



Schiffler
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CO-OP BANK LTD
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Authorised Signatory

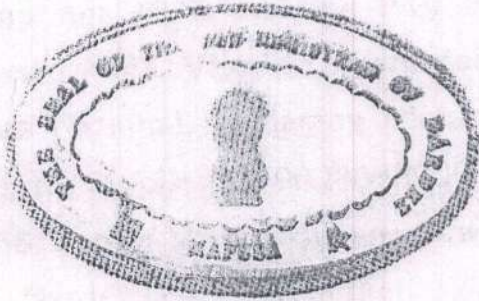
Three lakh fifty Two thousand Only
CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE POREM
PANAJI, GOA 403 001

भारत 43577 NON JUDICIAL गोंवा
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R.0352000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser ADITYA BUILDERS

CERTIFIED
TRUE XEROX COPY

2019-BRZ-1521
28-05-2019



DEED OF SALE

This **Deed of Sale** is made at Mapusa on 13th day of May in the year Two Thousand and Nineteen. (13/05/2019)

For use of Naveen Fernandes
Uthawadeh

BETWEEN

- 1) **MR. FRANCISCO NICOLAU FERNANDES**, Age 84 years, Son of late Diogo Caetano Fernandes, Married, Retired, Indian National holding Pan Card no. [REDACTED], Aadhar Card No. [REDACTED], Mob No. [REDACTED] and his Wife:
- 2) **MRS. AMELINA FRANCISCO MATILDA FERNANDES**, Age 73 years, Daughter of late Jose Fernandes, Housewife, Indian National, holding PAN Card no. [REDACTED], Aadhar Card No. [REDACTED] Mob No. [REDACTED], both residents of H. No. DG-1, Jose Pires Cardozo Complex, Mercês, Santa Cruz - Goa 403005, hereinafter called the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators, successors, and assigns) of the **One Part**.

AND

- 3) **M/S ADITYA BUILDERS**, a Partnership Firm duly registered under Indian Partnership Act 1936, holding PAN card No. [REDACTED], represented by **Mr. Vijay P. Sawardekar**, Age 57 years, Married, Indian National, Managing Partner of the above said Partnership firm, Mobile No. [REDACTED], Aadhar Card No. [REDACTED], Son of Mr. Pandurang Sawardekar, resident of Porvorim, Bardez-Goa hereinafter called the **"PURCHASER"** (Which expression herein used shall unless repugnant to the context or meaning thereof be deemed to include its partners, administrators, successors and assigns) of the **Other Part**.

And whereas the Vendors are the absolute owners in possession of the property known as "Baman-Vado", also known as CBALEM ROMPULEM, totally admeasuring 2338.0 sq. mts. Surveyed under 184/1 of village Penha De Franca,

For and on behalf of the Vendors
V. Sawardekar



Taluka and Sub-district of Bardez, District of North-Goa, State of Goa, within the limits of village Panchayat of Penha De France not described in Land Registration office of Sub District of Ilhas, but enrolled in Matriz predial of Bardez under no 163 hereinafter called the "Said Property" which is more fully described in the schedule I hereunder written.

And whereas the Said Property was purchased by Vendor no. 1 Mr. Francisco Nicolau Fernandes from Dr. Sudha Srinivassa Kamat Shankawalkar by way of Sale Deed duly registered in the office of Sub-Registrar of Ilhas, under 319 pages 14 to 19, Book No 1, Volume no 116 dated 17/5/1977.

And whereas the said Sale Deed was rectified for certain omissions and the Said rectification deed was duly registered in the office of Sub-Registrar of Ilhas, under no 1833 pages 417 to 424, Book no 1, Volume no 460 dated 20/11/1995.

And whereas the said Vendors have applied for Conversion of the Said Property from Agriculture to non Agricultural purpose vide their application no RB/CNV/BAR/AC-I/30/2012 Dated 4/07/2012 with Collector, North Goa.

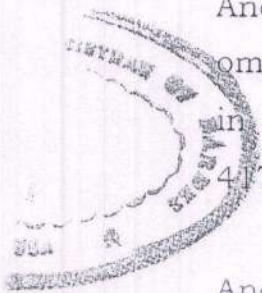
And whereas the Said Vendors have already received approval from Forest department for said conversion vide letter no. 5/CNV/BAR/DCFN/TECH/2012-13/804 dated 10/01/2013.

And whereas the said Vendors have also received approval for said conversion from Mamlatdar's office, Bardez under no. MAM/BAR/CI-I & II/Conversion / 2012/71 dated 7/1/2013.

And the said Vendors have yet to receive approval for Said Conversion from office of the Dy. Town Planner, Mapusa.

And Whereas the Said Vendors being absolute owners in possession and enjoyment of the Said Property had agreed to

Francisco Nicolau Fernandes
Uthawandeh





sell and the Purchaser had agreed to purchase the Said Property along with all the structures existing therein admeasuring a total area of 2338.0 Sq. Mts. after obtaining conversion sanad from Deputy Collector's Office, which proposal had been accepted by Purchasers on certain terms and conditions for a total Consideration of Rs. 2,20,00,000/- (Rupees Two Crores Twenty Lakhs only) and an Agreement of Sale was drawn and registered at the Office of the Civil Registrar at Mapusa on 04/12/2014 and registered under no. BRZ-BK1-05290-2014 dated 08-12-2014.

And Whereas The Vendors being of old age were finding it difficult to pursue the matter in the Deputy Collectors office for conversion sanad and requested the Purchaser to complete the process on their behalf and agreed to bear the cost of conversion fees along with incidental expenses amounting to Rs. 4,00,000.00/- (Rupees Four Lakhs Only) and also requested The Purchaser to deduct the same from the balance final consideration payable to The Vendors by The Purchasers at the time of signing of the Deed of Sale

And Whereas the Vendors also agreed to give Irrevocable Power of Attorney to The Purchasers to represent them in the various government departments to complete the process for obtaining conversion sanad for the **Said Property.**

NOW THIS DEED OF SALE WITNESSETH AS
UNDER

1. The parties agree that the above recitals form part and parcel of this Deed of Sale for all purposes.
2. That in pursuance of Said Agreement and in consideration of the sum of **Rs. 2,20,00,000/-** (Rupees Two Crores Twenty Lakhs only) out of which (a) **Rs. 50,00,000/-** (Rupees Fifty

For and on behalf of the Vendors
Uttam Singh



Lakhs Only) is already paid by the Purchaser to the vendors at the time of signing of Agreement of Sale on 04/12/2014 **(b) Rs. 70,00,000/-** (Rupees Seventy Lakhs Only) by way of two nos, double bed room flats namely Flat No. 501 bearing House No. 1/203/A24, having super built up area of 107 Sq.mts. (Which includes balconies, Proportional share of Staircases, Lift, Passages, Club house, Gymnasium, etc.) and Flat No. 506 bearing House No. 1/203/A29, having super built up area of 103 Sq.mts. (Which includes balconies, Proportional share of Staircases, Lift, Passages, Club house, Gymnasium, etc.) along with two numbers of Parking under stilts, in the project of Purchaser "Aditya Meadows" situated at Xelpem, Dhuler, Mapusa Goa, **(c) Rs. 93,80,000/- (Rupees Ninety Three Lakhs Eighty Thousand Only)** paid today after deducting **Rs. 4,00,000/- (Rupees Four Lakhs)** as expenses towards Conversion fees **(d) TDS of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand)** paid by Challan serial no 05204 dated 13/05/2019 (the receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof release and discharge the Purchaser forever). The **Said Vendors** as owners do hereby sell to the **Purchasers** the **Said Property** admeasuring **2338 sq.mt.** (as described in Schedule-I) free from all encumbrances, defects, charges of whatsoever nature together with all parts, structures, common trees, fences, hedges, ditches, ways, waters, water courses, lights, liberties, compounds, privileges, easements and appurtenances whatsoever to the **Said Property** belonging or in any way appertaining to usually held or occupied therewith or reputed to belong or be appurtenant thereto or usually held, used and now or at any time thereto or usually held, used and enjoyed therewith or reputed or known a part and also together with all the deeds, documents, writings and other evidence of title as ordinarily pass on to such sale.

For and on behalf of Vendors

U. Lawande



3. The Vendors do hereby covenant with The Purchaser that notwithstanding anything done or purported to have been done by The Vendors in title, The Vendors as absolute owners in possession have absolute authority, good right and full power to sell and convey the **Said Property** (as described in Schedule-I) which is the subject matter of the present sale.

4. That The Vendors do covenant with The Purchaser that The Purchaser shall hereafter peaceably and quietly hold, use, possess and enjoy The **Said Property** (as described in Schedule-I) as his own Chattel and as his absolute owner without any objection, obstruction, hindrance, disturbance, interference, interruption or claim whatsoever from The Vendors and/or any other person claiming through or under them or on their behalf or on behalf of predecessors in title or possession.

5. The Purchaser shall hereafter peacefully and quietly hold, use, possess and enjoy the **Said Property** (as described in Schedule-I) as his own without any claims or demands whatsoever from The Vendors or any other persons whomsoever.

6. The Vendors do hereby covenant and declare that the **Said Property** (as described in Schedule-I) hereby transferred or intended to be transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and The Vendors have not done anything whereby the said plot may be subject to any attachment or lien of any court or person whatsoever.

7. The Vendors do covenant with The Purchaser that The Vendors shall at all times hereafter indemnify and keep indemnified The Purchaser against all losses, damages, costs, charges or expenses, if any, suffered by reason of any defect in the title of The Vendors or any breach of the covenants hereinbefore contained.

Francesco Nardone *General*

U. H. Waddeh



the request and at the 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 Property** and every part thereof unto The Purchaser and placing The Purchaser in possession of the Same according to the true intent and meaning of this deed as shall be or may be reasonably required.

9. The Vendors do hereby have no objection to enter the name of The Purchaser in survey record, mutation register after the present sale is completed.
10. The present Market value of the Said Plot (as described in Schedule - I) is **Rs. 2,20,00,000/-** (Rupees Two Crores Twenty Lakhs Only). An amount of **Rs. 6,38,000/-** (Rupees Six Lakhs Thirty Eight Thousand Only) was paid as Stamp duty at the time of Agreement of Sale dated 04/12/2014 and balance Stamp duty of **Rs.3,52,000/-** (Rupees Three Lakhs Fifty Two Thousand Only) is paid herewith.

SCHEDULE - I

All that rustic hilly property known as "CABALEM ROMPULEM" also known as Bamon-Vado, situated at Britona within the village Panchayat of Penha De Franca, Taluka Bardez, Sub District of Bardez, District of Goa, not described in the Land Registration office of Sub District of Ilhas, but recorded in the Matriz predial of Bardez under No. 163 and surveyed under No. 184 Sub Division No. 1 of Penha De Franca village, bounded as under:

East :By property bearing S.N.184/3

West :By property bearing S.N.184/1-A

North :By property bearing S.N.184/2 and Public Road

South :By property bearing S.N.183/3 and Public Road

Fernando Naveiro Lima

U. Bawadeh

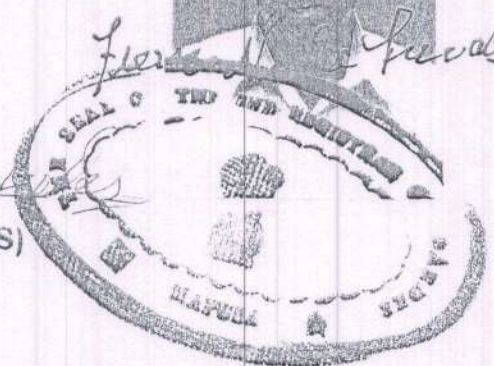


IN WITNESS WHEREOF the Vendors sign this agreement for Sale at Mapusa Goa on the day, month and year hereunder mentioned in the presence of two witnesses:

THE VENDOR:

1)

Francisco Nicolau Fernandes
(MR. FRANCISCO NICOLAU FERNANDES)

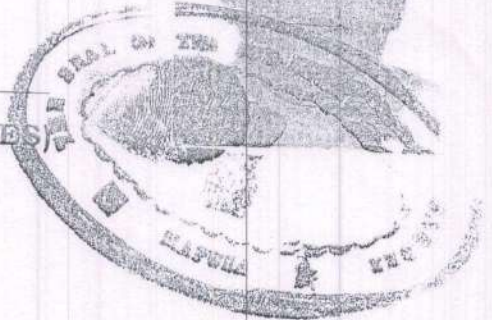


LHFI	RHFI

Francisco Nicolau Fernandes
Uthawadeh



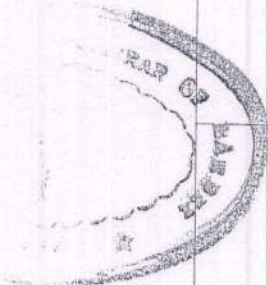
THE VENDOR:



(MRS. AMELINA FRANCISCO FERNANDES)



LHFI	RHFI



Fernando Henrique Fernandes
Uwardah



THE "PURCHASER"

FOR ADITYA BUILDERS

U Sawardeh
MANAGING PARTNER

(MR. VIJAY P. SAWARDEKAR)
FOR ADITYA BUILDERS



LHFI	RHFI

Fresco Keshav Sawade
U Sawardeh





In the presence of witness:

1) Name : Mr. Siddesh Talkar

Father's Name : Mr. Umesh Talkar

Age : 30 years

Marital Status : Married

Occupation : Advocate

Address : Tuem, Pernem, Goa

PAN
Aadhar No. :

Sign :

Talkar

2) Name : Mr. Vishal Vithu Ghadi

Father's Name : Late Vithu Ghadi

Age : 27 years

Marital Status : Unmarried

Occupation : Service

Address : Savarn, Bicholim - Goa

Aadhar No. :

Sign :

Vishal

Witness

U. Sawandeh





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

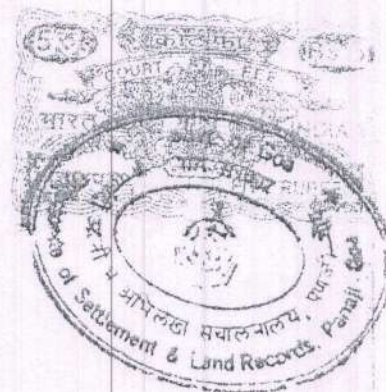
Inward No. 19772



Plan Showing plots situated at
Village : PENHA DE FRANCA
Taluka : BARDEZ
Survey No./Subdivision No. : 184/ 1
Scale : 1:1000

onhe

VILLAGE SALVADOR DO MUNDO



SURVEY No. 184

D. B. Mendonça
Generated By : Disha Bandekar
On : 25-11-2014

Frutimacsk
25/11/14
Compared By: *PC*

Fernando Salvador Francisco
U. Lawandeh





Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 28-May-2019 01:05:14 pm

Document Serial Number :- 2019-BRZ-1521

Presented at 11:05:12 am on 28-May-2019 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	352000
2	Registration Fee	770000
3	Mutation Fees	2500
4	Processing Fee	190
Total		1124690

Stamp Duty Required :352000

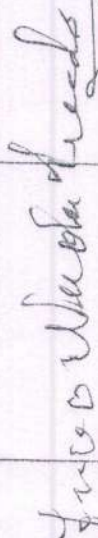
Stamp Duty Paid 352000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Vijay P Sawardekar ,S/o - D/o Mr Pandurang Sawardekar Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 204, Geras Imperium 1, EDC Complex, Patto Plaza, Panjim, Address2 - Ilhas Panjim, PAN No.: [REDACTED]			

Executer

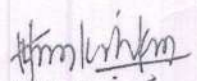
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Vijay P Sawardekar ,S/o - D/o Mr Pandurang Sawardekar Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 204, Geras Imperium 1, EDC Complex, Patto Plaza, Panjim, Address2 - Ilhas Panjim, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Amelina Francisco Matilda Fernandes ,S/o - D/o Late Jose Fernandes Age: 73, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No DG-1, Jose pires cardozo complex merces santa cruz goa 403005, Address2 - , PAN No.: ACJPF3621P			
3	Francisco Nicolau Fernandes ,S/o - D/o Late Diogo Caetano Fernandes Age: 84, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H No DG-1, Jose Pires Cardozo Complex, Merces, Santa Cruz, Goa 403005, Address2 - , PAN No.: J			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddesh Talkar, 30 , , ,Service , Marital status : Married 403512 Pernem, Pernem, NorthGoa, Goa			
2	Vishal Ghadi, 27 , , ,Service , Marital status : Unmarried 403504 Bicholim, Bicholim, NorthGoa, Goa			


Sub RegistrarSUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-1521

Book :- 1 Document
Registration Number :- BRZ-1-1495-2019
Date : 28-May-2019

hkm/whkm

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

BARDEZ

CERTIFIED
TRUE XEROX COPY

[Signature]

KAMALA NAIR
NOTARY AT PANAJI
STATE OF GOA

Serial no. 1178 D/2019

Dated 04/06/2019

