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FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 01/Aug/2017 10:13 AM

Date of Receipt: 01/Aug/2017

Receipt No: 2107

Serial No. of the Document: 3586

Nature of Document: Sale

Received the following amounts from Sri Ryan Anthony Araujo for Registration of above Document in Book-1 for the year 2017



Rs. Ps

Registration Fee	297000.00
Processing Fees	230.00
Total :	297230.00

Amount in words: Rupees Two Lakh Ninety Seven Thousand Two Hundred Thirty 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:

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

..... on 3 / 8 / 17

Signature of the person receiving the Document

Signature of the Sub-Registrar

C.Rupee Three lakhs Ninety Six thousand only

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHIMNA MEMBER CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 401 002

भारत 19462
116425
NON JUDICIAL गोंय
JUL 29 2017
R.0396000/-PB7223
INDIA STAMP DUTY GOA



Name of Purchaser, ARAUJO REALTORS

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]
Authorized Signatory

3586/17

Ryan Araujo
P. Araujo

DEED OF SALE



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This DEED OF SALE is made and executed at Margao, Goa, on this 01st day of AUGUST, of the year 2017.

B E T W E E N

S I MEDIA LLP, a limited liability partnership firm, having office at No.302 Brigade Lavelle 2, Lavelle Road, Bangalore 560 001, a partnership firm registered under the Partnership Act, with the firm holding PAN CARD no.AAPCS8972F; represented herein by its Partner Mr. Rangavasanth B. aged about 63 years, son of late Mr. B.S. Ranga, married, residing at 302 Brigade Lavelle 2, Lavelle Road, Bangalore 560, presently in Margao, Goa; hereinafter referred to as "the VENDOR" (which expression shall unless repugnant to the context or meaning thereof mean and include its partners, successors, executors, representatives, administrators and assigns).

A N D

M/s. ARAUJO REALTORS, a proprietary concern of Mr. RYAN ANTHONY ARAUJO, having its office at 203, Second Floor, Plaza de Araujo, Benaulim, Salcete, Goa, represented herein by its sole Proprietor, Mr. RYAN ANTHONY ARAUJO, 40 years of age, occupation - business, bachelor, son of Mr. Francisco Xavier Araujo alias Frank Araujo, holding AADHAAR CARD

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no.898830365591 and PAN CARD no.ADGPA2683L, residing at Benaulim, Salcete, Goa, hereinafter referred to as "the PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns)

All parties to this Deed are Indian Nationals.

WHEREAS there exists a property fully described in Schedule 'A' hereto, which shall hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS by a Public Deed of Transaction dated 02/06/1906, the entire property was divided into two halves, being NORTHERN PART and SOUTHERN PART by drawing a line from East to West, wherein, the NORTHERN PART was allotted to Dona Estefania da Piedade Barbara, widow of Francisco Xavier Sebastiao Celeodaro Moniz, and the SOUTHERN PART (which is the SAID PROPERTY better described in Schedule 'A' hereto) was allotted to Jose Maria Leopoldino Moniz and his wife Ana Eufermiana da Piedade Bernardina Dias from Benaulim.

AND WHEREAS by virtue of a Deed of Gift, Division and Declaration dated 04 August 1921, duly recorded

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in the office of the Judicial Division of Salcete, at Margao, at folio 39 to 42 overleaf of Book no.286, executed between said Jose Maria Leopoldino Moniz and his wife, Ana Eufermiana da Piedade Bernardina Dias as "the First Party", (i) Antonio Vicente Sao Pedro Roque Moniz and his wife, Maria Idolini da Costa, (ii) Antonio Roque Xavier Moniz, (iii) Maria Teresa Dulce Moniz and (iv) Clara de Assumpcao Moniz as "The Second Party" and (i) Verediana Coronata Aurelia Moniz and her husband Joao Vicente de Jesus Maria Jose de Melo alias Joao Vicente de Melo; (ii) Purificacao Ernestina Estefania Moniz and her husband Clovis Eugenio Massilon do Rosario e Mesquita alias Eugenio Mesquita; as "the Third Party", the SAID SOUTHERN PART i.e. the SAID PROPERTY was allotted to (i) Antonio Vicente Sao Pedro Roque Moniz and his wife, Maria Idolini da Costa.

AND WHEREAS vide a Deed of Partition dated 20 March 1948 recorded in the office of judicial division of Salcete, city of Margao, at folio 1 of Book of Notes no.608, executed upon the death of said Antonio Vicente Sao Pedro Roque Moniz, executed between his widow, namely, Maria Idolina da Costa alias Maria Idolina da Costa and his children, namely, (i) Ernestina Irene Eufermiana Moniz married to Tomaz Joaquim

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Floriano Anunciacao Jose Antonio Vaz; (ii) Antonio Jose Leopoldino do Patrocinio Moniz alias Leopoldino Moniz; (iii) Alda Renigna Moniz, spinster; (iv) Antonio Maria Joaquim Moniz; the said SOUTHERN PART (SAID PROPERTY) was allotted to the said MARIA IDOLINI DA COSTA, widow of Antonio Vicente Sao Pedro Roque Moniz;

AND WHEREAS said MARIA IDOLINE DA COSTA also known as MARIA IDALINE DA COSTA and MARIA IDALINA DA COSTA alias MARIA IDALINA DA COSTA E MONIZ expired on 19/11/1954 in the status of widow, leaving behind on her, a Will dated 27/10/1953 and as her heirs, the following children :-

- (i) Ernestina Irene Eufermiana Moniz married to Tomaz Joaquim Floriano Anunciacao Jose Antonio Vaz;
- (ii) Antonio Jose Leopoldino do Patrocinio Moniz alias Leopoldino Moniz;
- (iii) Alda Renigna Moniz, spinster;
- (iv) Antonio Maria Joaquim Moniz;

as her only and universal heirs who succeeded to the estate, which is confirmed as per the Deed of Qualification of heirs along with Partition dated 20 October 1955, which is recorded at folio 33 onwards of Deeds Book no.721 in the office of Judicial Division Salcete, at Margao.

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AND WHEREAS as per the same document, the SAID PROPERTY among other properties, was allotted to ANTONIO JOSE LEOPOLDINO DO PATROCINIO MONIZ alias LEOPOLDINO MONIZ who was married to Maria IMELDA DO ROSARIO BOTELHO also known as IMELDA BOTELHO E MONIZ alias IMELDA MONIZ.

AND WHEREAS the SAID PROPERTY, as per the records of Matriz, is found recorded under Matriz no.1288 in favour of Jose Maria Leopoldino Moniz of Benaulim.

AND WHEREAS by a Deed of Sale dated 07 March 2006, said Mr. ANTONIO JOSE LEOPOLDINO DO PATROCINIO MONIZ alias LEOPOLDINO MONIZ and his wife, Mrs. MARIA IMELDA DO ROSARIO BOTELHO also known as IMELDA BOTHELHO E MONIZ alias IMELDA MONIZ, both r/o Benaulim, sold the said property to Mr. HECTOR D'COSTA.

AND WHEREAS vide a Deed of Sale dated 01st December, 2014 duly registered in the office of the Sub Registrar of Salcete, at Margao, said Mr. HECTOR D'COSTA sold the SAID PROPERTY to the Vendor herein.

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AND WHEREAS In view of the above, the Vendor herein became the exclusive owner in possession of the SAID PROPERTY.

AND WHEREAS the Vendor has already sold portions of the SAID PROPERTY to various persons, and now there remains the remaining portion admeasuring 3,208 square metres.

AND WHEREAS the Vendor has now agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor herein, an area of 1,800 square metres of the remaining portion admeasuring 3,208 square metres, which area of 1,800 sq. mts. is better described in Schedule 'B' hereto, for a total consideration of Rs.99,00,000/- (Rupees ninety nine lakhs only).

The said area of 1,800 sq. mts. is also shown in the plan annexed hereto marked in RED colour lines and shall hereinafter be referred to as the "SAID PORTION".

AND WHEREAS out of the said total consideration of Rs.99,00,000/- (Rupees ninety nine lakhs only) the Purchaser has paid to the Vendor, before the execution of this Deed of Sale, a sum of Rs.98,01,000/- (Rupees

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ninety eight lakhs one thousand only) in the following manner, after deducting TDS of 1% amounting to Rs.99,000/- in compliance with the Income Tax Laws u/s 194-I(A) of the Income Tax Act, 1961 :-

- a) Rs.40,00,000/- by cheque no.438860 dated 20/06/2016 drawn on State Bank of India, Benaulim branch;
- b) Rs.20,00,000/- by cheque no.438868 dated 05/11/2016 drawn on State Bank of India, Benaulim branch;
- c) Rs.10,14,075/- by cheque no.438880 dated 02/02/2017 drawn on State Bank of India, Benaulim branch;
- d) Rs.9,00,000/- paid by RTGS from HDFC Bank, bearing UTR no.HDFCR52017041193562923 on 11/04/2017;
- e) Rs.18,00,000/- by cheque no.438915 dated 27/07/2017 drawn on State Bank of India, Benaulim branch;
- f) Rs.86,925/- by cheque no.438916 dated 28/07/2016 drawn on State Bank of India, Benaulim branch;

AND WHEREAS the parties hereby declare that the said portion/property in transaction does not belong to the scheduled caste/scheduled tribes, pursuant to the notification no.RD/LAND/LRC/318/77 dated 21/8/78

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AND WHEREAS the parties hereto now desire to complete the sale of the SAID PORTION by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of sum of Rs.98,01,000/- (Rupees ninety eight lakhs one thousand only) paid by the Purchaser to the Vendor as stated in detail above, after deducting TDS of 1% amounting to Rs.99,000/- (Rupees ninety nine thousand only) in compliance with the Income Tax Laws u/s 194-I(A) of the Income Tax Act, 1961, which TDS amount has been paid by the Purchaser to the Income Tax Department; receipt whereof is hereby admitted and acknowledged by the Vendor to the Purchaser herein, THE VENDOR hereby sells, transfers, conveys and assures in favour of the Purchaser herein, the SAID PORTION described in Schedule 'B' hereto, free from any encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

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1A. That although the total consideration of the SAID PORTION is Rs.99,00,000/- (Rupees ninety nine lakhs only), the Purchaser has paid to the Vendor, only a sum of Rs.98,01,000/- (Rupees ninety eight lakhs one thousand only) after deducting TDS of 1% amounting to Rs.99,000/- in compliance with the Income Tax Laws u/s 194-I(A) of the Income Tax Act, 1961, which TDS has been paid by the Purchaser to the Income Tax Department on 29/07/2017, Challan of the said payment is annexed to this Deed of Sale.

2. That the Vendor hereby agrees and undertakes to save harmless and keep indemnified the Purchaser from and against all losses, charges, costs or expenses suffered or incurred by the Purchaser by reason of

i) there being any defect in title of the Vendor to the SAID PORTION conveyed hereunder; and/or

ii) there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID PORTION conveyed hereunder.

3. That the Vendor shall at all times and at the request and cost of the Purchaser do, execute and perform all such necessary acts, deeds and things,

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as may be required by the Purchaser for the purpose of more perfectly conveying and assuring in favour of the Purchaser the SAID PORTION conveyed hereunder and/or for the purpose of recording and registering in the name of the Purchaser the SAID PORTION conveyed hereunder in all Government records, including Land Revenue and Land Survey Records and Village panchayat records.

4. The Vendor hereby gives consent and no objection to the concerned Village panchayat for mutation/partition/recording the name of the Purchaser in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PORTION conveyed hereunder.

5. The Vendor has today delivered to the Purchaser, the vacant possession of the SAID PORTION as also the certified copies of title documents in respect of the SAID PROPERTY, and from the date of taking possession, the Purchaser is exclusively liable to pay all taxes that may arise from time to time in respect of the SAID PORTION.

6. The Purchaser shall hereafter be entitled to deal in any manner with the SAID PORTION as he deems fit and proper.

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7. That the market value of the SAID PORTION is Rs.99,00,000/- accordingly the stamp duty of 4% i.e. Rs.3,96,000/- is affixed to this Deed of Sale plus registration charges are paid on execution of this Deed, both of which are borne by the Purchaser herein.

Schedule - A

Property denominated as ZOGPALLEM also known as ZOGPOILEM or JOPAILEM, situated within the limits of village panchayat of Cana Benaulim, Salcete taluka, district of South Goa, state of Goa, described in the land registration office of Salcete at Margao, under no.789 of old series and enrolled in the Land Revenue Office of Salcete under Matriz under no.1288, bearing survey No.245/19 of village Benaulim, Salcete, Goa, totally admeasuring an area of 6,525 square metres, and which property is bounded as under -

on the East - by the water drain running in the North-South direction;

on the West - by the property "PANDIABAGA" "QUILPAXITIN" of the comunidade, presently surveyed under no.246/17 and 246/37 of village Benaulim;

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on the North - by half of the property ZOGPOILEM of Estafania da Piedade Barbosa presently surveyed under no.245/18 of village Benaulim; and

on the South - by the boundary line of village Varca;

Schedule - B

Description of SAID PORTION

All that portion admeasuring 1,800 sq. mtrs. which is a part of the property described in Schedule 'A' above, which portion is shown in the plan annexed hereto marked in RED colour lines and is bounded as under :

on the East - by remaining property of Survey no.245/19 ;

on the West - by survey no.245/19A;

on the North- by survey no.245/18 and 245/18A;

on the South - by survey no.245/19B and 245/19C;

The said Portion is identified in the survey records of village panchayat of Benaulim under survey No.245/19(part).

IN WITNESS WHEREOF, the parties hereto have set and subscribed their hands, on the day, month and year first hereinabove mentioned.



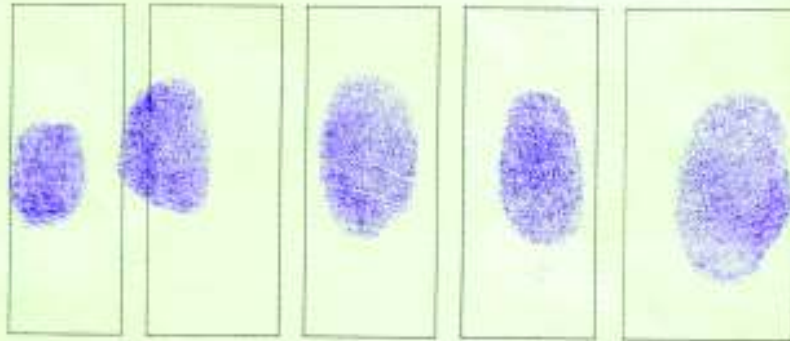
-14

VENDOR -

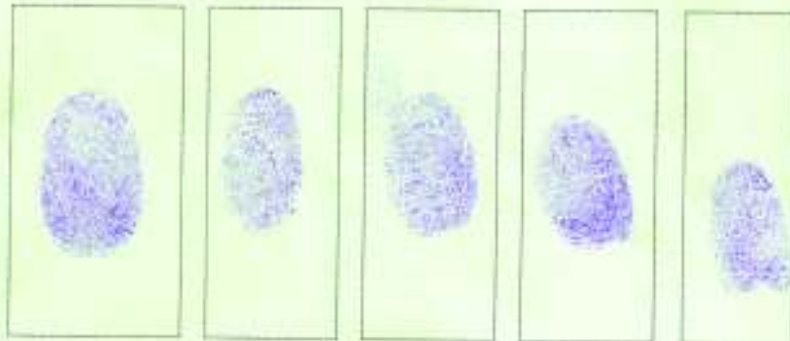
Rangavasanth



S I MEDIA LLP
limited liability partnership
represented herein by its Partner,
Mr. Rangavasanth B.



Left Hand Finger Prints



Right hand finger prints

R.S.

R.



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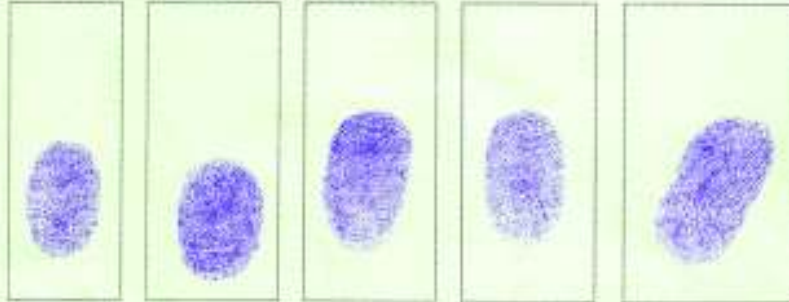
PURCHASER -

R. Araujo

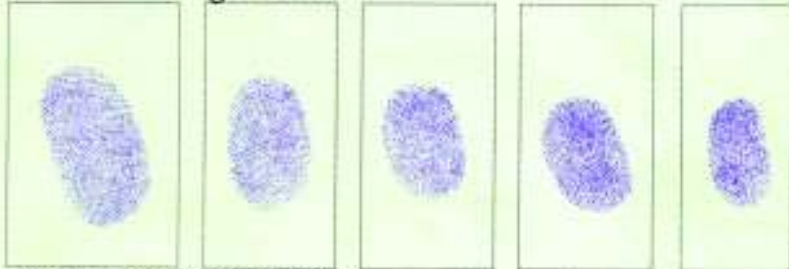
R. Araujo



M/s. ARAUJO REALTORS
represented by its Sole proprietor
Mr. RYAN ANTHONY ARAUJO



Left Hand Finger Prints



Right Hand Finger Prints

Witnesses :-

1. Mr. Sameer M. Handeparkar

r/o Behaulim Salcelte Goa

2. Mrs. Olivia Castello

r/o Mangas Goa.

R.A.

b.



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



Plan Showing plots situated at
 Village : BENAULIM
 Taluka : SALCETE
 Survey No./Subdivision No. : 245/19
 Scale : 1:1000

Inward No.2409

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



(Signature)
 Generated By : RUCHITA MADKAIKAR
 On : 13-04-2017

(Signature)
 Compared By : K.B.GAULDE

(Signature)

(Signature)

REG_1_49803_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 01-08-2017 09:56:48 AM

Document Serial Number : 3586

Presented at 09:40:00 AM on 01-08-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows

Sr. No	Description	Rs. Ps
1	Registration Fee	297000.00
	Processing Fees	230.00
	Total :	297230.00

Stamp Duty Required: 396000.00 Stamp Duty Paid: 396000.00

Ryan Anthony Araujo presenter

Name	Photo	Thumb Impression	Signature
Ryan Anthony Araujo, S/o. Francisco Xavier Araujo alias Frank Araujo , UnMarried, Indian, age 40 Years, Business, r/o Benaulim Salcete Goa As Sole Proprietor M/s. Araujo Realtors			

Endorsements


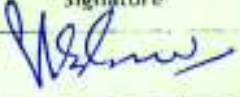
Executant

1 . Rangavasanth B., S/o. Late B.S.Ranga, Married, Indian, age 63 Years, Business, r/o 302, Brigade Lavelle 2, Lavelle Road, Bangalore 560001 presently in Margao Goa As the Partner of S I MEDIA LLP at 302, Brigade Lavelle 2, Lavelle Road, Bangalore 560001

Photo	Thumb Impression	Signature
		

2 . Ryan Anthony Araujo, S/o. Francisco Xavier Araujo alias Frank Araujo , UnMarried, Indian, age 40 Years, Business, r/o Benaulim Salcete Goa As Sole Proprietor M/s. Araujo Realtors

Photo	Thumb Impression	Signature
		

Identification	Witness Details	Signature
	Adv. Sanyal Shirodkar, S/o. Anand Shirodkar, UnMarried, Indian, age 48 Years, Advocate, r/o R/o, Margao, Salcete - Goa	

Certified that mutation fees
 of Rs. 2500/- has been paid vide
 challan no. 2017 00564262
 dated 01/08/2017


 Sub-Registrar
CIVIL REGISTRAR
 - CUM -
Sub-REGISTRAR
MALCHIT


CIVIL REGISTRAR
 - CUM -
Sub-REGISTRAR
MALCHIT



Book-1 Document
Registration Number MGO-BK1-03523-2017
CD Number MGD0114 on
Date 01-08-2017

Sub-Registrar (Salcede/Margao)



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Signature:-

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