

For CITIZEN CREDIT CO-OP BANK LTD

Mapusa Branch,
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507



00000 NON JUDICIAL
Rs. ≈ 0724500 ≈ 23.7.2019
365430 GOA
INDIA **Zero*SevenTwo**Four*Five*Zero*Zero**

3710 752925

[Signature]
Authorized Signatory

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

Name of Purchaser MR. SYDNEY SALDANHA

201A-BRZ-2375
25-07-2019



DEED OF SALE

[Signature]

[Signature]

[Signature]

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa, on this 25th day of July, 2019.

BETWEEN

1. **Mr. FELIX M. SEQUEIRA**, s/o Mr. John Sequeira, 64 years of age, Married, Businessman, Indian National, holding PAN [REDACTED] Mobile No. **7506909973** and his wife,
2. **Mrs. AGNES M. SEQUEIRA**, w/o Mr. Felix M. Sequeira, 59 years of age Married, Doctor, Indian National, holding PAN [REDACTED], Mobile No. **8689893825**, both resident of A-602, Vivek Enclave, L. M. Road, Opp. Shivaji Nagar, Mount Poincur, Borivali (West), Mumbai, hereinafter referred to as the **'VENDORS'** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **ONE PART.**

AND

MR. SYDNEY SALDANHA, son of Patrick Saldanha, aged about 41 years, married, businessman, holding PAN [REDACTED], Indian National, resident of House No. 381, Vaigun vado, Nachinola, Bardez, North-Goa, hereinafter referred to as the **'PURCHASER'** (which expression unless repugnant to the context or meaning shall include its Partners, successors, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS there existed a large property known as "DACTI BORVON" also known as "DHACTI BHORVON" also known as "TOLEACHI BORVON" or "DACTI BORODDO also known as PALIACHI BORODA", presently admeasuring approximately 5161 sq. mtrs., bearing Survey no. 76 Sub Division No. 1 of Nachinola Village, described as a whole in the Land Registration Office of Bardez under No. 35185 at page 103 overleaf of Book B-90 New, situated within the limits of the Village Panchayat of Nachinola, Taluka and Sub-District of Bardez, North Goa District, Goa, hereinafter referred to as the "SAID LARGER PROPERTY", for the sake of brevity.



WHEREAS there exists a property known as "DACTI BORVON" also known as "DHACTI BHORVON" also known as "TOLEACHI BORVON" or "DACTI BORODDO also known as PALIACHI BORODA", presently admeasuring 1900 sq. mtrs., bearing Survey no. 76 Sub Division No. 1-B of Nachinola Village, situated at Nachinola, Bardez, Goa, which property was earlier part of the SAID LARGER PROPERTY bearing Survey no. 76 Sub Division no. 1 of Nachinola Village, described in the Land Registration Office of Bardez under No. 35185 at page 103 overleaf of Book B-90 New, situated within the limits of the Village Panchayat of Nachinola, Taluka and Sub-District of Bardez, North Goa District, Goa, hereinafter referred to as the SAID PROPERTY, for the sake of brevity and more clearly described in Schedule, herein below written and delineated in red in the plan annexed hereto.



WHEREAS the SAID LARGER PROPERTY, which included the SAID PROPERTY, described in the Schedule hereunder written, was owned and possessed by Mr. Joao Jose Antonio Piedade Regalado de Bom Jesus Lobo alias Joao Jose Lobo alias Jose Lobo, having purchased the same from its erstwhile owners, vide a Deed of Sale with Discharge dated 17-11-1937, recorded before the Notary of the Judicial Division of Bardez Mr. Jose Joaquim Filip Pinto De Menezes and as such the SAID LARGER PROPERTY came to be inscribed in favour of the said Mr. Joao Jose Antonio Piedade Regalado de Bom Jesus Lobo, under Inscription No. 29131 at folio 62v of Book G 34.

AND WHEREAS the said Mr. Joao Jose Antonio Piedade Regalado de Bom Jesus Lobo alias Joao Jose Lobo alias Jose Lobo, expired on 13-04-1995 and his wife Mrs. Ligia Matildes Piedade Cruz e Lobo, expired on 13-07-1972 and upon their death, their heirs commenced Inventory Proceedings in the Court of the Civil Judge Senior Division, "B" Court, at Mapusa, which were registered under Inventory Proceedings No. 270/2001.

AND WHEREAS the said Mr. Joao Jose Antonio Piedade Regalado de Bom Jesus Lobo alias Joao Jose Lobo alias Jose Lobo, expired on 13-04-1995 and his wife Mrs. Ligia Matildes Piedade Cruz e Lobo, expired on 13-07-1972, leaving behind their two children, namely, Mr. Oleazorio Antonio Lobo married to Mrs. Fatima Mary lobo and Mrs. Maria de Graca Terezinha Cruz e lobo alias

APV

Albuquerque

[Signature]

Terezinha Cruz e Lobo married to Tito Antonio Diniz de Figueredo alias Tito Figueiredo and the said Mr. Oleazorio Antonio Lobo subsequently expired on 14/07/2000, leaving behind his widow Mrs. Fatima Mary Lobo and his three children, namely, Mrs. Sonia Ligia Lobo e Butt alias Sonia Lobo married to Mr. Mark Uewellyn Butt alias Mark Butt, Mr. Rohan Inacio Lobo, unmarried and Miss. Ayesha Lobo, Unmarried, which has been confirmed by the Court of the Civil Judge Senior Division, "B" Court, at Mapusa, in Inventory Proceedings No. 270/2001, which were concluded vide order dated 16-10-2002.

AND WHEREAS the heirs of the late Mr. Joao Jose Antonio Piedade Regalado de Bom Jesus Lobo alias Joao Jose Lobo alias Jose Lobo and of his wife late Mrs. Ligia Matildes Piedade Cruz e Lobo, namely, Mr. Tito Figueiredo and his wife Mrs. Maria Da Graca Terezinha Cruz Lobo e Figueiredo alias Terezinha Figueiredo, Mrs. Fatima Mary Lobo, Miss. Ayesha Lobo, Mr. Mark Butt and his wife Mrs. Sonia Lobo and Mr. Rohan Lobo, sold, conveyed and transferred the SAID PROPERTY, to the VENDORS herein, vide a Deed of Sale dated 28-06-2001, which was registered in the Office of the Sub-Registrar of Bardez under No. 1400, at pages 196 to 209, Book No. I, Volume No. 833, on 4th July, 2001.

AND WHEREAS the VENDORS had the SAID PROPERTY partitioned from the SAID LARGER PROPERTY, and recorded as a separate independent property bearing Survey No. 76 Sub Division No. 1-B of Nachinola Village, vide order dated 29-09-2005, passed by the Dy. Collector & S.D.O. Mapusa, in Case No. 15/102/2005/Part/Land.

AND WHEREAS the SAID PROPERTY is recorded exclusively in the name of the VENDORS herein in the Survey Records (Form I & XIV) of the Village of Nachinola, Bardez, Goa.

AND WHEREAS the VENDORS have represented to the PURCHASER, that the VENDORS are the sole, absolute and exclusive owners and also in exclusive and absolute possession of the SAID PROPERTY and that there is no other person/s who can prove a better title to the same.



AND WHEREAS the VENDORS have represented to the PURCHASER that there are no Mundkars, Tenants or occupants/encroachers, on the SAID PROPERTY and that the SAID PROPERTY is free from all encumbrances.

AND WHEREAS the PURCHASER is desirous of purchasing from the VENDORS, free from all claims and encumbrances, the SAID PROPERTY admeasuring 1900 sq. mts., bearing survey no. 76/1-B of Nachinola Village, Bardez, Goa, more clearly described in the Schedule hereunder written, for a total consideration of Rs.1,61,00,000/- (Rupees One Crore and Sixty One Lakhs Only), which is the true and correct market value of the SAID PROPERTY.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER the SAID PROPERTY admeasuring 1900 sq. mts., bearing survey no. 76/1-B of Nachinola Village, Bardez, Goa, more clearly described in the Schedule hereunder written, free from all claims and encumbrances, for a total sum of Rs.1,61,00,000/- (Rupees One Crore and Sixty One Lakhs Only), which is the true and correct value of the SAID PROPERTY.

AND WHEREAS the Parties are now therefore executing this Deed of Sale, on the following terms and conditions as laid down herein below.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. **IN PURSUANCE** of the aforesaid Agreement and in consideration of the sum of **Rs. 1,61,00,000/-** (Rupees: **ONE CRORE AND SIXTY ONE LAKHS ONLY**), paid by the **PURCHASER** to the **VENDORS** by way of two equal amount cheques vide cheque no. 082367, dated 08/07/2019 drawn on the CANARA Bank, MAPUSA, GOA Branch, in favour of the **VENDOR No.1** and vide cheque no. 082366, dated 08/07/2019 drawn on the CANARA Bank, MAPUSA, GOA Branch, in favour of the **VENDOR No. 2** and a sum of **Rs. 1,61,000/-** (Rupees One Lakh and Sixty One thousand Only) paid towards **TDS**, (the receipt of which entire consideration the VENDORS do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole, absolute

AR

Aquena

[Signature]

and exclusive owners of the SAID PROPERTY, admeasuring 1900 sq. mts., bearing survey no. 76/1-B of Nachinola Village, Bardez, Goa, more clearly described in the Schedule hereunder written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, admeasuring 1900 sq. mts., bearing survey no. 76/1-B of Nachinola Village, Bardez, Goa, more clearly described in the Schedule hereunder written and delineated in red in the plan annexed hereto and all trees standing therein, alongwith all the ways paths, passages, easement, privileges existing therein and appearances whatsoever to the SAID PROPERTY and /or any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use of the PURCHASER forever and absolutely.

2. The VENDORS have on this day handed over vacant and peaceful possession of the SAID PROPERTY to the PURCHASER, free from all claims, demands and encumbrances, to have and hold the SAID PROPERTY, forever, as his own, from this day onwards.
3. The VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.




4. The VENDORS shall indemnify the PURCHASER against all and every person or persons claiming and demanding any right, title or interest in the SAID PROPERTY hereby sold or any part thereof either independently or through the VENDORS or any other person or persons.

5. THE VENDORS do hereby covenant, undertake and declare as under:-

- a) That the SAID PROPERTY is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDORS have not done anything whereby the SAID PROPERTY may be subject to any attachment or lien of any Bank, Court or person whatsoever.
- b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY.
- c) That the SAID PROPERTY is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law in respect of the SAID PROPERTY by the State Government or Central Government or any other authority or local body.
- d) That the VENDORS has not entered into any Agreement for sale, transfer, arrangement, document or Instrument with any other third party concerning the SAID PROPERTY nor have they agreed to sell or encumber the SAID PROPERTY in any manner whatsoever.
- e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY hereby sold;
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY nor is the SAID PROPERTY affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are No Mundkars, Tenants or any other occupants of the SAID PROPERTY.

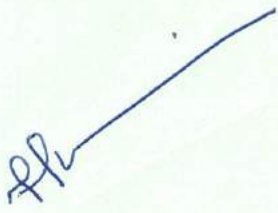


- h) That the title of the VENDORS to the SAID PROPERTY is clear and marketable.
- i) That the VENDORS have on this day handed over to the PURCHASER the peaceful and vacant possession of the SAID PROPERTY.
- j) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY against any claims or demands, if any, raised with respect to the SAID PROPERTY.
- k) That the VENDORS and all persons claiming through the VENDORS shall at all times, sign & execute all such acts, deeds and documents, as may be required or called for by the PURCHASER and/or any person claiming through him, with respect to the SAID PROPERTY, at the cost of the PURCHASER.



6. The VENDORS do hereby further declare that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY, by deleting the name of the VENDORS.

7. THE VENDORS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.
8. The PURCHASER has deducted Tax at source of 1% of the total consideration, amounting to Rs. 1,61,000/- (Rupees One Lakh and Sixty One thousand only) and has credited the same to the Tax Account of the VENDORS.
9. The Parties hereto covenant that the SAID PROPERTY is valued at **Rs. 1,61,00,000 /- (Rupees: ONE CRORE SIXTY ONE LAKHS ONLY)**, being its true and correct market value and accordingly stamp duty of **Rs. 7,24,500/- (Rupees: SEVEN LAKHS TWENTY FOUR THOUSAND FIVE HUNDRED ONLY)** is being paid on this Deed.



SCHEDULE
[DESCRIPTION OF THE SAID PROPERTY]

ALL THAT PROPERTY known as "DACTI BORVON" also known as "DHACTI BHORVON" also known as "TOLEACHI BORVON", presently admeasuring 1900 sq. mtrs., bearing Survey no. 76 Sub Division No. 1-B of Nachinola Village, situated at Nachinola, Bardez, Goa, alongwith the well existing therein, which property was earlier part of the larger property bearing Survey no. 76 Sub Division no. 1 of Nachinola Village, described in the Land Registration Office of Bardez under No. 35185 at page 103 overleaf of Book B-90 New, situated within the limits of the Village Panchayat of Nachinola, Taluka and Sub-District of Bardez, North Goa District, Goa, and is presently bounded as under:

On the North: by the property bearing survey no. 76/1,


On the South: by a Public Road,

On the East: by the property bearing survey no. 76/1-A and a Public Road, and,

On the West: by a Drain.

[The SAID PROPERTY is delineated in red in the plan annexed hereto]

IN WITNESS WHEREOF both the parties herein have set and subscribed their signatures on this DEED OF SALE after fully understanding the contents thereof and out of their own free will on the date, month and year hereinabove mentioned and in the presence of two attesting witnesses who have signed herein below.





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

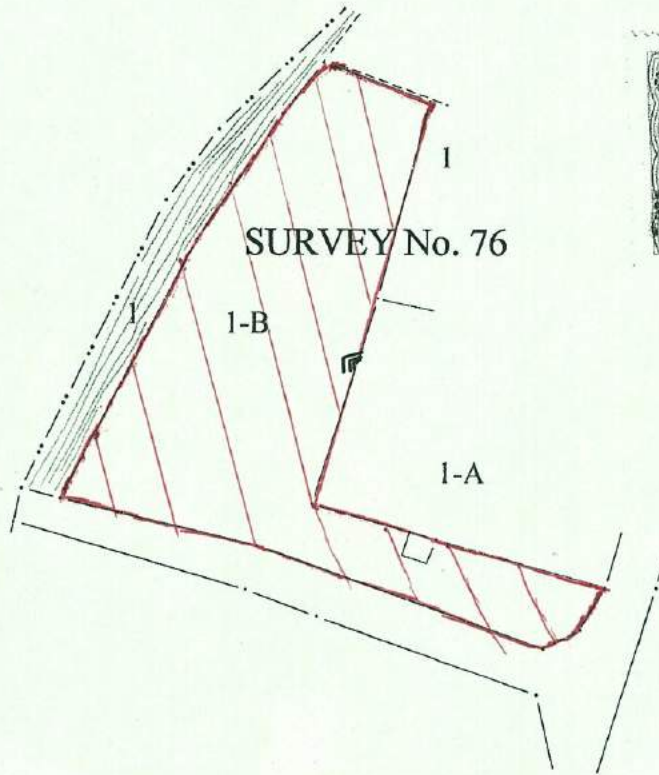
Inward No: 4970



Plan Showing plots situated at
 Village : NACHINOLA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 76/ 1-B
 Scale : 1 :1000



(Signature)
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



(Signature)

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 19-06-2019

(Signature)
 Compared By:

(Signature)

(Signature)

(Signature)

SIGNED SEALED AND DELIVERED

BY THE WITHIN-NAMED VENDORS No. 1

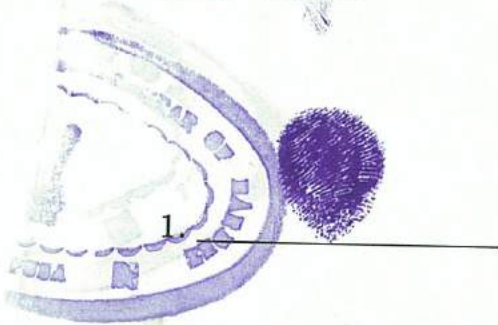
FP →



Mr. FELIX M. SEQUEIRA

L.H.F. Prints

R.H.F. Prints



FP

Sequeira

[Signature]

SIGNED SEALED AND DELIVERED

BY THE WITHIN-NAMED VENDORS No. 2

Sequeira



Mrs. AGNES M. SEQUEIRA



L.H.F. Prints

R.H.F. Prints

1.

1.

2.

2.

3.

3.

4.

4.

5.

5.

APV

Sequeira

[Signature]

SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED PURCHASER



Mr. SYDNEY SALDANHA

L.H.F. Prints

R.H.F. Prints

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

WITNESSES:

1. ANKIT ANKUSH MANERKAR

2. CHAITAN LADU VAST



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 25-Jul-2019 12:07:46 pm

Document Serial Number :- 2019-BRZ-2375

Presented at 11:07:30 am on 25-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	724500
2	Registration Fee	563500
3	Mutation Fees	2500
4	Processing Fee	200
Total		1290700

Stamp Duty Required :724500

Stamp Duty Paid : 724500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SYDNEY SALDANHA ,S/o - D/o PATRICK SALDANHA Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.NO. 381, VAIGUINWADDO, NACHINOLA, BARDEZ NORTH GOA., Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FELIX SEQUEIRA ,S/o - D/o JOHN SEQUEIRA Age: 64, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - A-602, VIVEK ENCLAVE, L. M. ROAD, OPPOSITE SHIVAJI NAGAR, MOUNT POINSUR, BORIVALI (WEST) MUMBAI MAHARASHTRA, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>AGNES FELIX SEQUEIRA ,S/o - D/o CAJETAN FRANCIS FERNANDES</p> <p>Age: 59,</p> <p>Marital Status: Married ,Gender:Female,Occupation: Doctor, Address1 - A-602, VIVEK ENCLAVE, L. M. ROAD, OPPOSITE SHIVAJI NAGAR, MOUNT POINSUR, BORIVALI (WEST), MUMBAI MAHARASHTRA, Address2 - PAN No. [REDACTED]</p>			
3	<p>SYDNEY SALDANHA ,S/o - D/o PATRICK SALDANHA</p> <p>Age: 41,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.NO. 381, VAIGUINWADDO, NACHINOLA, BARDEZ NORTH GOA., Address2 - PAN No. [REDACTED]</p>			

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>ANKIT ANKUSH MANERKAR, 24 ,1995-01-22 ,9764316046 , ,Service , Marital status : Unmarried 403524 Paliem, Pernem, NorthGoa, Goa</p>			
2	<p>CHAITAN LADU VAST, 21 ,1998-01-03 ,9579307693 , ,Service , Marital status : Unmarried 403001 Panaji, Tiswadi, NorthGoa, Goa</p>			

Sub Registrar
SUB-REGISTRAR
BARDEZ

Book :- 1 Document
Registration Number :- BRZ-1-2336-2019
Date : 25-Jul-2019

Handwritten signature

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

**SUB-REGISTRAR
BARDEZ**

