

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*[Signature]*  
AUTHORISED SIGNATORY

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

D-5/STP(V)/C.R./35/33/2011-20

भारत 14987 NON JUDICIAL गौजा  
171288 JAN 11 2021  
ZERO FIVE SIX TWO NINE ZERO ZERO 16:00  
R.0562500/-PB7122  
सत्यमेव जयते  
INDIA STAMP DUTY GOA

8-B

Name of Purchaser: SURESH KAMAT



**DEED OF SALE**

*[Signature]* *[Signature]*

*[Signature]*

*[Signature]*

This **DEED OF SALE** is made and executed at Vasco-Da-Gama, Goa on this 11<sup>th</sup> day of January, 2021.

**BETWEEN**



1. **MR. ARVIND FRANKLIN ANTONIO JUSTINO SEQUEIRA**, son of Mr. Antonio Sequeira, 47 years of age, married, in service, having PAN : [REDACTED] and his wife **2. MRS. MEENA ROSALINA BARRETTO E SEQUEIRA**, daughter of Mr. Santana Francis Barreto, 47 years of age, married, housewife, having PAN : [REDACTED] both Indian Nationals and resident of Flat No.F-3, Bldg. A, T. R. Residency, Above HDFC Bank, Taleigao(v), Caranzalem, Goa, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include their legal heirs, representatives, successors, agents, administrators, assigns and/or nominees) of the **FIRST PART**;

**AND**

1. **MR. SURESH GANAPATI KAMAT**, son of Mr. Ganapati Kamat, 50 years of age, married, businessman, having PAN : [REDACTED] Indian National and resident of F6/2, House No.260, Near Last Bus Stop, New Vaddem, Vasco-Da-Gama, Goa, and **2. MR. MAHESH KUMAR BEHKI**, son of Madan Gopal Behki, 51 years of age, married, businessman, having

*Sequeira* [Signature] [Signature]

PAN : ██████████ resident of Flat No.G-1/1, Anand Residency, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof shall include their legal heirs, representatives, successors, agents, administrators, assigns and/or nominees) of the

**OTHER PART.**



**WHEREAS** there exists a property known as 'MURDIM', admeasuring 5425.00 sq. mtrs., surveyed under Survey No.50 sub division No.3, more particularly described in Schedule hereinbelow written and hereinafter referred to as the 'Said Property'.

**AND WHEREAS** the said property originally belonged to Mr. Carlisto Justino de Menino Jesus Sequeira, which can be seen from the Matriz Certificate which is registered in the Taluka Revenue Office under No.115.

**AND WHEREAS** said Mr. Carlisto Justino de Menino Jesus Sequeira and his son, Mr. Franklin Antonio Jervin Pedro Nolsco Joaquim do Sagrado Coracao de Jesus Sequerira expired leaving behind them Mrs. Maria Joana Etelvina Gomes and 1. Mr. Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira, 2. Ms. Dina Maria das Dores do Sagrado Coracao de Jesus Sequeira, 3. Ms. Aura Maria Idalina Tertuliana do

*Sequeira*  
*[Signature]* *[Signature]* *[Signature]*

Sagrada Coracao Jesus Sequeira alias Aura de Sequeira, 4. Ms. Elsa Maria Herminia do Sagrado Coracao Jesus Siqueira, 5. Velia Maria Henriqueta do Sagrado Coracao Jesus Sequeira and 6. Ms. Elma Maria Joana Grazieta do Sagrado Coracao Jesus Sequeira.



**AND WHEREAS** said Mrs. Maria Joana Etelvina Gomes gifted the said property to her daughter, Ms. Dina Maria das Dores do Sagrado Coracao de Jesus Sequeira and her son Mr. Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira vide Deed of Qualification dated 29/03/1964.

**AND WHEREAS** said Mrs. Dina Maria das Dores do Sagrado Coracao de Jesus Sequeira married to Mr. Mario Luis Blasio Lourdes de Ozorio Saldanha alongwith her 4 sisters viz. 1. Mrs. Aura Maria Idalina Tertuliana do Sagrada Coracao Jesus Sequeira alias Aura de Sequeira married to Mr. Fumazoni Gonsalves Dias, 2. Mrs. Elsa Maria Herminia do Sagrado Coracao Jesus Siqueira married to Mr. Cipriano Salvador Pereira, 3. Mrs. Velia Maria Henriqueta do Sagrado Coracao Jesus Sequeira married to Mr. Antonio Blasio de Souza and 4. Mrs Elma Maria Joana Grazieta do Sagrado Coracao Jesus Sequeira married to Mr. Jose Inacio Antonio Gervis de Sequeira ceded all their right in the said property in favour of their otherco-heir i.e. Mr. Antonio Francisco Jose Das Dores Do Sagrado

*Sequeira*

Coracao De Jesus Sequeira and as such the name of said Antonio Sequeira as also known by name Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira was recorded in Form I & XIV bearing Survey No.50/3.



**AND WHEREAS** said Antonio Francisco Jose Das Dores Do Sagrado Coracao De Jesus Sequeira expired on 08/04/1999 and his wife Dr. (Mrs.) Maria Odette Candida Dias De Souza e Sequeira alias Dr Maria Odette Sequeira expired on 29/11/2016.

**AND WHEREAS** upon their death an Inventory Proceedings was instituted by one Dr. Melvin Karl Ludwing Sequeira bearing No.06/2017/A before the Hon'ble Civil Judge, Senior Division, Vasco wherein the aforesaid property which is listed as Item No.8 in the list of Assets was allotted to Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira, the First Party herein.

**AND WHEREAS** the name of said Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira has been included as occupant in I & XIV Form of Survey No.50/3 after deleting the name of Dr. Antonio Sequeira and as such said Mr. Arvind Franklin Antonio Justino Sequeira and his wife Mrs. Meena Rosalina Barretto e Sequeira, Vendors herein have acquired the title in the said property.

*Sequeira*  
*Barretto*

**AND WHEREAS** the Vendors herein intend to sell the said property and the Purchasers are interested in purchasing the said property and as such the Purchasers have approached to the Vendorsto purchase the same for a sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) which is the fair market value of the said property.

**AND WHEREAS** the Vendors are now desirous to convey the title of the said property to the Purchasers by execution of this presents upon the terms and conditions herein below set out:-

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

1. In consideration to the payment of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) the 'Purchasers' paid to the 'Vendors', upon deducting TDS before the execution of this deed (copy of the TDS payment is enclosed herewith), being Rs.62,50,000/- paid by Purchaser No.1 by Bank Transfer through Syndicate Bank, Vasco branch, and Rs.62,50,000/- paid by Purchaser No.2 by Bank Transfer through Indian Bank, Vasco branch, the receipt whereof the Vendors do hereby admit and acknowledge and confirm the 'Vendors' as absolute owners do hereby convey, sell, transfer, assign and assure unto the Purchasers free from encumbrances, charges, claims or demands whatsoever all that said property admeasuring 5,425.00 sq. mtrs., clearly shown in the plan

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*[Signature]* *[Signature]* *[Signature]*

annexed hereto and describing in Schedule hereunder written **TO HAVE, HOLD, OWN AND ENJOY** the same unto and to the use and benefit of the Purchasers forever, TOGETHER WITH all the appurtenances, rights, privileges, liberties and easement to the said property with the title deeds and other incidents of title that pass on such sale.

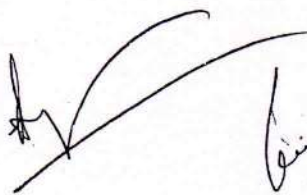
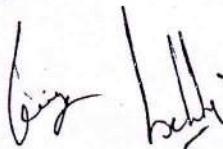


2. The 'Vendors' hereby covenant with the 'Purchasers' as follows:-

(a) That the 'Vendors' have good title and full powers and absolute authority to grant, release, convey and assure the said property hereby sold in the manner aforesaid.

(b) That the 'Purchasers' shall at all times peacefully and quietly occupy, enjoy and possess the said property hereby conveyed for their benefit as deemed fit and proper as owners thereof without any claim, demand or disturbances from 'Vendors'.

(c) The 'Vendors' further covenant with the 'Purchasers' that in the event the 'Purchasers' are deprived of their lawful possession of the said property hereby conveyed by virtue of any defect in the title of the 'Vendors' or due to any lawful claim from whomsoever, the 'Vendors' agree to keep indemnify or cause to be indemnified the 'Purchasers' and/or their heirs from any unforeseen loss of rights in the said property hereby sold.

*Dequeena*  

(d) That the 'Vendors', at the request of the 'Purchasers', undertake and agree to do or cause to be done or execute such papers, documents or comply with any other requirements in order to further assuring the said property to the 'Purchasers'.

(e) That the said property hereby sold is absolutely free from all or any encumbrances whatsoever.

(f) It is agreed that the Purchasers shall also construct and give 3 Row Villas in the said property to the Vendors within 36 months from the date of obtaining all the approvals from the appropriate authorities for which separate documents shall be executed conveying the title of the said Row Villas in favour of the Vendors.

3. That the said property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, or acquisition proceedings by Government of any kind whatsoever.

4. That the Vendors do hereby covenant and assure that the Purchaser are entitled to have mutation in their name in all public records, local body in the name of the Purchasers and expressly give NOC for the same and further undertake to execute any deed in this respect.



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5. That the Vendors have handed over the vacant possession of the said property, more fully described in the Schedule hereunder written to the Purchasers on execution of this deed.

6. The Vendors and the Purchasers hereby declare that the property in transaction does not belong to the Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.



**SCHEDULE OF THE PROPERTY**

All that property known as 'MURDIM', admeasuring 5,425.00 sq. mtrs. surveyed under Survey No.50 sub division No.3, situated in the Village of Cuelim-Cansaulim, within the Jurisdiction of Village Panchayat of Cansaulim-Arossim-Cuelim, Taluka and Sub-District of Mormugao, District of South Goa, in the State of Goa, enrolled in the Taluka Revenue Office under Matriz No.115 and is bounded as under:-

On the North : By property surveyed under Survey No.50/2;

On the South : By property surveyed under Survey No.48/1;

On the East : By Cansaulim-Colva road; and

On the West : By field and village Pale.

**IN WITNESS WHEREOF** hereto have set their hands on the indenture on the day, month and year herein above mentioned.

*Dequena* *[Signature]* *[Signature]*

**SIGNED AND DELIVERED by**

**the within named "VENDORS"**

**1. MR. ARVIND FRANKLIN ANTONIO JUSTINO SEQUEIRA**



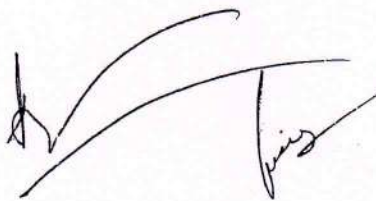
A handwritten signature in black ink, appearing to read "Arvind Franklin Antonio Justino Sequeira".

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



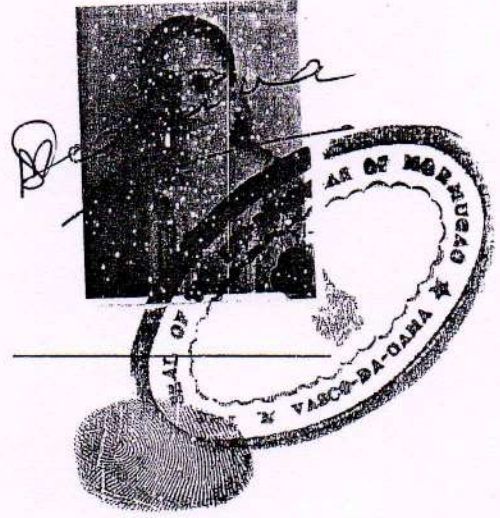
*Sequeira*  *Justino* *belli*

2. MRS. MEENA ROSALINA BARRETTO E SEQUEIRA



*Sequeira*

Left Hand Finger Impressions



Right Hand Finger Impressions



*Sequeira* *Barretto* *Sequeira*

SIGNED AND DELIVERED by  
the within named "PURCHASERS"

1. MR. SURESH GANAPATI KAMAT



Left Hand Finger Impressions



Right Hand Finger Impressions

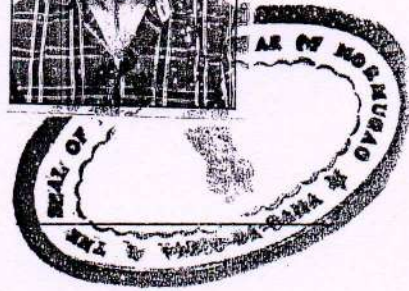


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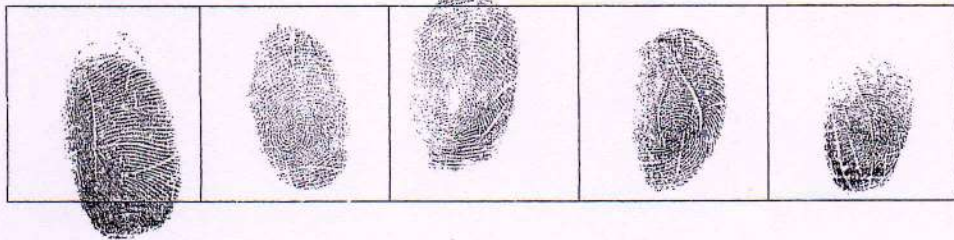
2. MR. MAHESH KUMAR BEHKI



*Behki*



Left Hand Finger Impressions




Right Hand Finger Impressions




*Dequeira* *Behki* *Behki*


In the presence of:-

1. Harshal Muley 



2. Krishna Topinkatti 

Bequeena

belli



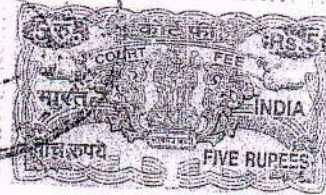
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records

VASCO-GOIA



Plan Showing plots situated at  
Village : Cuelim  
Taluka : MORMUGAO  
Survey No./Subdivision No. : 50/ 3  
Scale : 1:1000

Inward No: 575



*onhe*  
(A. Matondkar)

Inspector of Survey and Land  
Records, Vasco-Goa

*Lawyer bell*

PALE VILLAGE

*Dequeira*

SURVEY No. 50

S.No.48

Generated By : DILIP NAIK  
On : 21-04-2020

*Rane*  
Compared By: Smt.Mrunal T. Rane ( FLS )



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 18-Jan-2021 12:01:00 pm

Document Serial Number :- 2021-MOR-83

Presented at 11:01:08 am on 18-Jan-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	562500
2	Registration Fee	437500
3	Mutation Fees	2500
4	Processing Fee	290
Total		1002790

Stamp Duty Required :562500/-

Stamp Duty Paid : 562500/-









Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Suresh Ganapati Kamat ,Father Name:Ganapati Kamat, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - FB-2, H. No.260, Near Last Bus stop, New Vaddem, Vasco, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Arvind Franklin Antonio Justino Sequeira , Father Name:Antonio Sequeira, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - Flat No.F-3, Building A, T. R. Residency, Above HDFC Bank, Taleigao(v), Caranzalem, Goa, Address2 - , PAN No.: [REDACTED]			
2	Meena Rosalina Barretto E Sequeira , Father Name:Santana Francis Barreto, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Flat No.F-3, Building A, T. R. Residency, Above HDFC Bank, Taleigao(v), Caranzalem, Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Suresh Ganapati Kamat , Father Name:Ganapati Kamat, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - FB-2, H. No.260, Near Last Bus stop, New Vaddem, Vasco, Address2 - , PAN No.: [REDACTED]			
4	Mahesh Kumar Behki , Father Name:Madan Gopal Behki, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat No.G-1-1, Anand Residency, Chicalim, Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Satyawan S Vengurlekar, Age: 48, DOB: , Mobile: 9764269995 , Email: , Occupation: Business , Marital status : Married , Address: 403524, H No 220/2 Qurinpani, H No 220/2 Qurinpani, Arambol, Pernem, NorthGoa, Goa			
2	Name: Trailokyanath Kerkar, Age: 24, DOB: , Mobile: 7057984159 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403802, H No 207, H No 207, New Vadde, Vasco Da Gama, Mormugao, SouthGoa, Goa			



  
Sub Registrar  
SUB - REGISTRAR  
MORMUGAO

Document Serial Number :- 2021-MOR-83

Document Serial No:-2021-MOR-83

Book :- 1 Document  
Registration Number :- **MOR-1-84-2021**  
Date : 18-Jan-2021



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



**SUB-REGISTRAR  
MORMUGAO**