme Damiao Nazareth, as mentioned hereinbelow.

**AND WHEREAS** vide Judgment and Order dated 03/02/2017 passed by the Civil Judge Senior Division, at Mapusa - Goa, in Inventory Proceedings No. 485/2013/B it transpires that the paternal uncle of the said Mr. Tiburcio Nazareth alias Tiburcio Custodio Nazareth alias Tipus C. Nazareth alias Tibureco Nazareth, Mr. Diogo Rosario de Nazareth alias Diogo Rosario Nazareth alias Diogo Rosario Nazare alias Diogo Jose Nazareth and his wife Mrs. Dulcina Rosario Pereira alias Dulcina Rosana Pereira alias Dulcina Pereira expired on

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14/04/1920 and 18/06/1921 respectively, and upon their death, the SAID PROPERTY devolved upon their three children namely: 1). Mr. Custodio Mathias alias Mathew Nazareth, a bachelor. 2). Mrs. Maria Francisca alias Maria Francisca Nazareth alias Minguelina Fernandes alias Maria Francisca Nazare and her husband Mr. Aleixo Reginaldo Naronha alias Alex Reginald Naronha alias Alex Reginaldo Naronha alias Aleixo Reginald Naronha alias Alex Naronha, 3). Mr. Miguel Paulo alias Minguel Paulo alias Miguel Paulo Nazareth alias Paul Michael alias Paul Nazareth alias Polly Michal Nazareth alias Paul Michel alias Paul Michael Nazareth alias Paulo Minguel Nazareth alias Paulo Miguel Nazareth alias Miguel Nazare alias Miguel Nazare and his wife Mrs. Rozaline Rodrigues alias Rosy Nazareth alias Rosalina Rodrigues alias Rozaline Rodrigues e Nazareth alias Rosalina Rodrigues alias Roza Philip Rodrigues.

**AND WHEREAS** the said Mr. Custodio Mathias alias Mathew Nazareth expired on 22/12/1972 in the status of a bachelor, intestate, and without leaving any Will or any other disposition of his last wish, and leaving behind him, his collateral heirs as mentioned herein below.

**AND WHEREAS** the said Mrs. Maria Francisca alias Maria Francisca Nazareth alias Minguelina Fernandes alias Maria Francisca Nazare and her husband Mr. Aleixo Reginaldo Naronha alias Alex Reginald

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Noronha alias Alex Reginaldo Noronha alias Aleixo Reginald Noronha alias Alex Noronha expired on 16/11/1974 and 24/01/1953 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them their universal heirs namely: (i) Mr. Macario Rosario Noronha alias Macario R. Noronha alias Maccario Noronha alias Mucaria Noronha and his wife Mrs. Ubaldina Noronha alias Ubaldina D'souza alias Ubaldina De Souza alias Ubaldina Noronha alias Ubaldine; (ii) Mr. Jose Anjo Da Guarda Noronha alias Jose Anjo De Guarda Noronha alias Jose Anujo De Guardé Noronha alias Jose Anju Noronha alias Jose Duarte Noronha, married to Mrs. Maria Sebastina Fermina Barretto alias Maria Sebastiana Fermina Noronha alias Maria Fermina Barretto alias Maria Sebastiana Barretto; (iii) Mrs. Rosa Eufemia Noronha alias Rose Eufamia Noronha alias Rosa Eufamia Lobo, married to Mr. Norberto De Lobo alias Norbet Lobo.

**AND WHEREAS** the said Mr. Macario Rosario Noronha alias Macario R. Noronha alias Maccario Noronha alias Mucaria Noronha expired on 20/09/1991, intestate, and without leaving any Will or any other disposition of his last wish, and leaving behind him, his widow, the said Mrs. Ubaldina Noronha alias Ubaldina D'souza alias Ubaldina De Souza alias Ubaldina Noronha alias Ubaldine, and his universal children namely: (a) Alex Reginaldo Noronha and his wife, Mrs. Leena

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Noronha alias Minguelina Fernandes; (b) Mr. Peter Rafael Noronha married to Mrs. Maria D' Souza; (c) Mrs. Felecidade Augusta Noronha alias Felicidade Agusta Lasrado alias Felcida Agusta Noroha married to Mr. Otto Lasrado; (d) Mrs. Maria Annie D' Souza alias Maria Annie Nornha married to Mr. Avinash Luis D' Souza alias Avinash Bobby Mario D' Souza; (e) Mrs. Bastin Elizabeth Noronha alias Bastean Elizabeth Noronha married to Mr. Clive Cecil Saldanha.

**AND WHEREAS** the said Mr. Jose Anjo Da Guarda Noronha alias Jose Anjo De Guarda Noronha alias Jose Anujo De Guardé Noronha alias Jose Anju Noronha alias Jose Duarte Noronha, and Mrs. Maria Sebastina Fermina Barretto alias Maria Sebastiana Fermina Noronha alias Maria Fermina Barretto alias Maria Sebastiana Barretto expired on 21/04/1993 and 01/06/1978 respectively, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind them, their universal children namely: (a) Mrs. Eugenia Terezinha Noronha alias Eugenia Terezinha D' Costa married to Mr. Santan D' Costa alias Santana Da Costa; (b) Mrs. Rosa Especiosa Noronha alias Rosa Especiosa Noronha Machado married to Mr. Savio Menino Jesus Machado alias Savio Maria De Menino Jesus Machado.



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**AND WHEREAS** the said Mr. Norberto De Lobo alias Norbet Lobo expired on 10/05/1982, intestate, and without leaving any Will or any other disposition of his last wish, and leaving behind him, his widow, the said Mrs. Rosa Eufemia Noronha alias Rose Eufamia Noronha alias Rosa Eufamia Lobo, and his universal children namely: (a) Marcus Lobo alias Marcus Norbert Lobo and his wife, Mrs. Ozelle Lobo alias Ozelle Marcus Lobo; (b) Mr. Francis Lobo alias Francis Norbert Lobo married to Mrs. Monica Lobo alias Monica Francis Lobo; (c) Mrs. Effie D' Lima alias Effie Simon alias Epiphania Simon D' Lima married to Mr. Simon Joseph D' Lima; (d) Mrs. Joana Coutinho alias Joana Saby Concertino alias Joana Coutinho married to Mr. Saby Coutinho alias Philip Concertino.

**AND WHEREAS** the said Mr. Miguel Paulo alias Minguel Paulo alias Miguel Paulo Nazareth alias Paul Michael alias Paul Nazareth alias Polly Michal Nazareth alias Paul Michel alias Paul Michael Nazareth alias Paulo Minguel Nazareth alias Paulo Miguel Nazareth alias Miguel Nazare alias Miguel Nazare and his wife Mrs. Rozaline Rodrigues alias Rosy Nazareth alias Rosalina Rodrigues alias Rozaline Rodrigues e Nazareth alias Rosalina Rodrigues alias Roza Philip Rodrigues expired on 31/10/1940 and 08/11/1963 respectively, intestate, and leaving behind them their universal heirs namely (i) Mr. Pedru Nazareth alias Pedro Nazareth alias Peter Nazareth married to

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Mrs. Anna Catharina Nazareth alias Ana Quiteria Nazareth alias Ana Quiteria Souza E Nazareth, (ii) Mrs. Philomena John Rafayel Lemos alias Philomena Nazareth alias Philomena Lemos alias Filomena Lemos or Filomena Nazareth e Lemos married to Mr. Joao Lemos alias Joao Rafael Lemos alias John Lemos alias Joao Lemos, (iii) Mr. Manoel Mariano Nazareth alias Manuel Marious Nazareth alias Manuel Paulo Nazareth alias Manuel Paul Nazareth alias Manuel Mariano Nazareth married to Mrs. Regina Peligrina Mendonca e Nazareth alias Regina Peregrine Mendonca and (iv) Mr. Diogo John Sebastian Nazareth married to Mrs. Carmelina Bezemita Evoltina Cabral e Nazareth alias Evelyn Nazareth alias Evilina Nazareth.

**AND WHEREAS** the said Mr. Pedru Nazareth alias Pedro Nazareth alias Peter Nazareth and his wife Mrs. Anna Catharina Nazareth alias Ana Quiteria Nazareth alias Ana Quiteria Souza E Nazareth expired on 15/06/1981 and 17/08/2010 respectively, without leaving any Will or any other disposition of their last wish, and leaving behind hem their universal heirs namely: (a) Mrs. Esperance Nazareth married to Mr. Usman Sharif, (b) Effie Nazareth alias Effie Nazareth e Silveira married to Mr. Francis Silveira, (c) Mr. Diogo Rosario de Nazareth Diogo Pedru (bachelor) and (d) Mr. Agnelo John Nazareth married to Mrs. Rose Ann Solomon alias Rose Ann Solomon e Nazareth.

*John*

*Diogo*

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**AND WHEREAS** the said Mrs. Esperance Nazareth expired on 13/07/2008 intestate, without leaving any Will, or any other disposition of her last wish, and leaving behind her said husband, Mr. Usman Sharif and her universal heirs namely: (a) Mrs. Tanzila Sharif married to (b) Mr. Ibrahim Sharif, and their daughter, (c) Miss Ziafa Sharif.

**AND WHEREAS** the said Mrs. Philomena John Rafayel Lemos alias Philomena Nazareth alias Philomena Lemos alias Filomena Lemos or Filomena Nazareth e Lemos and Mr. Joao Lemos alias Joao Rafael Lemos alias John Lemos alias Joao Lemos expired on 17/04/2013 and 01/03/1995 respectively, intestate, and without leaving any Will or any other disposition of their last wish, leaving behind as their universal heirs namely: (a) **Mrs. Joanita Ezabella Lemos Alias Joanita Ezabella Dias Alias Joanity Ezabella Dias Alias Joanita Izabela Dias**, married to Mr. Samuel Louis Dias.

**AND WHEREAS** said Mr. Manoel Mariano Nazareth alias Manuel Marious Nazareth alias Manuel Paulo Nazareth alias Manuel Paul Nazareth alias Manuel Mariano Nazareth expired on 09/09/2013, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind his widow, the said Mrs. Regina Peligrina Mendonca e Nazareth alias Regina Peregrine Mendonca and his universal children namely: (a) Mr. Luis Nazareth, bachelor, (b) Mr.

*Joao*



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John Nazareth, married to Mrs. Joanitha Nazareth alias Joanita Clara D' Mello [c] Mr. Joseph Nazareth, bachelor.

**AND WHEREAS** the said Mr. Diogo John Sebastian Nazareth expired on 19/05/2005, intestate, and without leaving any Will or any other disposition of their last wish, and leaving behind his widow, the said Mrs. Carmelina Bezemita Evaltina Cabral e Nazareth alias Evelyn Nazareth alias Evilina Nazareth and his universal children namely: (a) Mr. Joseph Nazareth alias Joseph John Nazareth, married to Mrs. Olivia Nazareth alias Olivia Christaline D' Souza, (b) Mr. Jacob Nazareth alias Jacob John Nazareth alias Jacob P. Marshall Nazareth, married to Mrs Jesslyn Nazareth alias Jesslyn Silvia Fernandes, (c) Mr. Joaquim Julius Nazareth, married to Mrs. Nelvia Nazareth alias Nelvia Joquim Deniz, (d) Mrs. Rosy Emilia Nazareth alias Rosy Fernandes, married to Mr. Tolentino Fenandes, [e] Sr. Anita Nazareth alias Annagrace Nazareth alias Anita Annagrace Nazareth, spinster, (f) Mr. Edward Nazareth alias Edward Romould Nazareth, bachelor.

**AND WHEREAS** Inventory proceeding bearing No.485/2013/B came to be instituted by **MRS.JOANITA EZABELLA LEMOS ALIAS JOANITA EZABELLA DIAS ALIAS JOANITY EZABELLA DIAS ALIAS JOANITA IZABELA**








  
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**DIAS**, before Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa-Goa, the said property was listed at ITEM NO. 3.

**AND WHEREAS** the said property was partitioned in two halves whereby the eastern half was auctioned and allotted to **MRS. JOANITA EZABELLA LEMOS ALIAS JOANITA EZABELLA DIAS ALIAS JOANITY EZABELLA DIAS ALIAS JOANITA IZABELA DIAS** married to Samuel Louis Dias. (VENDORS NOS.1 & 2)



**AND WHEREAS** vide order dated 03/02/2017, the Hon'ble Court of Ad-Hoc-Additional Senior Civil Division at Mapusa was pleased to confirm and make absolute chart of Allotment filed in Inventory proceedings No.485/2013.

**AND WHEREAS** in light of above, considering the fact that the Order dated 03/02/2017 passed by Ad-Hoc Additional Senior Civil Judge, 'B' Court at Mapusa - Goa in Inventory proceedings bearing No. 485/2013/B and the Survey Records in respect of the said property, have remained unchallenged and the survey records corresponds to the devolution of title and is consistent with the ownership of the present VENDORS.

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**AND WHEREAS** the VENDORS had filed an application for partition, bearing No. 15/400/2018/PART/LAND, of the said eastern half of the property allotted to them, as per the Inventory Proceedings No. 485/2013/B, before the Deputy Collector & SDO Bardez-Mapusa ,Goa.

**AND WHEREAS** the said Hon'ble Court of the Deputy Collector & SDO Bardez-Mapusa ,Goa was pleased to pass a confirmation order, dated 16/07/2021, thereby partitioning the said property and allotting a new Sub Division No. 4-A respectively, of the Survey No. 55/4 of Assagao Village in Bardez Taluka, therefore the new **Survey No. 55/4A** , was hereby confirmed by the said Deputy Collector & SDO Bardez-Mapusa ,Goa.

**AND WHEREAS** the names of the VENDORS, have been duly mutated in the Survey records of the "SAID PROPERTY", by mutation bearing No. 78212.

**AND WHEREAS** the above named VENDORS declare that they own and possess the "SAID PROPERTY", bearing Survey No.55/4A, admeasuring 952 Square Meters, situated at Assagao Village, and which is described under **SCHEDULE - I** hereunder written.

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**AND WHEREAS** the abovenamed VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

**AND WHEREAS** the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".

**AND WHEREAS** the VENDORS have represented to the PURCHASER that:

- i. That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
- ii. That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- iii. That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of

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the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

- iv. That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.
- v. That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";
- vi. That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- vii. That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

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- viii. That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".
- ix. That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".
- x. That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

**AND WHEREAS** solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTY" to itself.

**AND WHEREAS** the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more

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particularly described under SCHEDULE – I hereunder written, to the PURCHASER.

**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of **Rs.3,00,00,000/- (Rupees Three Crore Only)**, which is its fair market value.

**AND WHEREAS** now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

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

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

1. That in consideration of payment of RS. 3,00,00,000/- (RUPEES THREE CRORE ONLY) which amount after deduction of TDS @ 1% equivalent to RS. 3,00,000/- (RUPEES THREE LAKHS ONLY) works out to Rs. 2,97,00,000/- (RUPEES TWO CRORE NINTY SEVEN LAKHS ONLY), is paid by the PURCHASER in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in **SCHEDULE II** hereunder written and is delineated in RED in the plan annexed hereto as Annexure-I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the "SAID PROPERTY" belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the "SAID PROPERTY" hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

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2. The VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof: they the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PROPERTY" described in the **SCHEDULE - I** hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PROPERTY including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.
3. That the VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PROPERTY".
4. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PROPERTY" sold to the PURCHASER, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.







  
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5. That the VENDORS covenant with the PURCHASER as under:-
6. That they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the PURCHASER and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
7. That they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";
8. That they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;
9. That they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances;
10. That the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PROPERTY", be deemed to have



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

11. That there are no outstanding dues in respect of the "SAID PROPERTY" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDORS up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.
12. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PROPERTY" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.
13. That the VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY" and/or any part thereof. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost,



Handwritten signatures in blue ink, including the word "Joint" and a large stylized signature.


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Authorized Signatory





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expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PROPERTY" hereby sold.

- 
14. For the purpose of any future communication or correspondence, it shall be sufficient if the letters/notices are duly stamped and posted at the addresses first hereinabove mentioned.
  15. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.
  16. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
  17. Price paid corresponds to the market value the SAID PROPERTY and accordingly **stamp duty of Rs 13,50,000/- (RUPEES THIRTEEN LAKHS FIFTY THOUSAND ONLY) has been affixed herewith.**

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**SCHEDULE I**(Description of the said property)


ALL THAT PROPERTY known as BADEM', totally admeasuring approximately **952** sq. mts, bearing survey no. **55/4A** of the Village of Assagao, situated at Assagao, Mapusa, Bardez, Goa, within the limits of the Village Panchayat of Assagao, and having old cadastral No.443, not known to be described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office and bounded as under:

ON THE NORTH- By Public Road

ON THE SOUTH - By property surveyed under Survey No.55/8

ON THE EAST – By Public Road,

ON THE WEST-By part of the same property bearing Survey No.55/4 .

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**SCHEDULE II****(CONSIDERATION)****Rs. 3,00,00,000/- (Rupees Three Crore Only)**

<b>Total Payable to Vendors</b>	<b>Rs.3,00,00,000/-</b>
<b><u>Amount paid to the Vendors in following manner:</u></b>	
Advance Paid to Vendors No.1	Rs.5,00,000/-
Advance Paid to Vendors No.2	Rs.5,00,000/-
Balance paid to Vendor No.1 on execution of the sale deed, vide RTGS	Rs. 1,48,50,000/-
Balance paid to Vendor No.2 on execution of the sale deed, vide RTGS	Rs. 1,48,50,000/-
Less TDS deducted @ 1%	Rs. 3,00,000/-

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 27<sup>th</sup> day, of August month and the year Two Thousand and Twenty One, first herein above mentioned.

*gopin*   


**Realcon Residency LLP**  
  
**Authorised Signatory**

*J. Lemos*

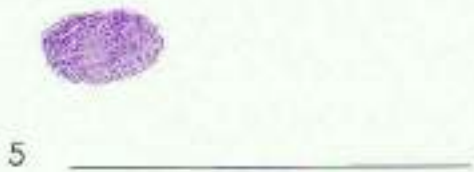
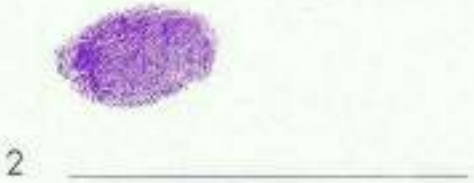
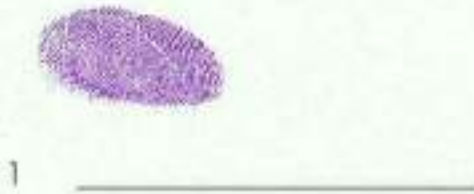
SIGNED, SEALED AND DELIVERED BY THE  
WITHIN NAMED VENDOR: MRS. JOANITA  
EZABELLA LEMOS ALIAS JOANITA EZABELLA  
DIAS ALIAS JOANITA IZABELA DIAS,  
The VENDOR No.1(A)



*A*

Left Hand Finger Impressions

Right Hand Finger Impressions



*J. Lemos*  
*A*

**Realcon Residency LLP**  
Authorized Signatory



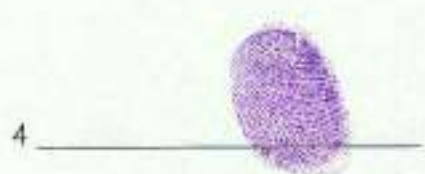
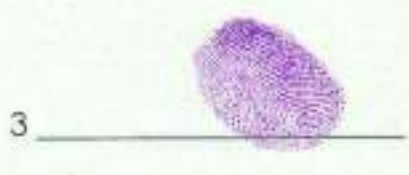
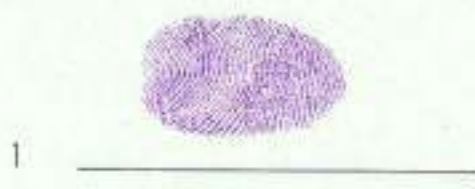
*[Handwritten signature]*

SIGNED, SEALED AND DELIVERED BY THE  
WITHIN NAMED VENDOR: MR. SAMUEL  
LOUIS DIAS The VENDOR No.1(B)



Left Hand Finger Impressions

Right Hand Finger Impressions



*[Handwritten signature]*

*[Handwritten signature]*

**Realcon Residency LLP**

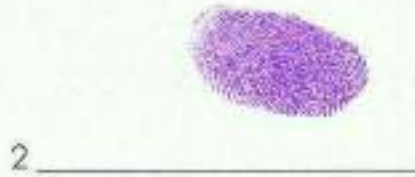
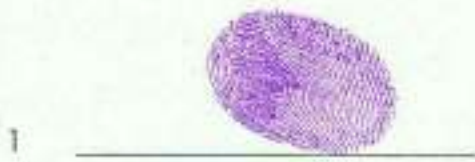
*[Handwritten signature]*  
**Authorised Signatory**

SIGNED, SEALED AND DELIVERED BY THE  
WITHIN NAMED PURCHASER REALCON  
RESIDENCY LLP, Represented by its Partner  
MR. VARUN NAGPAL through  
his POA holder **Mr. SAVIO MONTEIRO**





Left Hand Finger Impressions

Right Hand Finger Impressions



**Realcon Residency LLP**  
Authorized Signatory

**WITNESSES:**

1. Name : Ramnath Naik  
 Father's Name : Suryakant Naik  
 Age : 26  
 Residential Add. : Balbot Bastora Napusa  
 Signature : 
2. Name : Anshu A. Shirodke  
 Father's Name : Anil Shirodke  
 Age : 33  
 Residential Add. : H. No 90, Gauswadi Kapsa.  
 Signature : 

Realcon Residency LLP  
 Authorised Signatory





FORM I &amp; XIV

30 80/2021

100013041421

Date : 19/08/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

Survey No. 55

तालुका

सर्वे नंबर

Village Assagao

Sub Div. No. 4-A

गांव

Name of the Field Badam

हिस्सा नंबर

शेताचे नांव

Tenure

सत्ता प्रकार

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

Dry Crop विरावट	Garden बागावट	Rice हरी	Khajan खाजन	Ker केर	Morsad मोरड	Total Cultivable Area एकूण नागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.09.52	0000.09.52	0000.09.52	as per Order of the Dy. Collector SDO Mapusa Goa under case No. 15400/2019/PART/LAND dated 16/07/2021 and letter No.

Assessment : अंश	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियल	Rs. 0.00	Records City Survey, Mapusa.

S.No. क्र.सं.	Name of the Occupant जमिंदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Joanita Ezabella Lemos alias Joanita Ezabela Dias		78212	

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

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

## Details of Cropped Area पिकाबाबतील क्षेत्राचा तापरील

Year वर्ष	Name of the Cultivator नागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकरचे नांव	Irigated बागावट	Unirigated विरावट	Land not Available for cultivation नापिक जमीन		Source of irrigation विरावट शेरा	Remarks शेरा
					No.Ars.Sq.Mts हे. आर. चौ. मी.	No.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र हे. आर. चौ. मी.		
	Nil									

End of Report

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

Handwritten signatures and initials in blue ink.





30/80/2021



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

CBAR 121-20987



Plan Showing plots situated at  
Village : ASSAGAO  
Taluka : BARDEZ  
Survey No./Subdivision No. : 55/ 4-A  
Scale : 1 : 1000



~~(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.~~



DD No. 4  
[Signature]

[Signature]

Generated By : Swetal Narvekar (F.S)  
On : 24-08-2021

Compared By: Bastoz



**Government of Goa**

**Document Registration Summary 2**

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 27-Aug-2021 11:39:34 am

Document Serial Number :- 2021-BRZ-3080

Presented at 11:35:58 am on 27-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1350000
2	Registration Fee	900000
3	Mutation Fees	1000
4	Processing Fee	2820
<b>Total</b>		<b>2253820</b>

Stamp Duty Required :1350000/-

Stamp Duty Paid : 1350000/-

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Monteiro ,Father Name:Fausto Monteiro, Age: 30, Marital Status: , Gender:Male, Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: [REDACTED]			







**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Joanita Ezabella Lemos Alias Joanita Ezabella Dias Alias Joanity Ezabella Dias Alias Joanita Izabela Dias , Father Name:John Rafael Lemos, Age: 64, Marital Status: Married ,Gender:Female, Occupation: Housewife, Flat No. 1, Plot No. 374, Rita Apartment , 16th Road, T.P.S.3 , Opp Syndicate Bank, Mumbai, Bandra West, Mumbai, Maharashtra, PAN No.: [REDACTED]			
2	Samuel Louis Dias , Father Name:Ignatius Peter Dias, Age: 67, Marital Status: Married ,Gender:Male, Occupation: Other, Flat No.1, Plot No. 374, Rita Apartment, 16th Road, T.P.S .3 , Opp Syndicate Bank, Mumbai, Bandra West Mumbai, Maharashtra, PAN No.: [REDACTED]			
3	Savio Monteiro , Father Name:Fausto Monteiro, Age: 30, Marital Status: , Gender:Male, Occupation: Advocate, Fetorim, Piedade, Divar, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Varun Nagpal Partner Of Realcon Residency LLP			 Realcon Residency LLP Authorised Signatory

**Witness:**

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	Name: Ramnath Naik, Age: 26, DOB: , Mobile: 9022269908 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, Bastora, Bardez, North Goa, Goa			
2	Name: Alisha Anil Shirodkar, Age: 33, DOB: 1988-06-11 , Mobile: 8806401247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, H.No.90, H.No.90, Gaunsawaddo, Mapusa, Bardez, North Goa, Goa			



*Malankar*  
27/08/2021  
Sub-Registrar  
SUB-REGISTRAR  
BARDEZ

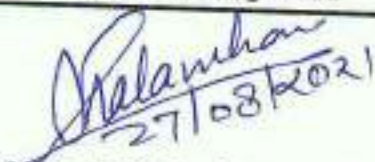
Document Serial Number :- 2021-BRZ-3080

Document Serial No:-2021-BRZ-3080

Book :- 1 Document

Registration Number :- **BRZ-1-2996-2021**

Date : 27-Aug-2021

  
27/08/2021  
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR,**

**BARDEZ**

## Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 27-Aug-2021 11:40:58

Date of Receipt: 27-Aug-2021

Receipt No : 2021-22/9/1591

Serial No. of the Document : 2021-BRZ-3080

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Savio Monteiro** for Registration of above Document in Book-1 for the year 2021

Registration Fee	900000	E-Challan	• Challan Number : 202100807360 • CIN Number : CPABAEVW01	900000
Processing Fee	2820	E-Challan	• Challan Number : 202100807360 • CIN Number : CPABAEVW01	3000
<b>Total Paid</b>	<b>903000</b> ( Rupees Nine Lakh Three Thousand 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 :**

Ramnath Naik 

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **27-Aug-2021**

Signature of the person receiving the Document

**Realcon Residency LLP**

Authorized Signatory  
Signature of the Presenter

Signature of the Sub-Registrar

  
31/08/2021