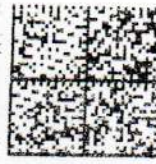


Phone No: 9422449428  
Sold To/Issued To:  
Deepak Govekar  
For Whom/ID Proof:  
AcId5994P



AUG-10-2021 16:30:18

₹ 0990000/-

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Other  
38152071828613018770-00000037  
3815207 38/02/06/2021-RD11

For APV FINANCIAL

Authorised Signatory



2021-BR2-2949  
16/08/2021

### DEED OF SALE

THIS DEED OF SALE is executed at Mapusa on this 16<sup>th</sup> August 2021 BETWEEN (1) **MR. MARTIN JOAQUIM MANUEL D'SOUZA** alias **MARTIN JOAQUIM D'SOUZA**, son of late Cosme D'Souza, aged 75 years, married, retired, Indian National, holding Pan Card No. [REDACTED] (2) **MRS. ROSARINHA ISABEL D'SOUZA**, wife of Mr. Martin Joaquim Manuel D'Souza alias Martin Joaquim D'Souza, aged 58 years, married, housewife, Indian National, holding Pan Card No. [REDACTED], both resident of House No. 159/4951, Kannamwar, Nagar-1, Vikhroli (East), Mumbai-33, Maharashtra, India, hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof to include their heirs, executors, representatives and assigns) OF THE FIRST PART; AND **MR. DEEPAK SAKHARAM GOVEKAR**, 54 years of age, married, businessman, son of late Sakharam Govekar, holder of PAN [REDACTED] Mob.No.9422449428, Proprietor of M/S CHAMUNDA DEVELOPERS, Indian National, having his

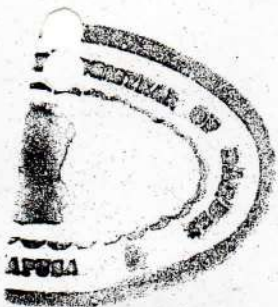


*D'Souza*

*D'Souza*

*Govekar*

office at B-201, 2<sup>nd</sup> Floor, Saldanha Business Tower, at Court Junction, Mapusa, Bardez, Goa, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) OF THE SECOND PART.



WHEREAS there exists a property known as BADEM or SORVES or ADDO or MUDDY situated in Badem of Assagao, within the limits of Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration office nor enrolled in the Taluka Revenue Office, surveyed in the Old Cadastral survey under no.330 corresponding to survey no.56/2 of Assagao, in the current records of Rights, admeasuring 1875 sq.mts, which property is more particularly described in the schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.

*Dora*

*Daura*

*General*



AND WHEREAS the said property is found recorded in the Old Survey records in the name of Lourencinho De Souza, Lucinda de Souza and Cosme de Souza.

AND WHEREAS the said property was subject matter of inventory proceedings no.161/2018/D, before the Civil Judge Junior Division "D" Court at Mapusa.

AND WHEREAS it is found recorded in the said Inventory Proceedings as follows:

i. That the title of the said property originates from Diogo Joao de Souza alias Diogo Joao D'Souza and Andre Paulo de Souza alias Andre Paulo D'Souza the two sons of Pascoal Xavier de Souza alias Pascoal de Souza and his wife Ana Rodrigues alias Anna Rodrigues.

ii. Half right belonged to Diogo Joao de Souza alias Diogo Joao D'Souza and his wife Carmelina de Souza alias Carmelina D'Souza alias Rosa

*Diogo*

*Souza*

*Pascoal*

Vitoria de Souza and the other half belonged to Andre Paulo de Souza alias Andre Paulo D'Souza and his wife Angelina de Souza.

iii. That the said Diogo Joao de Souza alias Diogo Joao D'Souza and his wife Carmelina de Souza alias Carmelina D'Souza alias Rosa Vitoria de Souza expired leaving behind as sole and universal heirs the following:

a. Cosme de Souza, who expired as a bachelor without ascendants or descendants, leaving his collaterals at (b) and (c) herein as his sole and universal heirs.

b. Luciana Esmeralda de Souza alias Lucinda de Souza alias Luciana Estrocio married to Assuncao Paulo Estrocio alias Assumption Estrocio, and

c. Joana Julia de Souza alias Joan Julie D'Souza alias Julia Cosmas D'Souza alias Julie D'Souza alias Julya D'Souza alias Jullia D'Souza married

*Boyz*

*Souza*

*Power*



to Cosme Joao Batista de Souza alias Cosmas John Baptist D'Souza alias Cosma D'Souza.

iv. Similarly the said Andre Paulo de Souza alias Andre Paulo D'Souza and his wife Angelina de Souza leaving behind as their sole and universal heir to their only child Lourencinho de Souza.

v. The said Lourencinho de Souza expired without and living ascendants, descendants or siblings but leaving being his co-laterals viz. paternal cousins the at iii (b) and (c) herein as his sole and universal heirs.

vi. That by Gift Deed executed on 11.4.1970 the said Luciana Esmeralda de Souza and her husband Assuncao Pascoal Estrocia gifted their half share in the property to their sister / sister in law Joana Julia De Souza.

AND WHEREAS the said Joana Julia de Souza alias Joan Julie D'Souza alias Julia Cosmas D'Souza alias Julie D'Souza alias Julya D'Souza

*Joana*

*Souza*

*General*



alias Jullia D'Souza married to Cosme Joao Batista de Souza alias Cosmas John Baptist D'Souza laias Cosma D'Souza acquired absolute right to the said property.

AND WHEREAS on the death of the said Joana Julia de Souza alias Joan Julie D'Souza alias Julia Cosmas D'Souza alias Julie D'Souza alias Julya D'Souza alias Jullia D'Souza married to Cosme Joao Batista de Souza alias Cosmas John Baptist D'Souza alias Cosma D'Souza, and taking into consideration their sole and universal heirs, by a final chart of allotment confirmed by orders dated 13.11.2018 the said property was allotted to the vendors abovenamed.

AND WHEREAS the vendors are therefore the owners in possession of the said property and the name of the vendor at serial no.1 is duly entered in survey records of the said property.

AND WHEREAS the Vendor No.2 is the wife of Vendor no.1.

*W. Souza*

*Souza*

*Poweral*

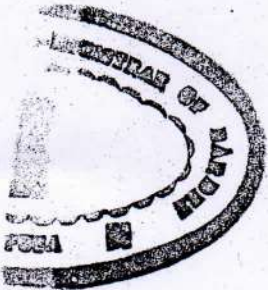




AND WHEREAS the Vendors have assured the purchaser that the said property is free from any encumbrances.

AND WHEREAS the Vendors through the Purchaser as a Power of Attorney holder and from the expenses of the Purchaser obtained following permissions / approvals / licenses:

- a) Approval from Town and Country Planning Department vide No.TPB/6571/ASSG/TCP-21/2513 dated 28.6.2021.
- b) NOC from Electricity Department vide no. AE / II/XVII/2019-20/O&M/TECH-5/637 DATED 12.7.2021.
- c) NOC from Health Department vide NOC PHCS/NOC-CONST/21-22/778 dated 27.7.2021.
- d) Conversion Sanad bearing No.4/152/CNV/AC-III/2021/962 dated 4.8.2021 issued by Office of the Additional Collector III North Goa District, Mapusa Goa.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



e) Construction licence from Village Panchayat of Assagao has been applied.

AND WHEREAS the purchaser has now proposed and the vendor has agreed to sell the said property to the purchaser for a consideration of Rs.2,20,00,000/- ( Rupees Two Crores Twenty Lakhs only).

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:**

1. That in pursuance of the above agreement and in consideration of payment of Rs.2,20,00,000/- ( Rupees Two Crores Twenty Lakhs only), paid by the purchaser to the vendors, the receipt of which the vendors do hereby admit and acknowledge as hereinunder mentioned, they the vendors do hereby convey and transfer by way of sale all their right, title, interest, possession, lien, claim, and ownership to the said property known as BADEM or SORVES or ADDO or MUDDY situated in

*[Signature]*

*[Signature]*

*[Signature]*



Badem of Assagao, within the limits of Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration office nor enrolled in the Taluka Revenue Office, surveyed in the Old Cadastral survey under no.330 corresponding to survey no.56/2 of Village Assagao, in the current records of Rights, admeasuring 1875 sq.mts, which property is more particularly described in the schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.



That the said consideration of Rs.2,20,00,000/- ( Rupees Two Crores Twenty lakhs only), is paid by the purchaser to the vendors as follows:

i) A sum of Rs.40,00,000/- is paid by UTR NO.HDFCR522020070286467740 dated 02.07.2020, the receipt of which the vendors do hereby admit and acknowledge.

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*



ii) A sum of Rs.5,00,000/- paid by UTR NO.UBINH21167566052 dated 16.6.2021, the receipt of which the vendors do hereby admit and acknowledge

iii) A sum of Rs.23,00,000/- is paid by cheque no.091815 dated 7.8.2021 drawn on Union Bank of India, Mapusa branch.

iv) A sum of Rs.1,49,80,000/- is paid by cheque no.091816 dated 16.8.2021 drawn on Union Bank of India, Mapusa branch.

v) Tax deducted at source (TDS) vide BSR Code 0290179 dated 11.8.2021 bearing Challan no.20148 for an amount of Rs.2,20,000/- favoring the Vendor.

2. That the vendors do hereby hand over the vacant and peaceful possession of the said property to the purchaser.

3. That in case any defect is found in the title of the vendors in the said property hereby sold

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*Handwritten signature*



and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser.

4. That the price paid corresponds to the market value of the said property.

5. That the vendors do hereby assure the Purchaser that the property hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said property by way of sale.

6. That the purchaser shall be free to use the said licenses / approvals / permissions for the purpose of construction activities or may at his



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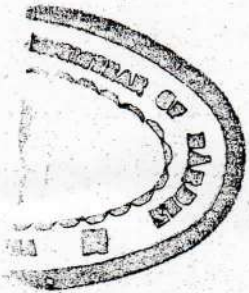
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own discretion and transfer all the licences / approvals / permissions in his own name. The Vendors do hereby declare that they have no objection of whatsoever nature for the purchasers to use the said licences.

7. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

8. That the vendors and their successors shall at all times hereinafter indemnify and keep indemnified the purchaser and his transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any



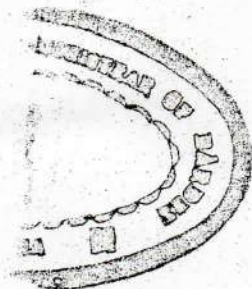
*Adarsh*

*Adarsh*

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defect in title of the vendors or any breach of the covenants hereunder contained.

9. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.



### SCHEDULE

All that property known as BADEM or SORVES or ADDO or MUDDY situated in Badem of Assagao, within the limits of Village Panchayat of Assagao, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration office nor enrolled in the Taluka Revenue Office, surveyed

*[Signature]*

*[Signature]*

*[Signature]*



in the Old Cadastral survey under no.330 corresponding to survey no.56/2 of Village Assagao, in the current records of Rights, admeasuring 1875 sq.mts, which property is bounded as under:

EAST: By property bearing survey no.56/3 of Assagao

WEST: By property bearing survey no.56/1 of Assagao

NORTH: By property bearing survey no.30 of Assagao

SOUTH: By road.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

*[Signature]*

*[Signature]*

*[Signature]*



THE VENDORS:



*M. Souza* (Martin. D'Souza)

(MR. MARTIN JOAQUIM MANUEL D' SOUZA  
alias MARTIN. JOAQUIM D' SOUZA)



L.H.F.P.OF MARTIN  
JOAQUIM MANUEL D' SOUZA

R.H.F.P.OF MARTIN  
JOAQUIM MANUEL D' SOUZA



*M. Souza*

*Souza*

*General*





*D'Souza*

*Rosarinha D'Souza*

( MRS. ROSARINHA ISABEL D' SOUZA )

L.H.F.P.OF ROSARINHA  
ISABEL D' SOUZA

R.H.F.P.OF ROSARINHA  
ISABEL D' SOUZA



*D'Souza*

*D'Souza*

*General*

THE PURCHASER:



*Goveral*

*Goveral*

(MR. DEEPAK SAKHARAM GOVEKAR,  
proprietor of M/S CHAMUNDA DEVELOPERS)



L.H.F.P.OF DEEPAK  
SAKHARAM GOVEKAR

R.H.F.P.OF DEEPAK  
SAKHARAM GOVEKAR



*Das*

*Das*

*Goveral*



WITNESSES:



1. Bankar Mr. Santosh K. Banker

2. Kinlekar Miss. Chaitali P. Kinlekar

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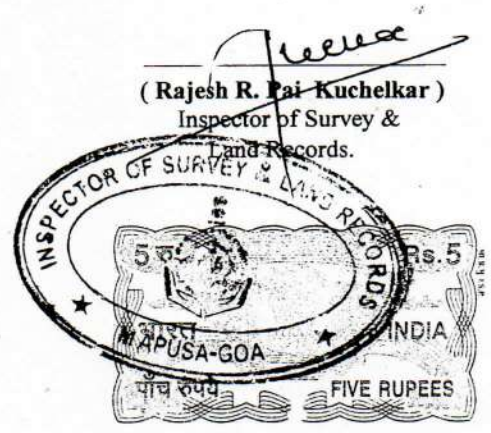
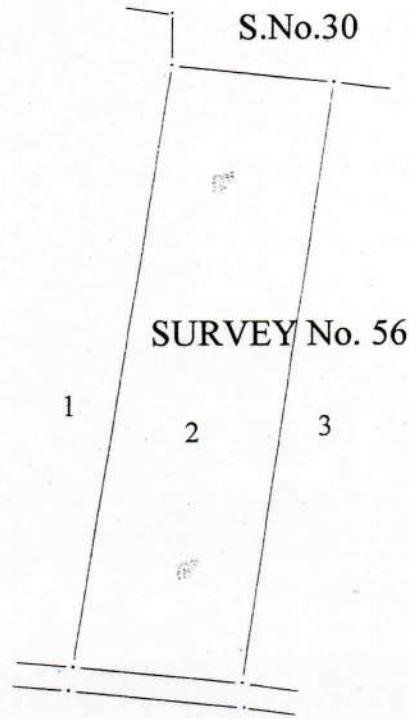
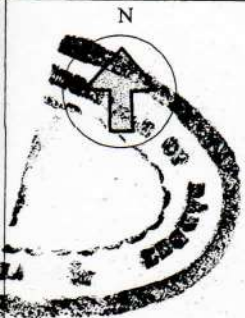


GOVERNMENT OF GOA

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

Inward No: 4323

Plan Showing plots situated at  
Village : ASSAGAO  
Taluka : BARDEZ  
Survey No./Subdivision No. : 56/ 2  
Scale : 1 :1000



*[Handwritten Signature]*

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*[Handwritten Signature]*  
PURCHASER





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 16-Aug-2021 12:35:02 pm

Document Serial Number :- 2021-BRZ-2949

Presented at 12:25:00 pm on 16-Aug-2021 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	990000
2	Registration Fee	660000
3	Mutation Fees	2500
4	Processing Fee	1180
<b>Total</b>		<b>1653680</b>

Stamp Duty Required :990000/-




Stamp Duty Paid : 990000/-

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DEEPAK SAKHARAM GOVEKAR</b> ,Father Name:Late Sakharam Govekar, Age: 54, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, <b>Address1</b> - with office at B 201 2nd Floor Saldanha Business Tower at Court Junction Mapusa Bardez Goa, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			

### Executer






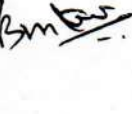
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>MARTIN JOAQUIM MANUEL D SOUZA</b> Alias <b>MARTIN JOAQUIM D SOUZA</b> , Father Name:Late Cosme DSouza, Age: 75, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Other, H No 159-4951 Kammammwar Nagar 1 Vikhroli East Mumbai 83 Maharashtra India, <b>PAN No.:</b> [REDACTED]			
2	<b>ROSARINHA ISABEL D SOUZA</b> , Father Name:Wife Of Martin Joaquim Manuel DSouza, Age: 58, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, H No 159-4951, Kammammwar Nagar 1 Vikhroli East Mumbai 83 Maharashtra India, <b>PAN No.:</b> [REDACTED]			



3	<b>DEEPAK SAKHARAM GOVEKAR , Father Name:Late Sakharam Govekar, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, with office at B 201 2nd Floor Saldanha Business Tower at Court Junction Mapusa Bardez Goa, PAN No.: [REDACTED]</b>			
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**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>Catherine Rodrigues, Age: 47, DOB: , Mobile: 9850451762 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Mapusa, Bardez, NorthGoa, Goa</b>			
2	Name: <b>Santosh Kakaso Bankar, Age: 38, DOB: , Mobile: 9881875030 , Email: , Occupation: Service , Marital status Married , Address: 403507, 301, 301, Raturaj Residency Block B, Near Radha Krishna Temple Khorlim Mapusa Bardez Goa, Mapusa, Bardez, NorthGoa, Goa</b>			

~~Sub Registrar  
SUB-REGISTRAR  
BARDEZ~~

Document Serial Number :- 2021-BRZ-2949



Document Serial No:-2021-BRZ-2949

Book :- 1 Document Registration Number :- <b>BRZ-1-2873-2021</b> Date : 16-Aug-2021
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Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR  
BARDEZ**

