

(Rupees Twelve Lacs Seventy Six Thousand Five Hundred Sixty Only)

CITIZEN CREDIT CO-OP BANK LTD  
SURVEY NO. 125/2, PLOT NO. 158  
NEAR TEEN BUILDING  
ALTO, PORVORIM  
BARDEZ - GOA - 403521

भारत 21249 NON JUDICIAL गोंया  
164934 APR 17 2018  
one two seven six five six zero 15:50  
R. 1276560/- PB7147

INDIA STAMP DUTY GOA

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

Name of Purchaser Red Stone Spaces

*+Reles*  
Authorised Signatory



(M)

1763/2018

18/04/2018

*Dale*  
*Dant*  
*James fernandes*  
*Dant*  
*bad*  
*Fernandes*

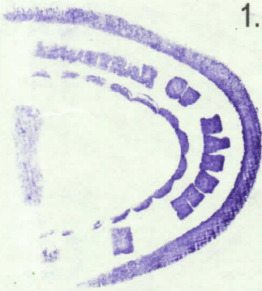
DEED OF SALE

THIS DEED OF SALE is made at Mapusa on this 18<sup>th</sup> day of the month of April of the year 2018.

*James fernandes*  
*bad*  
*Dant*  
*James fernandes*  
*bad*  
*Dant*  
*James fernandes*  
*bad*



BETWEEN



1. Mrs. Maria D'Souza e D'Cunha, alias Maria. B. Dcunha, widow of late Francis D'Cunha, Indian National, Housewife, 72 Yrs of Age, Having PAN CARD NO. AUVPD5148H, Aadhaar Card No. 7876 5700 7596, Residing at 201, Crystal Apartment, Lourdes Colony, Orlem, Malad (West), Mumbai-400 064, represented herein by her daughter-in-law and duly constituted Power of Attorney, MRS. HAZEL D'CUNHA, duly appointed vide Power of Attorney dated 25/8/2014, executed before Notary J. D. Rawal, and registered at Serial No. 9082 in his Notarial Books;

*Rawal*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*Vincent*

(2) Mr. Savio D'Cunha, son of late Francis D'Cunha, Indian National, In-service, 44 Yrs of Age, Having PAN CARD NO. AMFPD4133L, AADHAAR Card No. 4184 2952 9507, residing at 702, Ev-lil Apartment, First Floor, Dominic Colony Road, Orlem, Malad (West), Mumbai-400 064, represented herein by his wife and duly constituted Power of Attorney, MRS. HAZEL D'CUNHA, duly appointed vide Power of Attorney dated 25/8/2014, executed before Notary J. D. Rawal, and registered at Serial No. 9081 in his Notarial Books;

(3) Mrs. Hazel D'Cunha, wife of Savio D Cunha, Indian National, Housewife, 51 Yrs of Age, Having PAN CARD NO. ABWPM2246D, AADHAAR Card No. 6819 0336 5416, residing at 702, Ev-lil Apartment, First Floor, Dominic Colony Road, Orlem, Malad (West), Mumbai-400 064,;

(4) Mrs. Roselyn D'Cunha alias Roselyn D'cunha E Fernandes , daughter of late Francis D'Cunha, wife of Mr. Thomas Fernandes, Indian National, Housewife, 41 Yrs of Age, Having PAN CARD NO. ABCPF5812C, AADHAAR Card No. 5411 1639 4049, residing at 3/A/12, Manali Apartment, Evershine Nagar, Malad (West), Mumbai-400 064,

(5) Mr. Thomas Fernandes, husband of Roselyn Fernandes, son of Mr. Issac Fernandes, Indian National, In-service, 43 Yrs of Age, having

*[Signature]*

*[Signature]*

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*[Signature]*







In-Service, 39 Yrs of Age, Having PAN CARD NO. AAPPF4272P, AADHAAR Card No. 6938 7722 2858, Residing at Marvel Patel Chawl-3, Room No. 8, Rathodi Village, Marve Road, Mumbai-400064, represented herein by her mother and duly constituted Power of Attorney, Smt. Fatima Noronha e D'Cunha, widow of Mr. Victor D'Cunha appointed vide Power of Attorney dated 11/8/2017, executed before Notary Ramnath T. Dubey, at Serial No. 142 / V in its Notarial Books;

(12) Mr. Edward Fernandes, husband of Mrs. Perpetual D'Cunha Fernandes, Indian National, In-service, 44 Yrs of age, Having PAN CARD NO. AAEPF6566A, AADHAAR Card No. 9638 8916 1836, Residing at Marvel Patel Chawl-3, Room No. 8, Rathodi Village, Marve Road, Mumbai-400064, represented herein by his mother-in-law and duly constituted Power of Attorney, Smt. Fatima Noronha e D'Cunha, widow of Mr. Victor D'Cunha appointed vide Power of Attorney dated 11/8/2017, executed before Notary Ramnath T. Dubey, at Serial No. 142/ V in its Notarial Books;

13) Ms Jacinta D'Cunha, spinster, daughter of late Assumption Isidore Bernardo D'Cunha, Indian National, In-service, 63 Yrs of Age, Having PAN CARD NO. AYTPD6039R, AADHAAR Card No. 7028 9699 8406, Residing at Ward No. 11, Rajaram Factory, Mandasaur, Madhya Pradesh 458 001  
The parties above named at sr. no. 1 to 13 are hereinafter collectively be referred to as the "VENDORS", (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors, and/or legal representative), of **THE FIRST PART**

**AND**

**M/S. REDSTONE SPACES**, a Proprietary Concern of Mr. SHAKEEL LADAK, businessman, 43 Yrs of Age, Indian National, having PAN CARD NO. AAAPL3836D, Aadhaar Card No. 5511 6112 7384, resident of 603-604, B-Wing, Sarkar Heritage, Landsend Apartment, Kane Road,

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Bandstand, Bandra West, Mumbai 400050, hereinafter be referred to as "PURCHASERS", (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators, nominees, legal representatives and assigns) **OF THE SECOND PART.**

**WHEREAS**, there exists an immovable property known as "PEDRU BHAT", situated at Anjuna, Taluka Bardez, District North Goa, located with the Panchayat limits of Anjuna, Bardez-Goa and is presently surveyed under Survey No. 540/13 admeasuring 2375 square meters The **SAID PROPERTY** has not been enrolled in Taluka Revenue Office and as such no Matriz No. is allotted. This property is bounded as under:-

ON THE EAST	By the property surveyed under No. 540/14 of Anjuna Village;
ON THE WEST	By the property surveyed under No. 540/2 of Anjuna Village;
ON THE NORTH	By the property surveyed under No. 540/3 of Anjuna Village; and
ON THE SOUTH	By Public Road.

(The property described above along with house standing thereon shall hereinafter collectively be referred to and called as "SAID PROPERTY" for the sake of brevity. The **SAID PROPERTY** is more particularly described in Schedule hereunder written), more specifically described in "SCHEDULE - I" hereunder written and delineated red ink in plan marked as "SCHEDULE - II".

**AND WHEREAS:**



1. The SAID PROPERTY is found inscribed in the name of one Maria Rosalina Fernandes, wife of Mr. Francisco Maria Lopes de Cunha under Inscription No. 11274 of Book G-16, Folio 99 of Registry of Inscriptions of Transmission, having purchased the same vide Deed of Sale dated 22/1/1912 registered in the Books of Notary of Judicial Division of Bardez, Mr. Caridade Frias, from Mr. Jacob Conceicao D'Souza and his wife Mr. Albertina Albostina Georgiana de Braganza e Souza and Helena Izabel Silvester, widow of Jose Xavier Baptista de Conceicao e Souza.
2. The SAID PROPERTY is described in Book B-42 at Page 49 (reverse) of Land Registration Record of Bardez as under:

**"DESCRIPTION NO. 16212**

*Rustic property of coconut grove denominated "BENDEACHY NOMOXIM" also known as "PEDRU BATTA", situated in Village and Parish of Anjuna, property which is also known as part or Adicao/Plot, is one of the Eighth Adicao/Plot or Sixteenth Adicao/Plot in which consist the two 1/48 parts of the property of the said denomination recorded in book tombo of the village under Nos 61 and 62 and constitute as an independent property, which is separated from others and forms one separate and independent property, bounded on East by property of heirs of Sebastiao Marano de Souza, on West by that of the heirs of Joao Luiz Fernandes, on the North by that of seller Jacob Conceicao de Souza, and on South by Public Road.*

3. The SAID PROPERTY was surveyed under Old Cadastral No. 1635 and the corresponding entry in the Register of "AGRIMENSOR" of Anjuna Village is found in the name of Maria Rosalina Fernandes.
4. Upon death of said Rosie Fernandes alias Maria Rosalina Fernandes and her husband Francisco Mario Lopes da Cunha, the SAID PROPERTY was the subject matter in Inventory Proceedings No. 389/2010/A which

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was instituted in the Court of Civil Judge, Senior Division of Bardez, at Mapusa-Goa.



5. The statement on oath by Mr. Peter D'Cunha in his capacity as Cabeça de Casal appointed by the Court reveals that said Maria Rosalina Fernandes and her husband Francisco Mario Lopes da Cunha were survived by their son Assumption Isidor Bernardo D'Cunha also known as Bernardo Isidoro Assumption Lopes de Cunha, married to Mrs. Bevinda Aramita de Cunha alias Bevinda Aramita Mascarenhas e D'Cunha alias Beabinda Aramita Mascarenhas e Cunha. Said Assumption Isidor Bernardo D'Cunha died on 10/10/1910 and said Bevinda Aramita D'Cunha died on 10/3/1993 and they were survived by the following legal heirs:-

- (a) Francis D'Cunha, son of late Assumption Isidor Bernardo D'Cunha (died on 16/8/2005);
- (b) Mrs. Maria D'Souza e D'Cunha, widow of late Francis D'Cunha;
  - (i) Mr. Savio D'Cunha, son of late Francis D'Cunha;
  - (ii) Mrs. Hazel D'Cunha, wife of Savio D'Cunha;
  - (iii) Mrs. Rosalyn D'Cunha, daughter of late Francis D'Cunha;
  - (iv) Mr. Thomas Fernandes, husband of Rosalina D'Cunha;
- (c) Mr. Peter D'Cunha, son of late Assumption Isidor Bernardo D'Cunha;
- (d) Mrs. Alcina D'Souza, wife of Peter D'Cunha;
- (e) Mr. Victor A. D'Cunha, son of late Assumption Isidor Bernardo D'Cunha, who died on 17/7/1992;
- (f) Mrs. Fatima Noronha e D'Cunha, widow of Victor A. D'Cunha;
  - (i) Mr. Vernon D'Cunha, son of late Victor A. D'Cunha;
  - (i) Mrs. Cynthia D'Cunha, wife of Mr. Vernon D'Cunha;
  - (ii) Mrs Perpetual D'Cunha Fernandes, daughter of late Mr. Victor A. D'Cunha;
  - (iii) Mr. Edward Fernandes, husband of Mrs. Perpetual D'Cunha Fernandes;
- (g) Sr. Lucia D'Cunha, daughter of late Assumption Isidor Bernardo D'Cunha;
- (h) Ms Jacinta D'Cunha, spinster, daughter of late Assumption Isidor Bernardo D'Cunha;

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*Cunha D' Cunha*  
*Bernardos*  
*James Fernandes*  
*AD Souza*  
*D' Cunha*



6. The SAID PROPERTY devolved upon the Vendors and Sister Lucia D'Cunha as described in the Final Chart of Allotment made in said Inventory Proceedings No. 389/2010/A. The said Final Chart of Allotment is marked as "EXHIBIT 30" in the Inventory Proceedings was finalized vide Final Order dated 23/1/2014.

7. The names of all the Vendors and said Sister Lucia D'Cunha is duly incorporated in Form I & XIV pertaining to the SAID PROPERTY.

8. A portion of the SAID PROPERTY to an extent of 11 square meters was acquired by the Government of Goa (PWD) and therefore, the actual area available with the Vendors is 2364 square meters in the SAID PROPERTY.

9. The said Sister Lucia D'Cunha, through her duly constituted Attorney Mr. Miguel Francisco D'Souza, son of Florencio Manuel D'Souza, appointed vide Power of Attorney dated 7/7/2017 executed before Notary Shri A. S. D'Mello and registered in his Notarial Books at Registration No. 3121 of 2017, relinquished her share in the SAID PROPERTY vide a Registered Deed of Gratuitous Relinquishment dated 16<sup>th</sup> April 2018, registered at Folio No. 626V Book No 860 in the Office of Sub-Registrar of Assurances, at Mapusa, Bardez-Goa.

10. Thus, the Vendors fully acquired title to the SAID PROPERTY.

**AND WHEREAS** the **VENDORS** above named are desirous of selling the SAID PROPERTY and the **PURCHASER** above named is interested in purchasing the **SAID PROPERTY**. The Purchaser has offered to purchase the SAID PROPERTY for a consideration of Rs. 2,83,68,000/- (Rupees Two Crores Eighty Three Lakhs Sixty Eight Thousand only) which is its present fair market value, and the Vendors having accepted the said offer, both the parties have mutually agreed to sale of the SAID PROPERTY upon following mutually agreed terms and conditions

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Lucia D' Cunha Bernardes  
Perbe Calh D' Cunha James Fernandes  
Bad AD Souza  
Lucia



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

1. That in consideration of the amount of Rs. 2,83,68,000/- (Rupees Two Crores Eighty Three Lakhs Sixty Eight Thousand only) paid by the **PURCHASER** to the **VENDORS** as provided hereunder, which amount the **VENDORS** hereby doth, admit and acknowledge to have received, the **VENDORS** doth hereby transfer by way of sale and convey unto the **PURCHASER** the SAID PROPERTY described in 'Schedule I' hereunder written together with all the inherent rights of access, easements, pathways, water ways etc. to hold the same by the **PURCHASER** hereinafter peacefully, openly and as of right without any interference or hindrance from the **VENDORS** or any other person or persons claiming or purporting to claim on behalf of the **VENDORS** or whosoever.
  
2. That the **PURCHASER** has paid the total consideration of the amount of Rs. 2,83,68,000/- (Rupees Two Crores Eighty Three Lakhs Sixty Eight Thousand only) before deducting one percent TDS of Rs 283680/- there from as under
  - (a) An amount of Rs.35,10,540/- ( Rs. Thirty Five Lakhs Ten Thousand Five Hundred and Forty only) paid vide Demand Draft bearing No. 066290 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MR. PETER .D'CUNHA;
  
  - (b) An amount of Rs.35,10,540/- ( Rs. Thirty Five Lakhs Ten Thousand Five Hundred and Forty only) paid vide Demand Draft bearing No. 066299 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MRS ALCINA D'SOUZA
  
  - (c) An amount of Rs.70,21,080/- ( Rs. Seventy Lakhs Twenty One Thousand and Eighty only) paid vide Demand Draft bearing No. 066298 dated 13.04.2018, drawn on the Development Credit Bank,

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The block contains several handwritten signatures in blue ink. From left to right, there are two signatures for 'Mumbai D. C.', two for 'Demandes', and one for 'James James A.D. Souza'. The signature 'A.D. Souza' is written in a larger, more prominent script.



Bandra (West) Branch, Mumbai in favour of MRS. JACINTA D'CUNHA;

- (d) An amount of Rs.35,10,540/- ( Rs. Thirty Five Lakhs Ten Thousand Five Hundred and Forty only) paid vide Demand Draft bearing No. 066297 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MRS. MARIA B. D'CUNHA;
- (e) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066296 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MR. SAVIO D'CUNHA;
- (f) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066295 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MRS. HAZEL D'CUNHA;
- (g) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066294 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MRS. ROSELYN D'CUNHA E FERNANDES;
- (h) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066293 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MR. THOMAS. FERNANDES;
- (i) An amount of Rs.35,10,540/- ( Rs. Thirty Five Lakhs Ten Thousand Five Hundred and Forty only) paid vide Demand Draft bearing No. 066301 dated 13.04.2018, drawn on the Development Credit Bank,

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Maria B. D'Cunha      Savio D'Cunha      Hazel D'Cunha      Roselyn D'Cunha E Fernandes  
Maria B. D'Cunha      Thomas Fernandes      Thomas Fernandes      Thomas Fernandes  
3001



Bandra (West) Branch, Mumbai in favour of MRS.FATIMA D'CUNHA E NORONHA

(j) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066300 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MR. VERNON D'CUNHA;

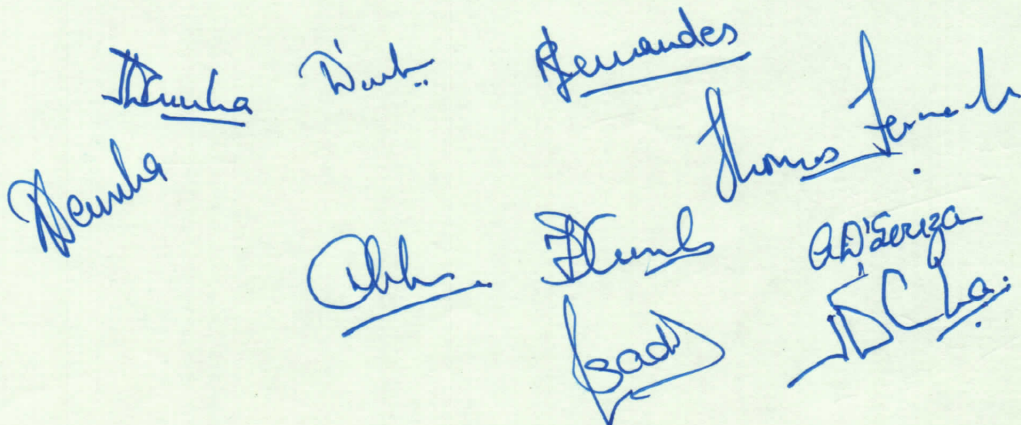
(k) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066289 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MRS. CYNTHIA D'CUNHA;

(l) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066292 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MRS. PERPETUAL D'CUNHA E FERNANDES;

(m) An amount of Rs.8,77,635/- ( Rs. Eight Lakhs Seventy Seven Thousand Six Hundred and Thirty Five only) paid vide Demand Draft bearing No. 066291 dated 13.04.2018, drawn on the Development Credit Bank, Bandra (West) Branch, Mumbai in favour of MR. EDWARD FERNANDES.

3. The **VENDORS** do hereby convey unto the **PURCHASER** all the rights, title and interests in the **SAID PROPERTY** including the right of easements and accesses, roads, drains, water ways, trees and all other rights appurtenant to the **SAID PROPERTY** and the same shall be enjoyed by the **PURCHASER** hereinafter exclusively for the benefit of the **PURCHASER**.

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 The block contains several handwritten signatures in blue ink. On the left, there is a signature that appears to be 'D' Cunha'. In the center, there are two signatures, one above the other, both appearing to be 'D' Cunha'. To the right of these, there is a signature 'Fernandes'. Further right, there is a signature 'James Fernandes'. At the bottom right, there is a signature 'AD' Souza' with 'D' Cunha' written below it.



4. The **VENDORS** doth hereby assure the **PURCHASER** that they have an absolute, valid and marketable title to the **SAID PROPERTY** and have absolute right to transfer and alienate the same.

5. The **VENDORS** have covenanted and represented unto **THE PURCHASER** as follows:-



a) That the **VENDORS** are the absolute owners in possession having right title and interest in the **SAID PROPERTY** and that no person other than the **VENDORS** has any right, title or interest of whatsoever nature in respect of the **SAID PROPERTY** and that the **VENDORS** have an absolute right to dispose and/or sell the **SAID PROPERTY** in any manner whatsoever.

b) That the **SAID PROPERTY** IS not subject matter of any lease or Leave and License and there are no tenants/lessee or any other persons claiming a Right of Tenancy or as a Mundkar over the **SAID PROPERTY** or any part thereof.

c) The **VENDORS** also assure the **PURCHASER** that they shall indemnify the **PURCHASER** in the event of any claim raised by any third party/s against the **SAID PROPERTY** or any part thereof as regards the title of the **VENDORS** to the **SAID PROPERTY**.

d) That no notice from the Central or State Government or any other local body or authority under any Corporation law or under any Acts, Schemes, Ordinance, Order or Notification including notices/proceedings for Acquisition/Requisition of land had/has been received by and/or served upon the **VENDORS** in respect of the **SAID PROPERTY** or any part thereof.

e) That neither the **SAID PROPERTY** nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any

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*Handwritten signature: Kumbha*

*Handwritten signature: Dab.*

*Handwritten signature: Demandey*

*Handwritten signature: Shreefermesh*

*Handwritten signature: Ahu.*

*Handwritten signature: Kumbha*

*Handwritten signature: A.D. Souza*  
*Handwritten signature: K.L.*



other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

f) That neither the **SAID PROPERTY** nor any part thereof is the subject matter of any Civil Suit, Criminal Complaint/case or any other action or proceeding in any Court of Law or any other Forum.

g) That **THE VENDORS** has not entered into any agreement, understanding and/or arrangement for sale and/or disposal or otherwise howsoever with any party in respect of the **SAID PROPERTY** or any part thereof.

h) That the **SAID PROPERTY** is not a subject matter of any mortgage and the title of **THE VENDORS** in respect of **SAID PROPERTY** is clear and free from any encumbrances.

i) That, the **PURCHASER** shall peaceably enter upon, hold, possess, make use and enjoy the **SAID PROPERTY** along with all right, title and interest therein, as hereby sold without any claim, demand, hindrance, objection, interruption or disturbance of whatsoever nature, from the **VENDORS** or any person/s claiming under or through and under them.

6. The **VENDORS** assures the **PURCHASER** that there are no arrears of any Tax and/or dues payable on the **SAID PROPERTY** to the Village Panchayat of Anjuna-Caisua or any other Local or Government Body and that the **PURCHASER** shall be liable to pay all the taxes on the **SAID PROPERTY** or the house therein levied by the Government of Goa or any other Government Body as from the date of sale.

7. The **VENDORS** do hereby give their express consent and no objection for deleting their names and incorporating the name of the **PURCHASER** in the Revenue Records including Form I & XIV in respect of the **SAID**

Munha

Dout.

Remandes

James Francis

Munha

Alho

Alho  
Bad

Alho'souza  
W. La.



**PROPERTY** and further assure of full cooperation for carrying out the same. For this purpose, the **VENDORS** shall forthwith sign the necessary applications, forms, statements, no objections, replies necessary for the said purpose.

8. The parties mutually agree and declare that the this Sale of the **SAID PROPERTY** executed by the **VENDORS** in favour of the **PURCHASER** for a total consideration of an amount of Rs. 2,83,68,000/- (Rupees Two Crores Eighty Three Lakhs Sixty Eight Thousand only) is the fair market value of the said property.
9. The stamp duty of Rs.12,76,560/- (Rupees Twelve Lakhs Seventy Six Thousand Five Hundred and Sixty Only) is paid on the market value of Rs.2,83,68,000/- (Rupees Two Crores Eighty Three Lakhs Sixty Eight Thousand only).
10. Both the parties hereby declare that, the neither the **SAID PRPERTY** nor any part thereof is owned or possessed by any member of Scheduled Caste or Scheduled Tribe community and that this declaration is given in view of the Notification RD/LND/LRC/318/77 dated 24<sup>th</sup> August 1978.

**SCHEDULE - I**

**(DESCRIPTION OF SAID PROPERTY)**

ALL that immovable property known as "PEDRU BHAT", situated at Anjuna, Taluka Bardez, District North Goa, located with the Panchayat limits of Anjuna, Bardez-Goa and is presently surveyed under Survey No. 540/13 admeasuring 2375 square meters and the same is bounded as under:-

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Munha      Wah..      Fernandes  
Munha      Chh      James Fernandes  
Chh      Head      AD'saya  
Chh



ON THE EAST

By the property surveyed under No. 540/14 of Anjuna Village;

ON THE WEST

By the property surveyed under No. 540/2 of Anjuna Village;



ON THE NORTH

By the property surveyed under No. 540/3 of Anjuna Village; and

ON THE SOUTH

By Public Road.

**IN WITNESS WHEREOF**, the parties hereto have hereunto signed and executed this Deed of Sale, on the date, month and year first hereinabove written.

Deuho      W. A. D. S.      Benandes      James F. ...  
Deuho      Abh.      Stival      AD'S Souza  
Boad      W. A. D. S.

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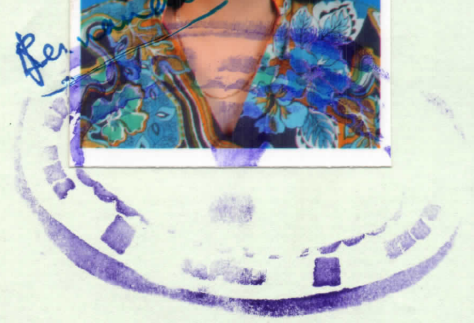




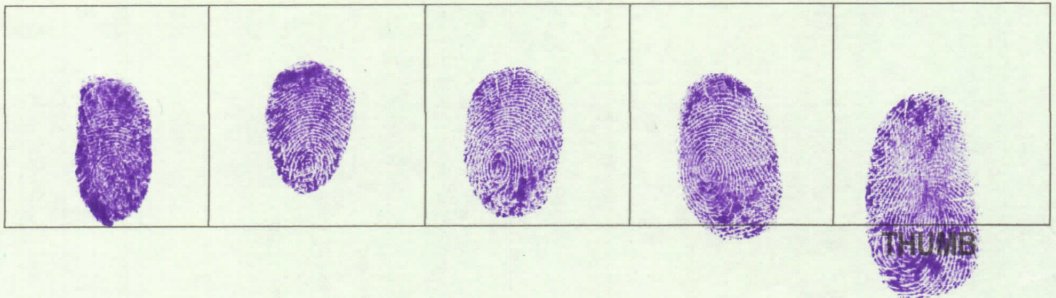


Mrs. Roselyn Fernandes,

Fernandes



LEFT HAND



RIGHT HAND



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Theresa Dub. Fernandes Theresa Fernandes  
Wanda Ch Blum AD Souza  
bad IC La.



Mr. Peter Dcunha

*P. Dcunha*



*P. Dcunha*

LEFT HAND



RIGHT HAND



THUMB



*B*

*Dcunha Dcunha Fernandes*

*Dcunha Dcunha Dcunha*

*bad*



Mrs. Alcina D'Souza.



Al D'Souza



LEFT HAND



THUMB

RIGHT HAND



THUMB

Alcina Walt Bernard

Alcina

Alb

Blind

James Jones  
Al D'Souza

bad

Alcina







Mr. Vernon D'Cunha,



*[Handwritten signature of Vernon D'Cunha]*



LEFT HAND

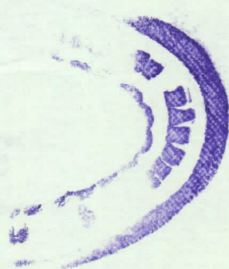


THUMB

RIGHT HAND



THUMB



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*[Handwritten signatures and names:]*  
D'Cunha    D' Cunha    Fernandes    James James  
D'Cunha    [Signature]    [Signature]    A. D. Souza  
[Signature]    [Signature]    [Signature]    [Signature]

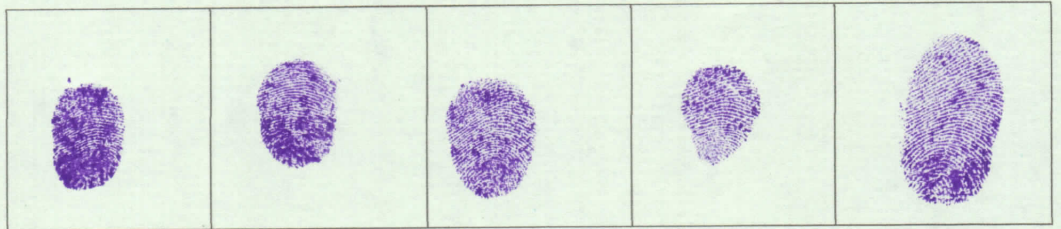


Mrs. Cynthia D'Cunha.

*D'Cunha.*



LEFT HAND



THUMB

RIGHT HAND



THUMB

*b*

*D'Cunha*

*Dub.*

*Renaudes*

*Thomas Jones*

*D'Cunha*

*Ch*

*Thunb*

*AD Souza*

*Boad*

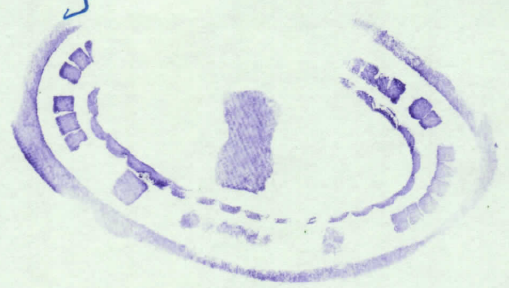
*D'Cunha*





Ms Jacinta D'Cunha

Jacinta



LEFT HAND



THUMB

RIGHT HAND



THUMB

*b*

Jacinta  
Jacinta

W. A. C.  
W. A. C.

Bernardes  
Stunt  
boad

José Ferreira  
Ad. Souza  
W. A. C.



Mr. Thomas Fernandes

Thomas Fernandes



Thomas Fernandes

LEFT HAND



THUMB

RIGHT HAND



THUMB

Dunk

Dunk.

Fernandes

Ch

Dunk

Thomas Fernandes

AD Saiga

bad

Ch



SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
PURCHASER  
M/S. REDSTONE SPACES,  
Represented herein by its  
Proprietor Mr. Shakeel Ladakh



*[Handwritten signature]*

LEFT HAND

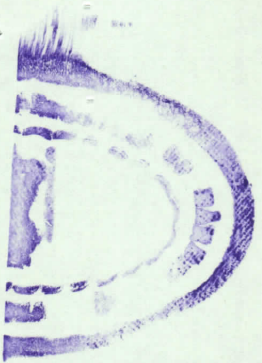


THUMB

RIGHT HAND



THUMB



*[Handwritten signatures and names: Shakeel, Wankar, Bernandes, James James, SDCurka, Akh, Dumb, W. Ch., and a signature with an arrow pointing to 'Ladakh']*



WITNESSES :

1. OMESH BANACHIKAR Banachikar

2. TALATO GOWRAY MGowray

Manhe Dub. Bernades  
Ch. James Journals  
Dubh adCucha  
bad Ch.



\*REG\_1\_51702\_6\*

Office of Sub-Registrar Bardez

Government of Goa

Print Date &amp; Time : 18-04-2018 03:30:57 PM



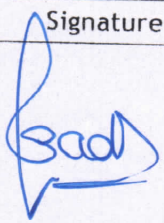
Document Serial Number : 1763

Presented at 02:32:00 PM on 18-04-2018 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	992880.00
2	Processing Fees	990.00
	<b>Total :</b>	<b>993870.00</b>

Stamp Duty Required: 1276560.00 Stamp Duty Paid: 1276560.00



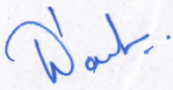
Shakeel Ladak presenter

Name	Photo	Thumb Impression	Signature
Shakeel Ladak, S/O Afzal Jusab Ladak , Married, Indian, age 43 Years, Business, r/o 603-604, B-Wing, Sarkar Heritage, Landsend Apts, Kane Road, , Bandstand, Bandra West, Mumbai-400050 Pan no AAAPL3836D Proprietary Concern of M/S Redstone Spaces			



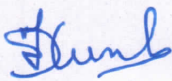
## Endorsements

## Executant

1 . Hazel D'cunha, W/O Savio D'cunha, Married, Indian, age 51 Years, House-Wife, r/o 702, Ev-lil Apts, First Floor, Dominic Colony Road, Orlem, Malad West Mumbai-400064 Pan no ABWPM2246D, POA for vendor no 1 & 2 dated on 25/08/2014 executed before notary Public J.D. Rawal, at Nilanjana , Marve Road, Malad West Mumbai-4000064



Photo	Thumb Impression	Signature
		

2 . Fatima Noronha e D'cunha, Widow of Victor A. D'cunha, Married, Indian, age 66 Years House-Wife, r/o Marvel Patel Chawl-3, Room no 8, Rathodi Village, Marve Road, Mumbai-4000064 Pan no BGDPE9800R, POA for vendor no 11 & 12 dated on 11/08/2017 executed before notary Public Ramnath T. Dubey at Goregaon west Mumbai-400104

Photo	Thumb Impression	Signature
		

3 . Roselyn D'cunha@Roselyn D'cunha e Fernandes, D/O Late Francis D'cunha, W/O Thomas Fernandes, Married, Indian, age 41 Years, House-Wife, r/o 3/A/12, Manali Apt, Evershine Nagar, Malad, west Mumbai-400064 Pan no ABCPF5812C



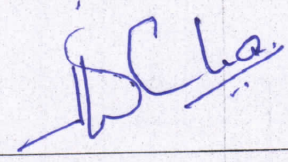


Photo	Thumb Impression	Signature
		



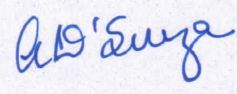
4 . Thomas Fernandes, S/O Issac Fernandes, Married, Indian, age 43 Years, Service, r/o 3/A/12, Manali Apt, Evershine Nagar, Malad, west Mumbai-400064 Pan no ABKPF5261F

Photo	Thumb Impression	Signature
		

5 . Peter D'cunha @ Peter Gabriel D'cunha, S/O Late Assumption Isidor Bernardo D'cunha, Married, Indian, age 73 Years, Retired, r/o B-1, G/2, Silver Apts, Xetye Vaddo, Mapusa Bardez Goa Pan no ABSPD0362K

Photo	Thumb Impression	Signature
		

6 . Alcina D'souza, W/O Peter D'cunha, Married, Indian, age 71 Years, House-Wife, r/o B-1, G/2, Silver Apts, Xetye Vaddo, Mapusa Bardez Goa Pan no ACSPD7981M

Photo	Thumb Impression	Signature
		



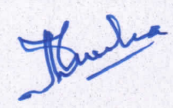
7 . Vernon D'cunha, S/O Late Victor A. D'cunha, Married, Indian, age 40 Years, Service, r/o Marvel Patel Chawl-3, Room no 8, Rathodi Village, Marve Road, Mumbai-4000064 Pan no AMRPD0787C

Photo	Thumb Impression	Signature
		

8 . Cynthia D'cunha, W/O Vernon D'cunha, Married, Indian, age 39 Years, Service, r/o Marvel Patel Chawl-3, Room no 8, Rathodi Village, Marve Road, Mumbai-4000064 Pan no ATFPD8890B

Photo	Thumb Impression	Signature
		

9 . Jacinta D'cunha, D/O Late Assumption Isidore Bernardo D'cunha, UnMarried, Indian, age 63 Years, Service, r/o Ward no 11, Rajaram Factory, Mandasaur, Madhya Pradesh-458001 Pan no AYTPD6039R

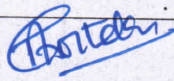
Photo	Thumb Impression	Signature
		

10 . Shakeel Ladak, S/O Afzal Jusab Ladak, Married, Indian, age 43 Years, Business, r/o 603-604, B-Wing, Sarkar Heritage, Landsend Apts, Kane Road, Bandstand, Bandra West, Mumbai-400050 Pan no AAAPL3836D  
Proprietary Concern of M/S Redstone Spaces



Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
	Adv Ambica Goltekar , D/O Vinod Goltekar, Married, Indian, age 29 Years, Advocate, r/o H.no 96A, Ansabhat, Mapusa Bardez Goa	

Endorsement

Sub-Registrar

Scanned By:-

Mutation fees of Rs 1,500/- is paid vide challan no 201800375807 dated 30/04/2018.

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

8  
mutation fees of Rs 1,000/- is paid vide challan no 201800342562 dated 18/04/2018.

SUB-REGISTRAR  
BARDEZ



Book-1 Document  
Registration Number BRZ-BK1-02015-2018  
CD Number BRZD798 on  
Date 03-05-2018

Sub-Registrar (Bardez)

**SUB-REGISTRAR  
BARDEZ**

Scanned By:-

*Pratiksha*

Signature:-

*[Signature]*

Designed and Developed by C-DAC, ACTS, Pune