

(Rupees Twelve Lakh seventy eight thousand only)

For CITIZEN CREDIT CO-OP. BANK LTD.



*Harsh*  
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BEMTER CO-OP. HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 002

D-5/STP(V)/C.R./35/3/2011-RD

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R. 1278000/- PB7223  
INDIA STAMP DUTY GOA

Name of Purchaser, URBAN ALCHEMY



5364/18

*Maria Valentina Fatima de Souza - Fatima de Souza*

**DEED OF SALE**

*Fatima de Souza*  
Smt. Maria Valentina Fatima De Souza

*Prabhudessai*  
Dr. Jagannath M. Prabhudessai

*Prabhudessai*  
Mr. Ankit J. Prabhudessai

**THIS DEED OF SALE** is made and executed in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 10<sup>th</sup> day of the month December, 2018 (10/12/2018) **BY** and **BETWEEN**:

**Smt. MARIA VALENTINA FATIMA DE SOUZA** alias **MARIA VALENTINA FATIMA CORTEZ**, widow of late Mr. Paulo Francisco De Souza and d/o late Shri. Jose Pedro Cortez, aged about 87 years, Occupation retired, holder of Income Tax Card bearing PAN BSQPD3068J, Aadhaar Card bearing Enrolment no. 4798 9459 2669, British National of Indian Origin, holding OCI Card bearing No. A0936696, resident of 3 Wordsworth Place, Southampton Road, London NW5 4HG and local address at Aquem, Alto, Margao, Goa hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her legal representatives, heirs, executors, successors, administrators and assigns) of the **FIRST PART.**

**AND**

**URBAN ALCHEMY**, a partnership firm duly registered under the Indian Partnership Act, 1932 under No. MGO-F31-2014, with its principal place of business at Anant enclave, S-1, Second floor, Apollo Hospital Road, Malbhat, Margao-Goa, 403601, having PAN Card No. AADFU8691A, represented herein by its partners:

- (i) **Dr. JAGANNATH MANMOHAN PRABHUDESSAI**, son of Dr. Manmohan J. Prabhudessai, aged 56 years, married, businessman, holding PAN Card No. AFRPP2853A, and
- (ii) **Mr. ANKIT JAGANNATH PRABHUDESSAI**, son of Dr. Jagannath M. Prabhudessai, aged 29 years, married, businessman, holding PAN Card No. AYOPP1297Q, both residing at "SHREE" F-16, Padmanarayan Estate, P. O. Fatorda, Gogol, Margao Goa, both partners, Indian Nationals and hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or

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Mr. Ankit J. Prabhudessai

meaning thereof be deemed to include its heirs, executors, successors, administrators and assigns) of the **SECOND PART**.

**AND**

1. **Mrs. MARIA ROSA FLAVIA DE SOUZA** alias **MARIA ROSE FLAVIA MIRANDA**, daughter of late Mr. Paulo Francisco De Souza, aged 67 years, occupation house wife, Portuguese National, holding OCI Card bearing No. A2259279, married and her husband;
2. **Mr. HUBERT MARIAN MIRANDA**, son of (Late) John Miranda, aged 71, occupation Insurance Specialist, National of India, resident in Dubai, holder of Indian Passport no. 9304734.
3. **Mr. MAGNUS ANTONIO LUCAS DE SOUZA**, son of late Mr. Paulo Francisco De Souza, aged 65 years, occupation business man, Portuguese National of India Origin, Overseas Citizen of India holding PIO Card No. P0006302, married and his wife;
4. **Mrs. OLANIKE AKERELE-DE SOUZA**, wife of Mr. Magnus Antonio Lucas De Souza, aged 52, occupation business woman, British National residents of UK and Nigeria and nos. 1,2,3 & 4 hereinafter together referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, successors, agents, administrators, executors and assigns) of the **THIRD PART**.

**WHEREAS** the members of CONFIRMING PARTY are represented herein by their mother/mother-in-law Smt. MARIA VALENTINA FATIMA DE SOUZA alias MARIA VALENTINA FATIMA CORTEZ as their constituted attorney appointed as such vide (i) Power of Attorney dated 08/11/2018, executed before Consulate General of India, Dubai and adjudicated by Addl. Collector South Goa on 21/11/2018 and (ii) Power of Attorney dated 29/10/2018, executed before High Commission of India, London, and

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adjudicated by Addl. Collector South Goa on 21/11/2018; the certified copies of which are filed in the office of the Sub-Registrar, Salcete along with this deed.

**AND WHEREAS** the VENDOR and CONFIRMING PARTY represented as follows:

(a) at Aquem, then of Judicial Division of Navelim and now within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, there existed a property known as RUMORACHEM BATA or RUMBO RACHEM BATA, described as a whole in the Land Registration Office under Description No. 28781 of New Series, hereinafter for the sake of convenience is referred to as "SAID ENTIRE PROPERTY";

(b) the SAID ENTIRE PROPERTY was owned by the Firm Costa and Company, a partnership firm from Margao;

(c) vide Deed of Sale dated 21/10/1952, recorded before Notary of Judicial Division of Salcete Mr. Antonio Vicente da Fonseca at folio 53 of Book No. 684, said Firm Cost and Company, disannexed an area admeasuring 1346.00 Sq. meters being 1/200th part (i.e. 4th part) of the SAID ENTIRE PROPERTY and sold the same to Mr. Firmine Jose De Souza;

(d) this 4th part of the SAID ENTIRE PROEPRTY came to be separately and independently described with the name "RUMBRACHEM BATA" under Description No. 42719 at folio 186 of Book B-110 (NS) and the same has been inscribed in the name of said Mr. Firmine Jose De Souza under Inscription No. 45207, in pursuance to the purchase made by him vide above referred Deed of Sale dated 21/10/1952;

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- (e) said Mr. Firmine Jose De Souza was married to Mrs. Maria Josefa Coutinho, both of whom expired leaving behind their only son Mr. Paulo Francisco De Souza, as is declared via Deed of Succession dated 06/03/1964 at folio 4 overleaf of Deeds Book No. 841 in Judicial Division, Salcete;
- (f) thereupon said Mr. Paulo Francisco De Souza constructed a residential house in the said 4th part of the Said Entire Property with a drinking water well immediate beyond the said house and two W.Cs. at the western boundary thereof;
- (g) during the survey operations conducted in the State of Goa, the said 4th part of the Said Entire Property came to be surveyed under Chalta No. 1 of P. T. Sheet No. 221 of Margao City admeasuring 1321.00 Sq. meters and the name of said Mr. Paulo Francisco De Souza came to be recorded in the survey records of the said survey holding and the same was also confirmed by Inspector Survey and Land Records, Margao vide his Order dated 09/01/1980;
- (h) in the year 1986, said Mr. Paulo Francisco De Souza, fenced the 4th part of the Said Entire Property by constructing a compound wall all around the property. This Compounded property consisting of residential House bearing Municipal House No. E60, a drinking water well, W. Cs and surveyed under Chalta No. 1 of P. T. Sheet No. 221, is better described in the SCHEDULE A hereunder written and is hereinafter for the sake of convenience is referred to as "SAID PROPERTY";
- (i) said Mr. Paulo Francisco De Souza was married to the VENDOR herein under the regime of communion of assets;
- (j) said Mr. Paulo Francisco De Souza expired on 15/09/2000, leaving behind, as his moiety holder his widow the VENDOR herein and as sole and universal heirs the member nos. 1 to 4 of the CONFIRMING PARTY as is witnessed vide Deed of

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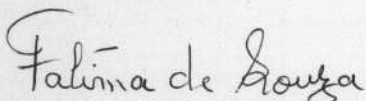
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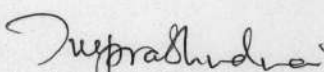
Succession dated 6 July 2018, drawn in the office of the Ex-officio Notary Public,  
Salcete at folio 11 to 13 of Deeds Book No. 1653.

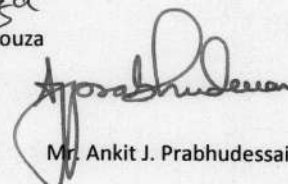
**AND WHEREAS** in terms of an internal family arrangement between the VENDOR and CONFIRMING PARTY arrived at in their meeting held on 12/11/2018, it has been agreed that the SAID PROPERTY should be allotted to the VENDOR and that the entire sale consideration amount in respect of the SAID PROPERTY should be paid solely to the VENDOR.

**AND WHEREAS** the VENDOR as the absolute and lawful owners in possession of the SAID PROPERTY, now wish to sell the SAID PROPERTY and accordingly identified the PURCHASER who has agreed to purchase the same, relying upon the representations and declarations made by the VENDOR and the CONFIRMING PARTY unto the PURCHASER as detailed herein below:

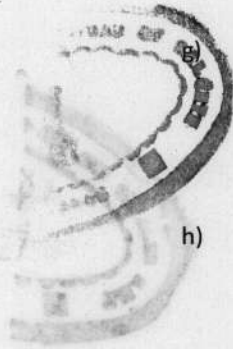
- a) That the VENDOR is the absolute owner in peaceful and unobstructed possession of the SAID PROPERTY and is in lawful occupation and enjoyment of the same;
- b) That the VENDOR has absolute right and authority under the law to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) That the VENDOR has clean, clear, subsisting and marketable title to the SAID PROPERTY;
- d) That there is no legal bar or impediment for sale of the SAID PROPERTY and that the SAID PROPERTY is free from encumbrances, liens and/or charges.

  
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- e) That no notices from the Central or State Governments or any local body or authority under any Municipal 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 VENDOR or the CONFIRMING PARTY regarding the SAID PROPERTY;
- f) That the SAID PROPERTY or any part thereof is neither the subject matter of any attachment nor of any certificate nor 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.
- That the SAID PROPERTY or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum.
- h) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PROPERTY and or on any part thereof.
- i) that there exists no way, public or private, passing through the SAID PROPERTY;
- j) That the VENDOR and or CONFIRMING PARTY has/have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;
- k) That the VENDOR and or CONFIRMING PARTY has/have not obtained any financial assistance from any bank or other financial institutions nor have



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created any charge and or encumbered the SAID PROPERTY or any part thereof, in any manner whatsoever.

- l) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PROPERTY, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PROPERTY from the consideration paid herein;
- m) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by the CONFIRMING PARTY or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR 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;
- n) That the SAID PROPERTY falls in settlement zone and does not fall in any zone prohibited for development;
- o) That the VENDOR wishes to sell the SAID PROPERTY for the total consideration of Rs. 2,84,00,000/- (Rupees Two Crores Eighty-Four Lakhs Only).
- q) that the entire sale consideration of the SAID PROPERTY be paid to the VENDOR as per the understanding arrived at between the VENDOR and CONFIRMING PARTY.



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**AND WHEREAS** considering the said offer of the VENDOR and relying on the representations made by the VENDOR and the CONFIRMING PARTY, the PURCHASER has agreed to purchase the SAID PROPERTY for the aforesaid consideration of Rs. 2,84,00,000/- (Rupees Two Crores Eighty-Four Lakhs Only).

**AND WHEREAS** the PURCHASER having now paid unto the VENDOR, the entire consideration of Rs. 2,84,00,000/- (Rupees Two Crores Eighty-Four Lakhs Only) in the manner detailed out herein later, the VENDOR with the intervention of the CONFIRMING PARTY executes the present deed thereby transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

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

1. That in pursuance to the said understanding and in consideration of Rs. 2,84,00,000/- (Rupees Two Crores Eighty-Four Lakhs Only) paid by the PURCHASER unto the VENDOR in the manner detailed out in SCHEDULE B hereunder written, the payment and receipt of the said total sum of Rs. 2,84,00,000/- (Rupees Two Crores Eighty Four Lakhs Only), the VENDOR hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; the VENDOR along with the CONFIRMING PARTY, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PROPERTY admeasuring 1321.00 Sq. meters (One Three Two One decimal Zero Zero) more particularly described in the Schedule A hereunder written and together with the house bearing no. E60 existing therein, the drinking water well, W.C.s compound wall, all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDOR and the CONFIRMING PARTY into, out of or upon the SAID

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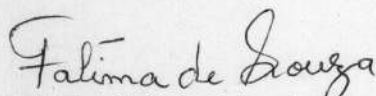
PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

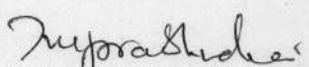
2. The VENDOR and CONFIRMING PARTY have simultaneous with execution hereof put the PURCHASER in exclusive, vacant, lawful and peaceful possession of SAID PROPERTY described in SCHEDULE A hereto and the PURCHASER shall henceforth be entitled to possess and use the same in the manner it wishes to.

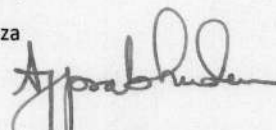
3. The VENDOR and the CONFIRMING PARTY declare that payments of sale consideration are made as per their own collective instruction given to the PURCHASER and they declare that such payment is received by the VENDOR without any further claim or demand against the PURCHASER from the VENDOR and or CONFIRMING PARTY.

4. The CONFIRMING PARTY agrees and consents for the sale of SAID PROPERTY by the VENDOR in favour of the PURCHASER and they shall not claim any right, title and interest into the SAID PROPERTY sold herein by the VENDOR to the PURCHASER.

5. The VENDOR with the consent and confirmation of the CONFIRMING PARTY hereby declares that she has absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or CONFIRMING PARTY and/or any persons from/under them and to use the same for any residential and or commercial purpose.

  
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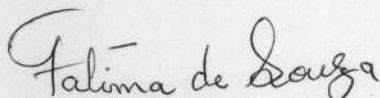
  
Mr. Ankit J. Prabhudessai

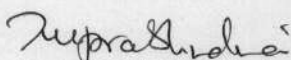
6. The VENDOR and the CONFIRMING PARTY covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

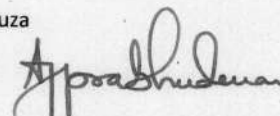
The VENDOR and the CONFIRMING PARTY further covenant that all the representations and declarations made by the VENDOR and the CONFIRMING PARTY unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

7. The VENDOR and the CONFIRMING PARTY hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.

8. From today, the PURCHASER, becomes the absolute owner of the SAID PROPERTY and everything standing therein and thus, the VENDOR and the CONFIRMING PARTY hereby authorize the PURCHASER to get transferred in its name the "SAID PROPERTY", the house tax, water connection and electricity connection of the House No. E60 standing in the SAID PROPERTY and the VENDOR and the CONFIRMING PARTY specifically give No Objection for carrying out mutation, deletion of the name of Mr. Paulo Francisco De Souza and for inclusion of the name of the PURCHASER in survey

  
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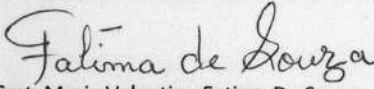
records of the SAID PROPERTY and hereby waives any notice that may be required to be addressed to them under any law in force.

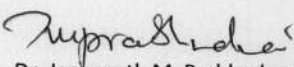
9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

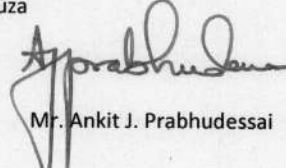
10. The VENDOR and the CONFIRMING PARTY declare and guarantee that the SAID PROPERTY is free from all encumbrances from all its side and the location and dimensions of the SAID PROPERTY as shown in the Plan annexed hereto completely tallies as to loco.

11. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDOR and the CONFIRMING PARTY and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and paid to the VENDOR and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR and the CONFIRMING PARTY for any such settlement made by them with the third party.

12. The VENDOR and the CONFIRMING PARTY undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further,

  
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the VENDOR and the CONFIRMING PARTY hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR and or the CONFIRMING PARTY and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

#### SCHEDULE A

#### (OF THE SAID PROPERTY)

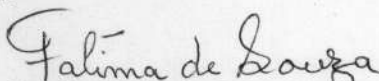
ALL THAT landed property known as "RUMBRACHEM BATA" admeasuring 1321.00 Sq. meters together with the house bearing no. E60 existing therein, the drinking water well, W.C.s, compound wall, situated at Aquem, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 42719 at folio 186 of Book B-110 (NS), surveyed under Chalta No. 1 of P. T. Sheet No. 221 of Margao City and bounded as under:

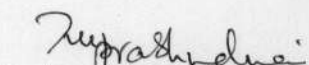
#### As per Certificate of Description

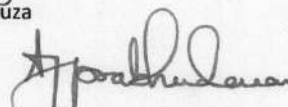
East : Nullah/stream of water;  
 West : by the road;  
 North : by the property of Ana Clarina Fernandes and by that of Constancio Gomes; and  
 South : by the property of the same name (remaining fraction) of Firm-Costa & Company.

#### As per Survey Records:

East : Nullah/stream of water;  
 West : by the road leading from Margao to Gogol;  
 North : by the property under Chalta No. 3 of P. T. Sheet No. 201 of Margao City;  
 South : by the property under Chalta No. 3 of P. T. Sheet No. 221 of Margao City;

  
 Smt. Maria Valentina Fatima De Souza

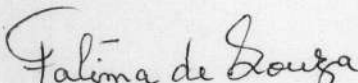
  
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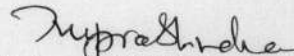
  
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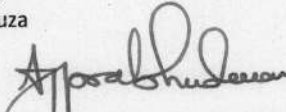
**SCHEDULE B**  
**(PAYMENT SCHEDULE)**

Cheque / Challan No.	Name of Bank	Total (in INR)
000121	HDFC BANK	Rs. 42,36,756 /-
000125	HDFC BANK	Rs. 4,844 /-
000201	HDFC BANK	Rs. 50,00,000 /-
000202	HDFC BANK	Rs. 50,00,000 /-
000203	HDFC BANK	Rs. 50,00,000 /-
000204	HDFC BANK	Rs. 48,61,650 /-
TDS as per Challan Serial no. – 05364 & Bank Reference no. – 05364 in accordance with Lower Deduction Certificate No. 0418AV303D dated 18/07/2018		Rs. 42,96,750 /-
<b>Total</b>		Rs. 2,84,00,000 /-

**IN WITNESS WHEREOF** this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.

  
Smt. Maria Valentina Fatima De Souza

  
Dr. Jagannath M. Prabhudessai

  
Mr. Ankit J. Prabhudessai

**SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDOR AND CONFIRMING PARTY:**

**1) Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez**

for self as VENDOR and as the attorney of the Confirming Party

The PARTY of the FIRST PART

in the presence of....



*Fatima de Souza*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Smt. Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez**

*Fatima de Souza*  
Smt. Maria Valentina Fatima De Souza

*Dr. Jagannath M. Prabhudessai*  
Dr. Jagannath M. Prabhudessai

*Mr. Ankit J. Prabhudessai*  
Mr. Ankit J. Prabhudessai

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPERS:  
URBAN ALCHEMY,

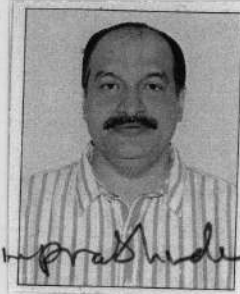
Represented by its Partners:

1) Dr. JAGANNATH MANMOHAN PRABHUDESSAI

The member no. 1 of the SECOND PART

The party of the Second Part

in the presence of....



*Prabhudessai*

*Prabhudessai*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Dr. JAGANNATH MANMOHAN PRABHUDESSAI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Dr. JAGANNATH MANMOHAN PRABHUDESSAI

*Fatima de Souza*  
Smt. Maria Valentina Fatima De Souza

*Prabhudessai*  
Dr. Jagannath M. Prabhudessai

*Prabhudessai*  
Mr. Ankit J. Prabhudessai

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SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPERS:

URBAN ALCHEMY,

Represented by its Partners:

1) MR. ANKIT JAGANNATH PRABHUDESSAI

The member no. 2 of the SECOND PART

The party of the Second Part

in the presence of...



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. ANKIT JAGANNATH PRABHUDESSAI

Thumb	Index finger	Middle finger	Ring finger	Little finger

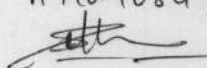
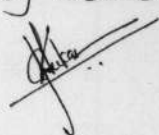
RIGHT HAND FINGER PRINT IMPRESSION OF MR. ANKIT JAGANNATH PRABHUDESSAI

Smt. Maria Valentina Fatima De Souza

Dr. Jagannath M. Prabhudessai

Mr. Ankit J. Prabhudessai

## In the presence of:

1. Name : Trija J. Prabhu Dessai  
 Father's Name: Shridhan Redkar  
 Age : 35  
 Occupation : Service  
 Address : H.No-1084, Chhotmanod, Cucharem - Goa  
 Signature : 
2. Name : Santoshi Kekkar  
 Father's Name: Satyawar Kekkar  
 Age : ~~30~~ 30yrs.  
 Occupation : Service  
 Address : Hsg Board Gagal Margao - Goa  
 Signature : 



*Fatima de Souza*  
 Smt. Maria Valentina Fatima De Souza

*Dr. Jagannath M. Prabhudessai*  
 Dr. Jagannath M. Prabhudessai

*Ankit J. Prabhudessai*  
 Mr. Ankit J. Prabhudessai



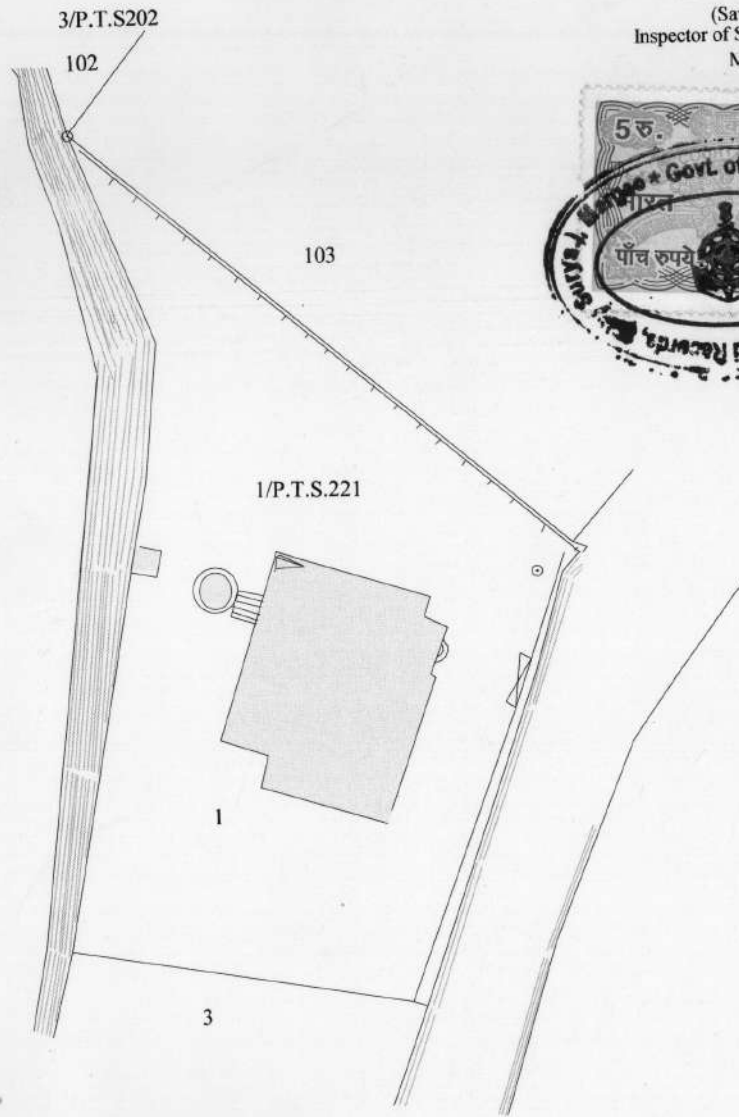
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA

Inward No:CMAR18/2612



Plan Showing plots situated at  
Village : MARGAO  
Taluka : SALCETE  
P.T.Sheet No.221/Chalta No. : 1  
Scale :1:500

(Savio C.Silveira)  
Inspector of Survey & Land Records  
Margao-Goa



Generated By : P. V. FAL DESSAI  
On : 01-08-2018

Compared By: K.B.GAUDE

*Falima de Souza* *Supra* *Approbada*



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 10-12-2018 04:23:32 PM




Document Serial Number : 5364

Presented at 03:48:00 PM on 10-12-2018 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	994000.00
2	Processing Fees	430.00
	Total :	994430.00

Stamp Duty Required: 1278000.00 Stamp Duty Paid: 1278000.00

Nital P. Pednekar presenter

Name	Photo	Thumb Impression	Signature
Nital P. Pednekar, D/o. Narayan Durbhatkar, Married, Indian, age 33 Years, Service, r/o Hno. 124, Rumdamol, "Housing Board, Davorlim, Salcete, Goa As the POA for the Purchasers vide POA dtd: 18/3/2016 executed before Sub Registrar, Salcete Reg No. 49/2016			

Endorsements



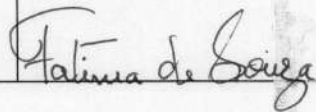
Executant

1 . Nital P. Pednekar, D/o. Narayan Durbhatkar, Married, Indian, age 33 Years, Service, r/o Hno. 124, Rumdamol, "Housing Board, Davorlim, Salcete, Goa As the POA for the Purchasers vide POA dtd: 18/3/2016 executed before Sub Registrar, Salcete Reg No. 49/2016

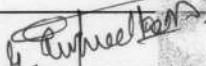
Photo	Thumb Impression	Signature
		

2 . Maria Valentina Fatima De Souza alias Maria Valentina Fatima Cortez, Widow of Late Paulo Francisco De Souza, Married, British National of Overseas Citizen of India, age 87 Years, Retired, r/o 3 Wordsworth Place, Southampton road, London, NW5 4HG and local Address Aquem Alto, Margao, Goa for self & as the POA for the Confirming Parties vide POA dtd: 8/11/2018 executed before Consulate General of "India, Durgam and duly adjudicated before Addl. Collector of South Goa dtd: 21/11/2018 and POA dtd: 29/10/2018 executed before High Commission of India, London and duly attested before Addl. Collector South Goa dtd:

21/11/2018

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Gaurish Kudchadkar , S/o.Mahesh Kudchadkar,Married,Indian,age 37 Years,Advocate,r/o Margao,Goa	

Sub-Registrar

Scanned By:-




Designed and Developed by C-DAC, ACTS, Pune

Certified that Mutation Fees of  
Rs. 2500/- has been paid  
Vide Challan No. 2018 0107 6155  
Dated 10/12/2018



Sub-Registrar  
- CUM -  
Sub-Registrar  
Margao

Book-1 Document  
Registration Number MGO-BK1-05319-2018  
CD Number MGOD130 on  
Date 11-12-2018

  
Sub-Registrar (Salcete/Margao )

Scanned By:-

*Shervat*  
*C*

**- CUM -**  
**REGISTRAR**  
**SALCETE**

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

