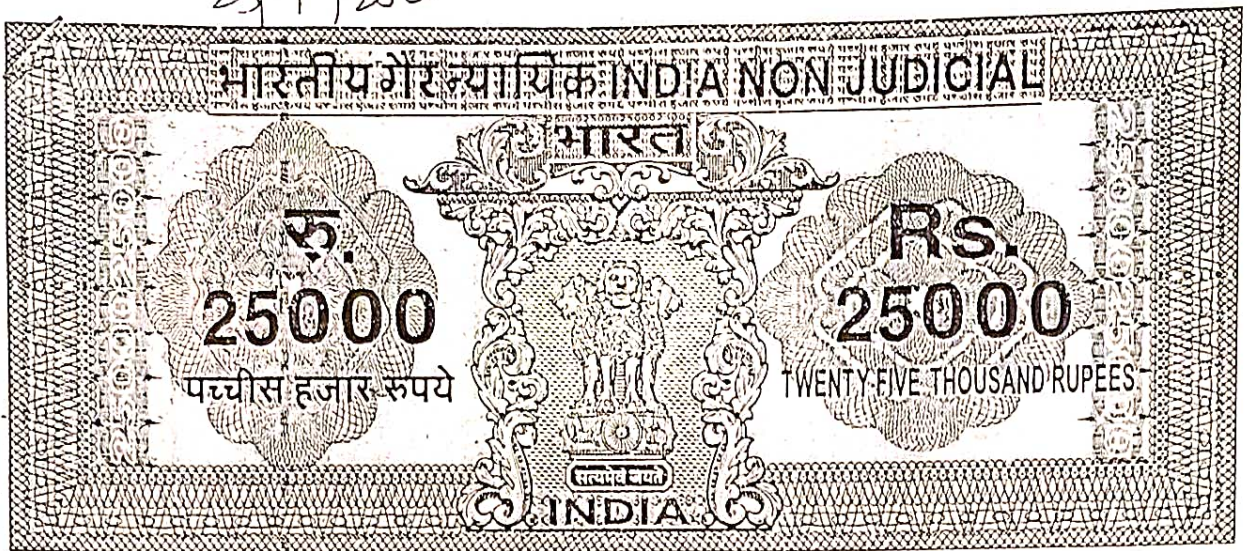


23/1/2020



गोवा GOA

094380

Serial No. (83) Place. MARGAO. Date 20/1/20

Value of Stamp Paper: Twenty five thousand

Name of Purchaser J. E. Furtado

Residence Varca Father's Name, J. P. Furtado

Purpose \_\_\_\_\_ Transacting }  
Parties }

Sign Stamp Vendor  
CAMILO FRANCIS TREVOR BRAZ  
Licence No. JUDISTP/2199/SALCETE

Signature of Purchaser

*[Handwritten signature]*



Jose Elnivo Furtado  
*[Handwritten signature]*

DEED OF SALE

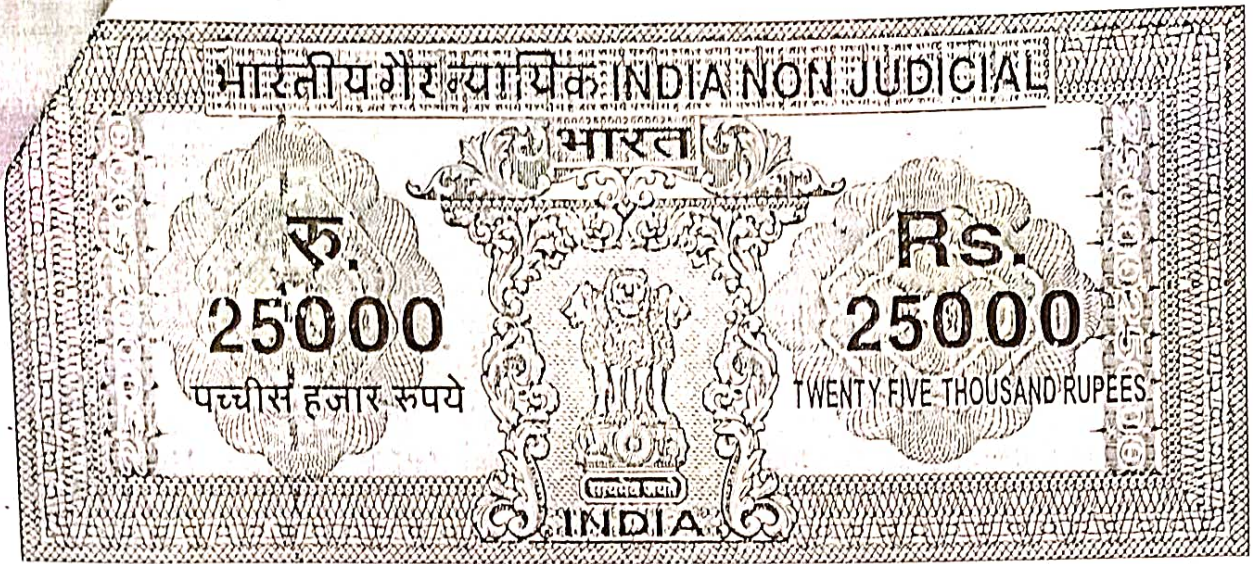


*[Handwritten signature]*

1

*[Handwritten signature]*

*[Handwritten signature]*



गोवा GOA

094381

Serial No. 1831 Place. MARGAO. Date 10/1/20

Value of Stamp Paper: Seventy five thousand

Name of Purchaser J. E. Furtado

Residence Varcá Father's Name J. P. Furtado

Purpose \_\_\_\_\_ Transacting \_\_\_\_\_

Parting \_\_\_\_\_

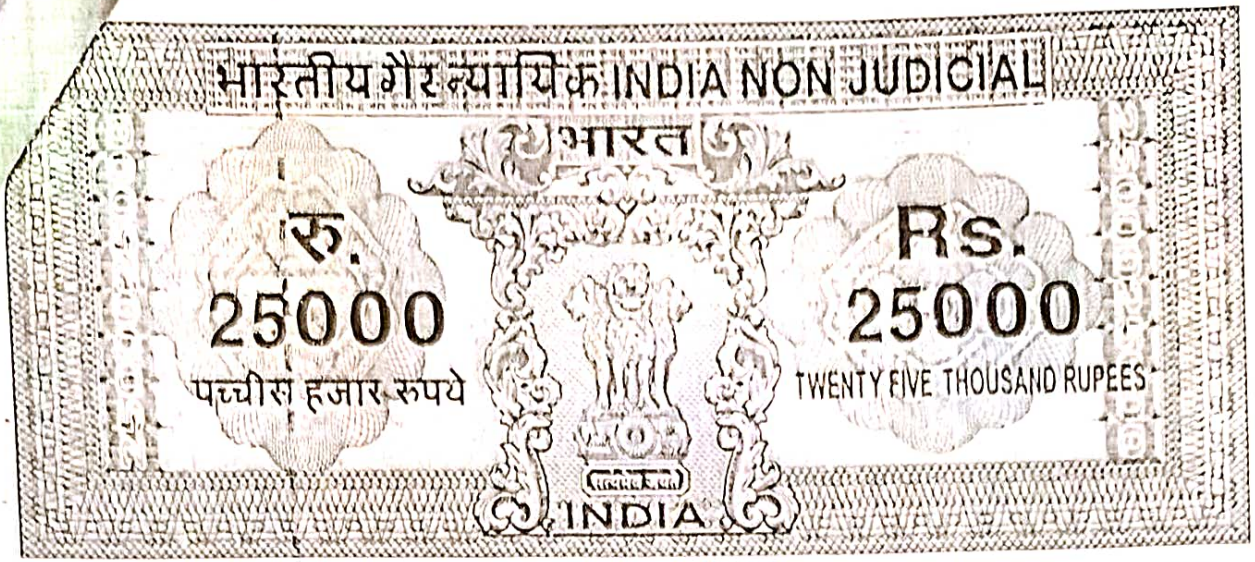
Sign Stamp Vendor  
CAMILO FRANCIS TREVOF BRAZ  
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



Jose Elvino Furtado

THIS DEED OF SALE is made at Margao, on this 23<sup>rd</sup> day of JANUARY  
in the Christian Year of Two Thousand and Twenty (23/01/2020)



गोवा GOA

094382

Serial No. 1831 Place. MARGAO. Date 10/1/20

Value of Stamp Paper : Twenty five thousand

Name of Purchaser J. P. Furtado

Residence Vava Father's Name J. P. Furtado

Purpose \_\_\_\_\_ Transacting }  
Parties }

Sign Stamp Vendor  
CAMIL C FRANCIS TREVOR BRAZ  
Licence No. JUD/STP/2199/SALCETE

Signature of Purchaser



*Handwritten signature*

Jose Elvino Furtado *[Signature]*

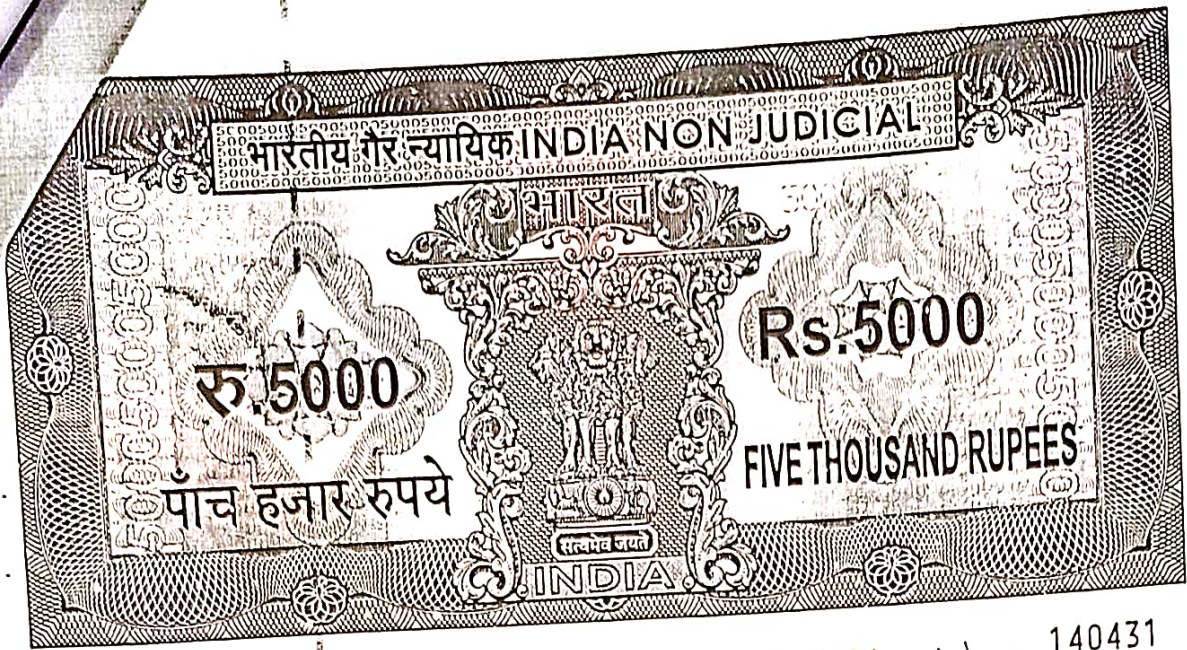
BETWEEN

*[Handwritten signature]*

3

*[Handwritten mark]*

*[Handwritten mark]*



गोवा GOA

140431

Serial No. 1831 Place. MARGAO. Date 10/1/20  
Value of Stamp Paper; Five thousand  
Name of Purchaser J.E. Furtado  
Residence Varga Father's Name. J.P. Furtado  
Purpose \_\_\_\_\_ Transacting }  
Parties }

Sign Stamp Vendor  
CAMILO FRANCIS TREVOP. BRAZ  
Licence No. JUD/CTP/2193/SAI.CETE

Signature of Purchaser  
*J.E. Furtado*

Jose Elvino Furtado *J.E. Furtado*

1. Mr. ANTONIO VERNON RAIMUNDO FURTADO, son of late Dr. Maurilio Furtado, age 57 years, married, Business, Australian

*Net*

*J* 4 *J*



National, holding OCI No: A 520116, Pan Card No. [REDACTED], Mobile No. [REDACTED], presently residing at Varca-Goa, 403721 and his wife:

2. Mrs. REGINA MAYER, daughter of Mr. Franz Maximilian Mayer, age 44 years, married, service, Australian National, holding OCI No. A 2481281, Pan Card No. [REDACTED], Mobile No. [REDACTED], both permanent residents of 90, Virgil Ave, Yokine, WA 6060, hereinafter called the "VENDORS", (which expression unless repugnant to the meaning or context thereof, shall include their heirs, successors, representatives, administrators and assigns); of the FIRST PART;

AND

1. M/s TRIUNE REAL ESTATES DEVELOPERS LLP, incorporated under LLP Act, 2008 and registered with Registrar of Companies, having LLP identification No.AAM-2117, having Pan Card No. [REDACTED], having its place of business at ET4 3<sup>rd</sup> floor Pancharatna, Co-op. Housing Society, Margao, represented herein by its partners, MR. TABER RAY D'SILVA, son of late Afonso D'Silva, age 50 years, married, Business, having Pan Card No.AJBD5492M, Aadhar Card No. [REDACTED], Mobile No. [REDACTED] Indian National, resident of Flat No.ET-4, 3<sup>rd</sup> floor Pancharatna Co-op Hsg Scty, Margao, Salcete Goa, Pin Code.403601 and MR. JOSE ELVINO FURTADO, son of late Joaquim Paulo

EH [Signature] [Signature]



Furtado, age 51 years, married, Business, having Pan Card No. A [REDACTED], Aadhar Card No. [REDACTED] [REDACTED] Mobile No. [REDACTED], Indian National, resident of H. No.11, Chadvaddo, Varca, Salcete-Goa, Pin Code.403721 hereinafter jointly referred to as the "PURCHASERS" (which expression unless repugnant to the meaning or context thereof, shall include their heirs, successors, representatives, administrators and assigns); of the SECOND PART.

The VENDOR NO. 2 namely Mrs. REGINA MAYER, is represented herein by her constituted attorney VENDOR NO. 1 Mr. ANTONIO VERNON. RAIMUNDO FURTADO, by virtue of Power of Attorney dated 26/01/2016, executed before the Notary Andrew Ernest Lynn, Australia, under No.PFAF-GA-7106, dated 28/01/2016 and same duly certified by Additional Collector, South Goa vide receipt No.08, dated 19/02/2016. (1)

WHEREAS there exists one property known as 'UDEL' alias 'ORLIM' situated at Orlim, Salcete Goa, bearing Survey No. 69/3 admeasuring 750 square metres within the jurisdiction of Village Panchayat of Orlim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 16066 of the New Series, which property shall hereinafter be called the "Said Property" and is more particularly described in the SCHEDULE appended herein under.



AND WHEREAS the Said property originally belonged to late Mr. Jose Xavier Machado alias Jose Xavier of Varca, Salcete Goa.

AND WHEREAS the said Mr. Jose Xavier Machado alias Jose Xavier was married to Domingas Antonia Rodrigues e Machado. The former having expired leaving behind the latter as his moiety holder and as heirs his children.

AND WHEREAS by Notarial Public Deed of Compromise, Division, Acquiescence and Annulment dated 23<sup>rd</sup> September, 1919 duly registered in the Office of the Notary at Salcete at Book No. 331 of the Notarial register of Deeds at page forty four reverse to forty seven, the heirs of the above referred late Jose Xavier, namely his wife Domingas Antonia Rodrigues e Machado and his four children namely (1) Mrs. Florentina Luisa Machado e Dias married to Miguel Andre Basilio Dias, (2) Mr. Roque Luis Machado married to Mrs. Maria Conceicao Goes e Machado, (3) Mr. Manuel John Machado alias John Machado married to Augusta Machado and (4) Mrs. Ana Francisca Barbara Machado e Gracias married to Miguel Menino Gracias, partitioned the estate left behind by the said Jose Xavier Machado, by which the said Property came to be allotted to Mr. Manuel John Machado alias Joao Machado and his wife Augusta Machado.



*[Handwritten signatures and initials]*

AND WHEREAS Manuel John Machado and his wife Augusta Machado expired leaving behind the following as their heirs :

- a. Mr. Anthony Machado married to Mrs. Prisca Machado
- b. Mrs. Agnes Machado e de Costa alias Agnes D'Costa married to Mr. John D'Costa alias John de Costa.
- c. Dr. Barbara Machado de Souza who was married to Dr. Alfred John Nazario de Souza who expired on 04/01/2001 and 28/07/2000 respectively leaving behind as their heirs their following children :
- i. Dr. Melba D'Souza alias Dr. Melba Pandurang Vithal
  - ii. Dr. Euclid D'Souza
  - iii. Mrs. Maria Noemia de Souza alias Jayshree Madhukar Chinchewadi

The above said heirs being married outside Goa were not governed by the regime of Communion of Assets. All the said heirs had qualified as heirs by Deed of Succession dated 14/09/2004.

- d. Mrs. Helen Machado e de Souza married to Mr. Richard de Souza.

AND WHEREAS Manuel John Machado had made a Will dated 23/06/1948 bequeathing his estate to his 3 daughters in equal shares.



AND WHEREAS the first property known as "Udel" alias "Orlim" situated at Orlim, Salcete Goa, bearing Survey No. 69/3 is described in the Land Registration Office of Salcete under No. 16066.

AND WHEREAS an Inventory Proceedings bearing No. 131/2010/C was instituted in the Court of Civil Judge, Junior Division at Margao by Mrs. Maria Noemia de Souza upon the death of Manuel Joao Machado and Augusta Machado, who passed away on 12/07/1963 and 30/08/1965-respectively.

AND WHEREAS the Said Property was described in the Description of Assets in the said Inventory Proceedings under Item No. 4.

AND WHEREAS in the Partition effected in the said Inventory Proceedings the Said Property listed under Item No. 4 was allotted to Mrs. Maria Noemia Augustin de Souza alias Jayshree Madhukar Chinchewadi alias Jayshree M. and the said partition having been confirmed by the Judgement and Order dated 05/05/2012.

AND WHEREAS by the above Deeds and documents the above referred Mrs. Maria Noemia Augustin de Souza alias Jayshree Madhukar Chinchewadi alias Jayshree M. was the exclusive owner in possession and title of the Said Property and hereby declare that



she had the absolute right to dispose off and/or sell the Said Property.



AND WHEREAS vide Deed of Sale dated 08<sup>th</sup> June, 2013 which was executed before the Sub-Registrar of Salcete under Registration No. MGO-BK1-03259-2013 CD Number MGOD69 on 10<sup>th</sup> June, 2013 the said Mrs. Maria Noemia Augustin de Souza alias Jayshree Madhukar Chinchewadi alias Jayshree M., resident of Bangalore., sold and conveyed the said Property to the Vendor Mr. ANTONIO VERNON RAIMUNDO FURTADO, wherein upon the said Vendor became the absolute owner in possession of the Said Property described in the SCHEDULE hereunder and delineated on the plan annexed hereto, and thereon shown its boundaries in red colour shall be conveyed to the Purchasers herein, free from any encumbrances, charges, liens and defects whatsoever at or for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs only) as its fair market value.

AND WHEREAS the Mutation of the Said Property known as "Udel' alias "Orlim" situated at Orlim, Salcete Goa, bearing Survey No. 69/3 has already been carried out and mutated in the name of the Vendor.

AND WHEREAS the VENDOR also converted the said property from agricultural to Non agricultural by way of SANAD issued by the office of the Collector of

South Goa district, under No. AC-II/SAL/SG/CONV/  
101/2016/8314 Dated 18/02/2018



AND WHEREAS the said Female Vendor is added as a party in this Deed of Sale by way of extra caution, though the marriage of the Vendors is not registered in Goa and hence they are not coming under the Portuguese Civic Code and not governed by the regime of Communion of Assets.

AND WHEREAS the PURCHASERS have approached the VENDORS to purchase the Said Property and the Vendors have agreed to sell to the PURCHASERS the Said Property known as "Udel' alias "Orlim" situated at Orlim, Salcete Goa, bearing Survey No. 69/3, situated at Orlim, Salcete Goa, for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs only).

NOW THIS DEED OF SALE WITNESSES AS UNDER :-

1. That the VENDORS do hereby sell to the PURCHASERS and the PURCHASERS does hereby purchase from the VENDORS, the said Property for a total consideration of 28,00,000/- (Rupees Twenty Eight Lakhs only) in the following manner:

A. Amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid by the PURCHASERS to the VENDORS through Cheque bearing No. 000001

PURCHASERS TO HAVE AND TO HOLD THE SAME absolutely forever free from any encumbrances charges and liens, and stamp duty of Rs. 84,000/- @ 3% has also been paid for the present Deed of Sale.

2. The VENDORS covenants that the VENDORS have good right and absolute title to the said Property and that the same hereby sold is free from all charges, liens and encumbrances, whatsoever.
3. The VENDORS further covenants that the PURCHASERS shall hereafter enjoy and possess the Said Property without any interference or interruption from the VENDORS or any person or persons claiming through or under them.
4. That the VENDORS shall at the request and cost of the PURCHASERS do and execute all such further acts, deeds, matters and things as may be necessary to more effectively transfer the said Property to the Purchasers or to transfer it onto their name in the various records.
5. That the VENDORS shall compensate the PURCHASERS fully and adequately in case they are deprived of the possession of the said Property or any portion thereof due to any defect in the title of The Vendors.



6. That the VENDORS has today given the PURCHASERS peaceful possession of the Said Property as described in the Schedule appended hereunder.

7. That the VENDORS does not belong to any Schedule Caste or Schedule Tribe.

8. That the VENDORS do hereby give consent and no objection for recording the name of the PURCHASERS in the column "Name of the Occupant" on Form I & XIV in respect of the Said Property.

9. For the purpose of stamp duty the said property is valued at Rs. 27,37,500/- rounded to Rs 28,00,000/- (Rupees Twenty Eight Lakhs only) and stamp duty @ 3% worth Rs. 84,000/- is attached herewith,

10. That from this day the PURCHASERS shall be the absolute owner of the Said Property hereby sold and shall HAVE AND HOLD the same absolutely and forever.

SCHEDULE

**(Description of the property)**

ALL THAT one property known as 'UDEL' alias 'ORLIM' situated at Orlim, Salcete Goa, bearing Survey No. 69/3



admeasuring 750 square metres within the jurisdiction of Village Panchayat of Orlim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 16066 of the New Series and is bounded as under :-

On the North : By the property under Survey No. 63/15 of Village Varca of Cypriano Pereira

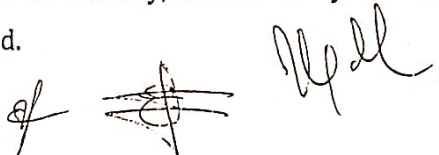
On the South : By the property under Survey No. 69/11 of village Orlim of Pandharinath B. Naik and Survey No. 69/7, of Orlim village now belongiong to one Anthony F.X Gracias

On the East : By the property under Survey No. 69/7 of village Orlim now belongiong to one Anthony F.X Gracias and Survey No. 69/4 of village Orlim now belonging to Stanlet Antonio Da Silva, and

On the West : By a public road

This property is better identified and delineated in the copy of the Survey Plan which is annexed hereto and which shall form part of this deed.

IN WITNESS WHEREOF the parties above named have set their respective hands on the day, month and year first hereinabove mentioned.



287/250/57

1250  
1250

SIGNED AND DELIVERED BY

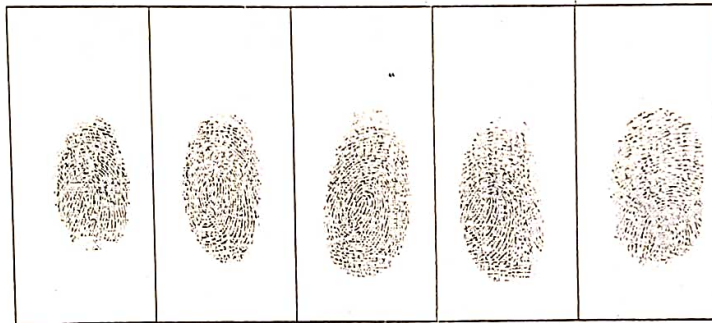
THE VENDORS:



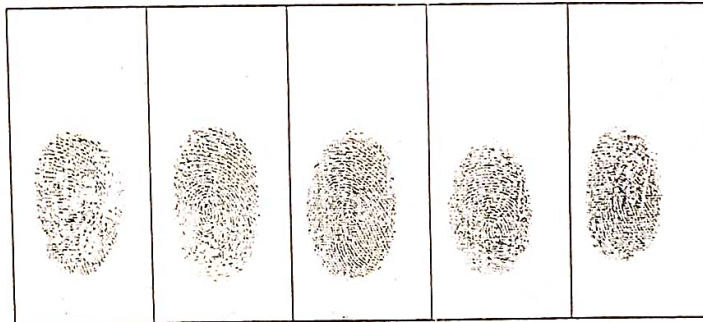
Mr. ANTONIO VERNON RAIMUNDO FURTADO

(For self and as Attorney for vendor No. 2 Mrs. REGINA  
MAYER)

Left Hand Fingers Impression of Mr. ANTONIO VERNON  
RAIMUNDO FURTADO



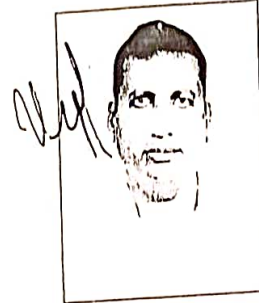
Right Hand Fingers Impression of Mr. ANTONIO VERNON  
RAIMUNDO FURTADO



SIGNED AND DELIVERED BY  
THE PURCHASERS:

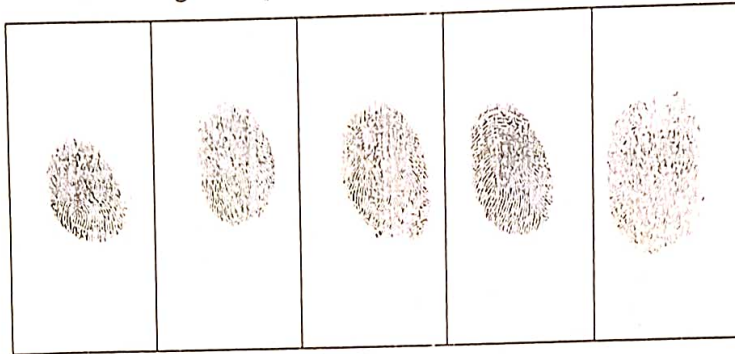


*Taber*



Partner MR. TABER RAY D'SILVA

Left Hand Fingers Impression of MR. TABER RAY D'SILVA



Right Hand Fingers Impression of MR. TABER RAY  
D'SILVA

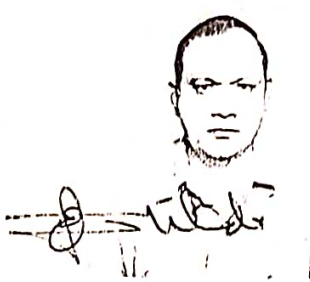


*Taber*

*[Signature]*

*[Signature]*





Handwritten signature

Partner MR. JOSE ELVINO FURTADO

Left Hand Fingers Impression of MR. JOSE ELVINO FURTADO



Right Hand Fingers Impression of MR. JOSE ELVINO FURTADO



In the Presence of WITNESSES:

1. Mario P. Vas  
Name: Mario P. Vas.  
Add: A1-GR Peta Piedade  
enclave, Nunquim-Grande  
Mangro, Goa

2. Rajeshi Tarekar  
Name: Rajeshi  
Add: H. NO. 3994,  
Housing Board  
Goyal, Mangal - GOA

Handwritten signature



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

Inward No.3169

Plan Showing plots situated at  
Village : ORLIM  
Taluka : SALCETE  
Survey No./Subdivision No. : 69/  
Scale : 1 : 1000

Inspector of Survey &  
Land Records.

19/7/12

VILLAGE VARCA

SURVEY No. 69

Generated By : P. V. FALDISSAI  
On : 18-07-2012

Compared By:



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 24-Jan-2020 12:01:47 pm

Document Serial Number :- 2020-MGO-331

Presented at 12:01:47 pm on 24-Jan-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	84000
2	Registration Fee	56000
3	Mutation Fees	1000
4	Processing Fee	400
Total		141400

Stamp Duty Required :84000




Stamp Duty Paid : 84000

## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOSE ELVINO FURTADO ,S/o - D/o Late Joaquim Paulo Furtado Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 11,Chadvaddo, Varca, Salcete Goa, Address2 - , PAN No.: [REDACTED]			







## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANTONIO VERNON RAIMUNDO FURTADO ,S/o - D/o Late Dr Maurilio Furtado Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Varca Goa, Address2 - , PAN No.: [REDACTED]			
2	ANTONIO VERNON RAIMUNDO FURTADO ,S/o - D/o Late Dr Maurilio Furtado Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Address1 - VARCA SALCETE GOA, Address2 - , PAN No.: [REDACTED]			
3	TABER RAY DSILVA ,S/o - D/o Late Afonso Dsilva Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat No ET-4, 3rd Floor, Pancharatna Co-op Hsg Soc. Ltd. Margao Salcete Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	JOSE ELVINO FURTADO ,S/o - D/o Late Joaquim Paulo Furtado Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 11,Chadvaddo, Varca, Salcete Goa, Address2 - , PAN No.: ██████████			

Witness:

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	JESHRI VITHU TAREKAR, 36 , ,9922301511 , ,Service , Marital status : Married 403601, 3994, 3994, Near Datta Temple, Gogol Margao, Salcete, SouthGoa, Goa			
2	MARIO PRECIOSO VAZ, 51 , ,9822382905 , ,Service , Marital status : Married 403601, A-1-G2, A-1-G2, Peter Piedade Enclave, Mungul Grande Margao, Salcete, SouthGoa, Goa			



Sub Registrar

~~REGISTRAR~~

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~~REGISTRAR~~

~~REGISTRAR~~

Document Serial No:-2020-MGO-331

Book :- 1 Document  
Registration Number :- MGO-1-311-2020  
Date : 24-Jan-2020



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)



REGISTRAR  
SALCETE

