

(RUPEES THREE LAKHS SIXTY TWO THOUSAND ONLY.)

For CITIZEN CREDIT
CO-OP BANK LTD

Authorized Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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GOA
NON JUDICIAL

Rs. ≈ 0362000 ≈ 22.3.2018

365430

GOA

Zero*ThreeSixTwo**Zero*Zero*Zero***

8580 6732301

Name of Purchaser CLARAMOUNT REALTY

1380/2018
22/3/18



DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa,
Bardez, Goa on this 22nd March, 2018.

BETWEEN

1. **Mr. VINCENTE CEZAR DE SOUZA alias VINCENT CEZAR D SOUZA**, s/o Mr. Cosme Lourenco Justiniano De Souza, about 85 years of age, Married, Retired, Mozambic National of Indian Origin, Not having an OCI/PIO Card, and his wife, holding passport bearing NO 15A353200 and PAN- BPLPD2163N, and his wife,

W. Souza

A. Souza

Parent/Child

Signature

H. Soares

H. Soares

A. Souza

W. Souza

Signature

Parent/Child

2. **Mrs. RITA MARIA FERNANDES**, w/o Mr. Mr. Vincente Cezar De Souza, about 80 years of age, Married, Housewife, Portuguese National of Indian Origin, Not having an OCI/PIO holding passport bearing No P012058 + PAN ABXPF15070, Card, Both residents of Rua Jose Siduma No. 139R/C, Bairro Polana Cimento, Cidade De Maputo, Mozambique, represented herein by their attorney, **MR. NORBERT COSME FRANCISCO D'SOUZA**, s/o Mr. Lourenco Pedro De Souza, about 53 years, Married, Business, Indian National, holding Pan Card bearing No. AEIPD8702N, resident of H. No. 351/1, B. Aradi, Parra, Bardez, Goa, 403 510, duly constituted vide Power of Attorney dated 18-01-2012, executed before the Notary Public, Adv. Dene Noe Rosario, at Panaji,
3. **MR. FRANCISCO DE SOUZA alias FRANCISCO D SOUZA alias FRANCIS D SOUZA alias FRANCIS COSME D'SOUZA**, s/o Mr. Cosme Lourenco Justianiano De Souza, aged about 69 years, widower, retired, Indian National, holder of Pan Card bearing No. ALUPD2357E, resident of 7/8 Maratha Sahakar Niwas, Mohilli Village, Sakinaka, Mumbai, represented herein by his attorney, **MR. NORBERT COSME FRANCISCO D'SOUZA**, s/o Mr. Lourenco Pedro De Souza, about 53 years, Married, Business, Indian National, holding Pan Card bearing No. AEIPD8702N, resident of H. No. 351/1, B. Aradi, Parra, Bardez, Goa, 403 510, duly constituted vide Power of Attorney 02-12-2011, executed on 05-01-2012, before the Notary, A. N. Pande, at Mumbai, registered under serial no. 63 of the year 2012,
4. **MRS. HILDA EPIFANIA BERTA ALVARES**, w/o Late Mr. Lourenco Pedro De Souza, aged about 76 years, widow, housewife, holder of AADHAAR Card bearing No. 4213 9715 9558, Indian National, resident of H. No. 351/1, B. Aradi, Parra, Bardez, Goa, 403 510,
5. **MR. NORBERT COSME FRANCISCO D'SOUZA**, s/o Mr. Lourenco Pedro De Souza, about 53 years, Married, Business, Indian National, holding Pan Card bearing No.

Handwritten signatures and initials:
N. Souza
D. Souza

Handwritten signature:
Dene Noe Rosario


Handwritten signature:
[Signature]

Handwritten signature:
H. Alvares

AEIPD8702N, resident of H. No. 351/1, B. Aradi, Parra, Bardez, Goa, 403 510, and his wife,

6. **MRS. ANGELA BRIGIDA FERNANDES E D'SOUZA**, w/o Mr. Norbert Cosme Francisco D'souza, about 53 years of age, Married, housewife, Indian National, holding AADHAAR Card bearing No. 9066 3653 4646, resident of H. No. 351/1, B. Aradi, Parra, Bardez, Goa, 403 510, 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



CLARAMOUNT REALTY, a partnership Firm, duly registered under the Indian Partnership Act, on 27/12/2017, under registration No.296/17, of the Registrar of Firms, Mapusa, Bardez, Goa, having PAN - AANFC0627L, with its office at Flat No.A-2, on the Second Floor, in the building known as "RIO HOUSE", situated at Morod, Mapusa, Bardez, Goa, herein represented by its partners (a) **MR. ASHOK RAMESH NAIK**, son of late Ramesh V. Naik, married, age 39 years, business, Indian National, resident of House No. 493/4A, Tarchibhat, Siolim, Bardez - Goa, holder of pan card No. AECPN6513K, (b) **MR. ALLAN ALEX FERNANDES**, son of late Mr. Victor Fernandes, age 38 years, married, business, Indian National, resident of House no. 677, Pintos Vaddo, Candolim, Bardez- Goa, holder of Pan Card no. ABDPF2422K, and (c) **MR. SAMIR KASHIRAM TORASKAR**, son of late Mr.Kashiram Toraskar, Married, age 44 years, businessman, Indian National, resident of Flat No.3, Satyabhama Apartment, Opposite State Bank of India, Kadamba Depte Road, Alto-Porvorim, Bardez - Goa, holder of pan card No. **ADQPT2157C**, hereinafter referred to as the **'PURCHASERS'** (which expression unless repugnant to the context or meaning shall include its Partners, successors, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as "SANQUI", admeasuring 1225 sq. mtrs., bearing Survey no. 54/6 of Calangute Village, situated at Orda, Candolim, Bardez, Goa, alongwith the house bearing No. 1632(16/13) of Village Panchayat of Candolim standing thereon, which property is found described in the Land Registration Office of Bardez under No. 33666 at Folio 136 of Book B-86 and Inscribed under No. 27933 at Folio 70 of Book No. G-33, it is the 1/12th part of the property enrolled in the Taluka Revenue Office under no. 553 of the second circumscription, situated within the limits of the Village Panchayat of Candolim, 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 PROPERTY was owned and possessed by one Cosme Lourenco Justiana De Souza, having purchased the same from its erstwhile owners, vide a Deed of Sale and Discharge dated 06-10-1936, recorded in the books of the Notary Public, Guilherme Diogo Jose Conceicao Das Dolores Lobo.

AND WHEREAS the Said Cosme Lourenco Justiana De Souza was married to Carmelina Fernandes, the said Carmelina Fernandes expired on 15/06/1937, leaving behind, her said husband, Cosme Lourenco Justiana De Souza and two sons, namely, 1) Mr. Lourenco Pedro De Souza married Hilda Epifania Berta Alvares and 2) Mr. Vincente Cezar De Souza married Rita Maria Fernandes, which has been confirmed and certified vide the Deed of Succession, drawn up on the 17th day of October, 2017, in the Notorail Book Bo. 20, at page 20 to 22 reverse, in the office of the Civil Registrar cum Sub-Registrar and Special Notary Ex-Officio, Sattari, Goa.

AND WHEREAS the said Cosme Lourenco Justiana De Souza after the death of his wife Mrs. Carmelina Fernandes got married for the second time, to Mrs. Angelica Fernandes.

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[Signature]

Alvares

AND WHEREAS the said Mr. Cosme Lourenco Justiana De Souza expired on 05/04/1970 and so also his second wife Mrs. Angelica Fernandes, expired on 15/04/1992, leaving behind them, only one child, namely, Mr. Francisco De Souza, who was married to Mrs. Candida D'souza, and they too had only one child/heir, namely, Miss. Angela Carolina D'Souza, which has been confirmed and certified vide the Deed of Succession, drawn up on the 17th day of October, 2017, in the Notorail Book Bo. 20, at page 20 to 22 reverse, in the office of the Civil Registrar cum Sub-Registrar and Special Notary Ex-Officio, Sattari, Goa.

AND WHEREAS the said Mrs. Candida D'Souza expired on 15-08-2010 and subsequently expired their daughter, Miss Angela Carolina D'Souza, on 15-08-2015, in the status of a Spinster, thereby leaving behind the said Mr. Francisco De Souza as their moiety and also sole heir, which has been confirmed and certified vide the Deed of Succession, drawn up on the 17th day of October, 2017, in the Notorail Book Bo. 20, at page 20 to 22 reverse, in the office of the Civil Registrar cum Sub-Registrar and Special Notary Ex-Officio, Sattari, Goa.

AND WHEREAS the aforesaid Mr. Lourenco Pedro De Souza expired on 24-05-1976, leaving behind his wife and moiety holder, Mrs. Hilda Epifania Berta Alvares and as his sole and universal heir, his only son Mr. Norbert Cosme Francisco D'Souza married to Mrs. Angela Brigida Fernandes e D'Souza, which also has been confirmed and certified vide the Deed of Succession, drawn up on the 17th day of October, 2017, in the Notorail Book Bo. 20, at page 20 to 22 reverse, in the office of the Civil Registrar cum Sub-Registrar and Special Notary Ex-Officio, Sattari, 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.



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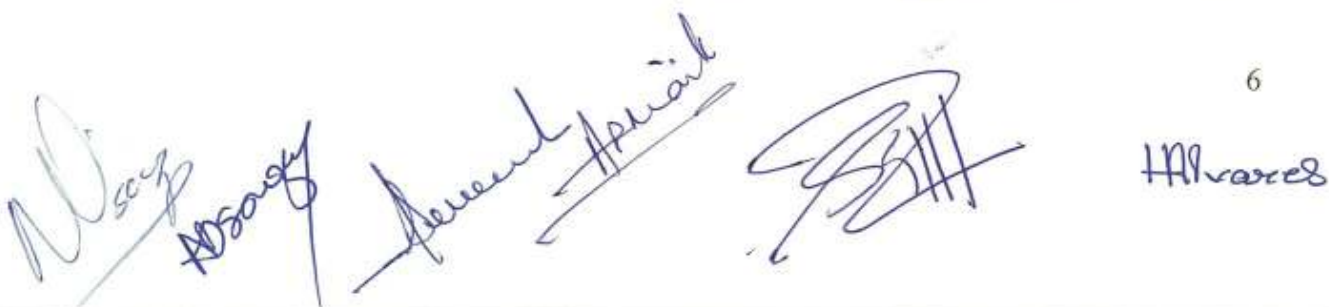
AND WHEREAS the VENDORS have represented to the PURCHASER, that the names of the VENDORS, are presently found recorded in the occupants column of the Form I & XIV of the SAID PROPERTY.

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 1225 sq. mts., bearing survey no. 54/6 of Calangute Village, more clearly described in the Schedule hereunder written.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER the SAID PROPERTY admeasuring 1225 sq. mts., bearing survey no. 54/6 of Calangute Village, more clearly described in the Schedule hereunder written, free from all claims and encumbrances, for a total sum of Rs. 90,50,000/- (Rupees Ninety Lakhs Fifty thousand Only), which is the true and correct value of the SAID PLOT.

AND WHEREAS the VENDORS and the PURCHASER have agreed that the purchase consideration of Rs. 90,50,000/- (Rupees Ninety Lakhs Fifty thousand Only), shall be paid by the PURCHASER, to the VENDORS, in the following manner, (a) a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs Only), to be paid to the VENDOR No. 4, a sum of Rs.15,00,000/- (Rupees Fifteen Lakhs Only), to be paid to the VENDOR No. 5, a sum of Rs.25,000/- (Rupees Twenty Five Thousand Only), to be paid to the VENDOR No. 1, and a sum of Rs.25,000/- (Rupees Twenty Five Thousand Only), to be paid to the VENDOR No. 3, and (b) the balance consideration of Rs.60,00,000/- (Rupees Sixty Lakhs Only), shall

The bottom of the page features several handwritten signatures in blue ink. From left to right, there are three distinct signatures, followed by a large, stylized signature that appears to be 'BH'. To the right of these signatures is the word 'HARVARE' written in a cursive script. There are also some faint, illegible markings and what might be a small stamp or mark near the first signature.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

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of Rs.14,85,000/- (Rupees Fourteen Lakhs Eighty Five thousand Only), paid to the VENDOR No. 5 & 6, vide Cheque bearing No. 654082, dated:21/03/2018, drawn on the United Bank of India, Mapusa Branch, in favour of VENDOR No. 5, and a sum of Rs.15,000/- (Rupees Fifteen thousand Only) paid towards TDS @ 1% for and on behalf of the VENDOR No.5, a sum of Rs. 19,850/- (Rupees Nineteen Thousand Eight Hundred Fifty Only) paid to the VENDORS No. 1, paid by Cash, and a sum of Rs.5,150/- (Rupees Five Thousand One Hundred Fifty Only), paid towards TDS @20.6% for and on behalf of the VENDOR No.1, a sum of Rs.24,750/- (Rupees Twenty Four thousand Seven Hundred Fifty Only) paid to the VENDOR No. 3, vide Cheque bearing No. 654084, dated 21/03/2018, drawn on the United Bank of India, Mapusa Branch, in favour of VENDOR No. 3, and a sum of Rs.250/- (Rupees Two Hundred and Fifty Only), paid towards TDS @1% for and on behalf of the VENDOR No.3, towards part consideration, and the balance consideration will be paid, within 36 months, from the date of execution of this deed, by delivery to the VENDOR No.1 & 2, One Double Bed Room Flat, admeasuring 90 sq. mts. of builtup area (which shall include incidence of balconies, staircase, lifts, Etc.), bearing Flat No.004, on the Upper Ground Floor of the building to be constructed by the PURCHASER in the SAID PROPERTY, which Flat is valued at Rs.30,00,000/- (Rupees thirty lakhs only), and marked in Red in the Plan annexed hereto, and by delivery to the VENDOR No.3, One Double Bed Room Flat, admeasuring 90 sq. Mts of builtup area (which shall include incidence of balconies, staircase, lifts, Etc.) bearing Flat No.005, on the Upper Ground Floor of the building to be constructed by the PURCHASER in the SAID PROPERTY, which Flat is valued at Rs.30,00,000/-



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(Rupees Thirty lakhs only), and marked in Blue in the Plan annexed hereto, (the receipt whereof all the **VENDORS** do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the **PURCHASER**), the **VENDORS** as the absolute and exclusive owners of the **SAID PROPERTY**, admeasuring 1225 sq. mts, presently bearing survey No. 54/6 of Calangute Village, situated at Candolim Village, within the limits of the Village Panchayat of Candolim, Bardez, Goa, more particularly described in the Schedule herein-under written, and delineated in red in the plan annexed hereto, do hereby sell, transfer, assign and convey, to the **PURCHASER**, without any reservations, all their rights, title, interest and benefits in the **SAID PROPERTY**, admeasuring 1225 sq. mts, presently bearing survey No. 54/6 of Calangute Village, situated at Candolim, within the limits of the Village Panchayat of Candolim, Bardez, Goa, more particularly described in Schedule herein-under written, and delineated in red in the plan annexed hereto, together with all and singular rights, liberties, privileges, easements, advantages, whatsoever to the "**SAID PROPERTY**" belonging or in anyway, now or at any time heretofore usually held, used, occupied or enjoyed therewith and all the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever at law and in equity of the **VENDORS** into, out of or upon the "**SAID PROPERTY**" or any part thereon free from any and all encumbrances, charges and liens **TO HAVE AND TO HOLD** the "**SAID PROPERTY**" and all other rights thereto, hereby granted, conveyed and assured or expressed so to be **UNTO AND TO** the use and benefit of the **PURCHASER** forever, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof from


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the date of execution of these presents and subject to the terms and conditions hereinafter mentioned.

2. The **VENDORS** covenant with the **PURCHASER** that the **VENDORS** have in themselves absolute authority, right, title and power to transfer and convey the "SAID PROPERTY", hereby conveyed and undertake to indemnify the **PURCHASER** against any person/s who may prove a better title to the "SAID PROPERTY".
3. The **VENDORS** do hereby covenant with the **PURCHASER** that the **VENDORS** have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the "SAID PROPERTY", and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever to the "SAID PROPERTY".
4. The **VENDORS** have on this day delivered unto the **PURCHASER** the vacant, peaceful, clear and irrevocable possession of the "SAID PROPERTY", and the **PURCHASER** shall from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the "SAID PROPERTY", without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the **VENDORS** or their heirs, successors, representatives, executors, etc., or any of them or from any person/s claiming to or from, under or in trust for them or any of them.
5. The **VENDORS** also assure the **PURCHASER** that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the "SAID PROPERTY", conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.



George Amankwa *N. Sog* *Paul* *R. H.* *H. H. H.*

6. The **PURCHASER** shall hold the "SAID PROPERTY", free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the **VENDORS** and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The **VENDORS** their heirs, successors, representatives, executors, etc., agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the **PURCHASER** and its Partners, successors, representatives, nominees, assigns including any person/s claiming through or under the **PURCHASER** harmless against all suits, proceedings, costs, charges, claims or demands and the **VENDORS**, their heirs, successors, representatives, executors, etc., shall keep the **PURCHASER** indemnified against any and all such contingencies.
7. The **VENDORS** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the "SAID PROPERTY", hereby conveyed, from, under or in trust for the **VENDORS** or their heirs, successors, representatives, executors, etc., or any of them, shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASER** do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the "SAID PROPERTY", to the use of the **PURCHASER** in the manner aforesaid and as shall be reasonably required by the **PURCHASER**, its partners, successors, administrators, nominees, assigns or Counsels-in-law.



MS *scg* *AB* *scg* *Parent* *Amend* *BAH* 11 *HB* *raes*

8. The **VENDORS** herein covenant and assure the **PURCHASER** that there are no claims, demands, charges, mortgages or lien of whatsoever nature on the "SAID PROPERTY", and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASER** against any such claims or demands.
9. The **VENDORS** covenant that there are no litigation/s, claim/s, demand/s or acquisition proceedings pending in any Court or Office with respect to the SAID PROPERTY sold herein and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASER** against all litigation, if any, that may take place, in relation to the SAID PROPERTY.
10. The **VENDORS** covenant that there are no tenants, mundkars, occupants/encroachers or any other person, who has or can claim any right to the SAID PROPERTY.
11. The **VENDORS** covenant that the SAID PROPERTY was never subject matter of any acquisition proceedings.
12. The Parties hereto have valued this Deed at Rs. 90,50,000/- (Rupees Ninety Lakhs Fifty Thousand Only), for the purpose of stamp duty, which is its correct and true market value, and accordingly appropriate stamp duty is paid herewith.
13. The Parties hereto covenant that the **VENDORS** No. 1 and 2, who are Foreign Nationals of Indian Origin, are being paid a sum of Rs. 30,25,000/- (Rupees Thirty Lakh Twenty Five Thousand only), part in cash and part in kind i.e. one flat valued at Rs.30,00,000/- (Rupees Thirty Lakhs Only), and Rs.25,000/- paid by way of a cheque, as consideration for the transferring all their rights, interests and title in the SAID PROPERTY to the **PURCHASER**. The **PURCHASER** shall pay a sum amounting to Rs. 6,23,150/- (Rupees Six

ADG 2022

N. S. G.

Devendra

Amal

B. H.

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lakh Twenty Three thousand one hundred fifty only), towards TDS @20.6%, for and on behalf of the VENDOR No.1 & 2. The VENDOR NO.3 is being paid a consideration of Rs.30,25,000/- (Rupees Thirty Lakh Twenty Five Thousand only), part in cash and part in kind i.e. one flat valued at Rs.30,00,000/- (Rupees Thirty Lakhs Only), and Rs.25,000/- paid by way of a cheque, as consideration for the transferring all his rights, interests and title in the SAID PROPERTY to the PURCHASER. The PURCHASER shall pay a sum amounting to Rs.30,250/-(Rupees Thirty Thousand Two hundred fifty only) towards TDS @1%, for and on behalf of the VENDOR No.3. The VENDOR NO.4 has been paid a sum of Rs.15,00,000/- (Rupees Fifteen Lakh only), as consideration for the transferring all her rights, interests and title in the SAID PROPERTY to the PURCHASER and The PURCHASER shall pay a sum amounting to Rs.15,000/- (Rupees Fifteen thousand hundred only) towards TDS @1%, for and on behalf of the VENDOR No.4. The VENDOR NO. 5 & 6 has been paid a sum of Rs.15,00,000/- (Rupees Fifteen Lakh Thousand only), as consideration for the transferring all their rights, interests and title in the SAID PROPERTY to the PURCHASER and The PURCHASER shall pay a sum amounting to Rs.15,000/-(Rupees Fifteen thousand only) towards TDS @1%, for and on behalf of the VENDOR No.5 & 6.

14. The VENDORS covenant that they do not belong to the schedule caste or schedule tribe community.

SCHEDULE

[DESCRIPTION OF THE SAID PROPERTY]

ALL THAT PROPERTY known as "SANQUI", admeasuring 1225 sq. mtrs., bearing Survey No. 54 Sub Division No. 6 of Calangute Village, situated at Orda, Candolim, Bardez, Goa, alongwith the house bearing No. 1632(16/13) of Village Panchayat of Candolim standing thereon, which property is found described in the Land

[Handwritten signatures and initials]

Registration Office of Bardez under No. 33666 at Folio 136 of Book B-86 and Inscribed under No. 27933 at Folio 70 of Book No. G-33, it is the 1/12th part of the property enrolled in the Taluka Revenue Office under no. 553 of the second circumscription, situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa, and is bounded as under:

On or towards the NORTH : By the property bearing survey no. 54/5 ,

On or towards the SOUTH : By the property bearing survey no. 55/8 & 55/9,

On or towards the EAST: By the property bearing survey no. 54/8,

On or towards the WEST: By the property bearing survey no. 53/1,

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

IN WITNESS WHEREOF the parties above-named have set their respective hands on the day, month and year first hereinabove written.

Handwritten signatures:
A. Souza
M. A. ...
A. ...
A. ...
Alvares

SIGNED SEALED AND DELIVERED]
 BY THE WITHIN-NAMED VENDOR]
 /OWNER No. 1, 2, 3 & 5]



N. D'Souza

Self



5. MR. NORBERT COSME FRANCISCO D'SOUZA,
 FOR SELF & AS ATTORNEY OF
 1. Mr. VINCENTE CEZAR DE SOUZA,
 2. Mrs. RITA MARIA FERNANDES, &
 3. MR. FRANCISCO DE SOUZA
 alias FRANCIS COSME D'SOUZA,

L.H.F. Prints

R.H.F. Prints



N. D'Souza *AB Souza* *Fernand* *Amorim* *BTH* *15* *Habrano*

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR/OWNER No. 4]

HAlvares



HAlvares

4. MRS. HILDA EPIFANIA BERTA ALVARES

L.H.F. Prints

R.H.F. Prints



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

Wscz
Asorey

Alvares
Alvares

BTH

HAlvares

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR/OWNER No. 6]



AD Souza



AD Souza

6. MRS. ANGELA BRIGIDA FERNANDES E D'SOUZA



L.H.F. Prints

R.H.F. Prints



AD Souza
AD Souza

Parent
Amal


[Signature]

17
H. Soares

~~Special~~



Small



a. MR. ASHOK RAMESH NAIK

R.H.F. Prints

R.H.F. Prints



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

No *60%* *Among*

Parent *Ashish*

BH

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Mares

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]
M/S.CLARAMOUNT REALTY]
through its Partner :



[Handwritten signature]



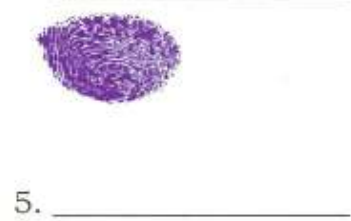
[Handwritten signature over the portrait]

b. MR. ALLAN ALEX FERNANDES



L.H.F. Prints

R.H.F. Prints



[Handwritten signatures and initials at the bottom left]

[Handwritten signature and name 'Allan Alex Fernandes' at the bottom right]

SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]
M/S.CLARAMOUNT REALTY]
through its Partner :



c. MR. SAMIR KASHIRAM TORASKAR

L.H.F. Prints

R.H.F. Prints



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H. V. V. V. V.

WITNESSES :

1. Anurag

Rahul Anlekar
Dulem mepisc
Goa

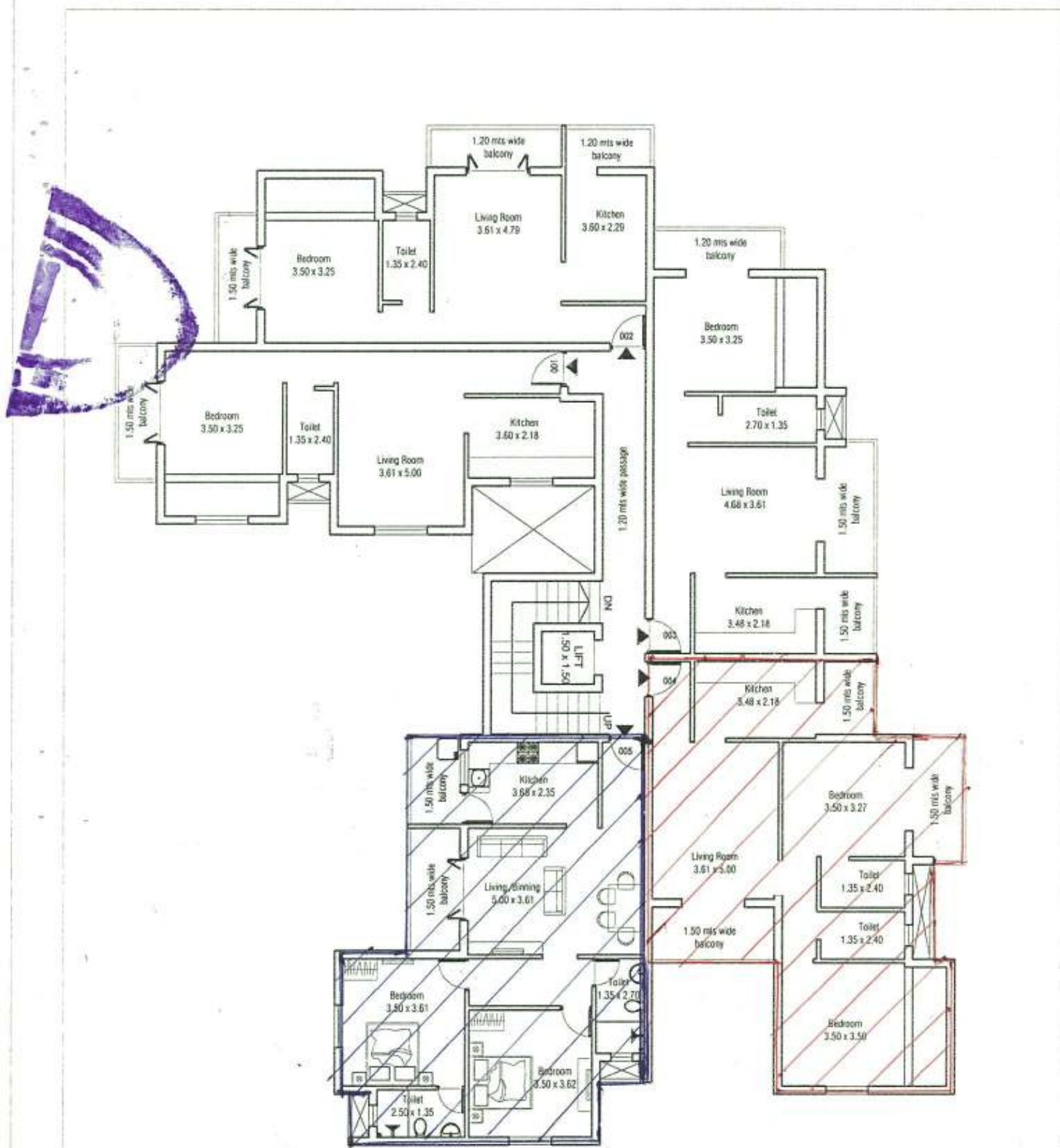
2. [Signature]

Vidhya Gaunkar


[Signature] [Signature] [Signature] [Signature]

[Signature]

24
Havres



UPPER GROUND FLOOR PLAN

SCALE:- N T S	DATE :- 16 March 2015	TITLE :-	PROJECT ARCHITECT
DRAWN BY: VISHAL	CHKD. BY: Ashwin, P	PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING BELONGING TO Mr.ALLAN, Saipen- GOA	ASHWINIKUMAR PRABHU
			 studio Arche'type architecture + interiors C-5, 3rd Floor, Tricolors Apartments, Near Municipal Market, Panaji - Goa-INDIA. Ph. 9091-833-651/1330 e-mail: studio_arche'type@yahoo.co.uk

Handwritten signature: H. S. Souza

Handwritten signature: Several

Handwritten signature: [Signature]

Handwritten signature: H. S. Soares

Handwritten signature: [Signature]



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



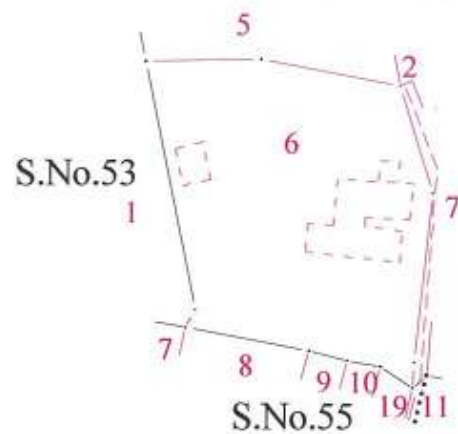
Plan Showing plots situated at
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 54/ 6
Scale : 1 : 1000

Inward No:7477

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



SURVEY No. 54



Generated By : *[Signature]* Vrushali Arolkar (D' Man Gr. II)
On : 08-09-2017

Compared By: *[Signature]*

[Signature]
CHAPRI
(F.S.)

REG_1_51319_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 22-03-2018 03:06:43 PM

Document Serial Number : 1380




Presented at 02:37:00 PM on 22-03-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	271500.00
2	Processing Fees	590.00
	Total :	272090.00

Stamp Duty Required: 362000.00

Stamp Duty Paid: 362000.00

Allan Alex Fernandes presenter

Name	Photo	Thumb Impression	Signature
Allan Alex Fernandes, S/o Late Victor Fernandes, Married, Indian, age 38 Years, Business, r/o H.no 677, Pintos Vaddo, Candolim Bardez Goa. Partner of Claramount Realty, having office at Flat no A-2, on the 2nd floor in Bldg Rio House at Morod Mapusa Bardez Goa. vide PAN CARD NO AANFC0627L			




Endorsements

Executant

1. Norbert Cosme Francisco D'souza, S/o Lourenco Pedro De Souza, Married, Indian, age 53 Years, Business, r/o H.no 351/1 B Aradi, Parra Bardez Goa. For Self & as POA holder for Vendor no 1 & 2 dated 18/1/2012 before Notary Dene Noe Rosario at panaji. For Vendor no 3, POA dated 2.12.2011 executed on 5.1.2012 before Notary A.N Pande at Mumbai vide serial no 63/12.

Photo	Thumb Impression	Signature
		

2. Hilda Epifania Berta Alvares, W/o Late Lourenco Pedro De Souza, Widow, Indian, age 76 Years, House-Wife, r/o H.no 351/1 B Aradi, Parra Bardez Goa.

Photo	Thumb Impression	Signature
		

3. Angela Brigida Fernandes e D'souza, W/o Norbert Cosme Francisco D'souza, Married, Indian, age 53 Years, House-Wife, r/o H.no 351/1 B Aradi, Parra Bardez Goa.

Photo	Thumb Impression	Signature
		

4 . Allan Alex Fernandes, S/o Late Victor Fernandes, Married, Indian, age 38 Years, Business, r/o H.no 677, Pintos Vaddo, Candolim Bardez Goa. Partner of Claramount Realty, having office at Flat no A-2, on the 2nd floor in Bldg Rio House at Morod Mapusa Bardez Goa. vide PAN CARD NO AANFC0627L

Photo	Thumb Impression	Signature
		


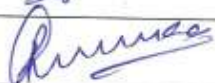
5 . Ashok Ramesh Naik, S/o Late Ramesh Naik, Married, Indian, age 39 Years, Business, r/o H.No.493/4A, Tarchibhat, Siolim, Bardez-Goa Partner of Claramount Realty, having office at Flat no A-2, on the 2nd floor in Bldg Rio House at Morod Mapusa Bardez Goa. vide PAN CARD NO AANFC0627L

Photo	Thumb Impression	Signature
		

6 . Samir Kashiram Toraskar , S/o Late Kashiram Toraskar , Married, Indian, age 44 Years, Business, r/o Flat no 3 Satyabhama Apt5 Opp State Bank of India Kadamba Depte Road Alto Porvorim Bardez Goa PAN CARD No ADQPT2157C. Partner of Claramount Realty, having office at Flat no A-2, on the 2nd floor in Bldg Rio House at Morod Mapusa Bardez Goa. vide PAN CARD NO AANFC0627L

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Vidya Gaonkar , D/o Mohan Gaonkar, UnMarried, Indian, age 29 Years, Service, r/o H.no 7 17 /7A, Bandol wada, Pernem Goa	
2	Rahul Arlekar , S/o Shravan Arlekar, UnMarried, Indian, age 25 Years, Service, r/o H.no 28, Duler Mapusa Bardez Goa	

Endorsement

Scanned By:-

Mutation fees paid of Rs 2500/- vide

Challan No 201806252706 dt 22/3/18

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REG-
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-01893-2018
CD Number BRZD797 on
Date 25-04-2018

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By:-

Pandey

Signature:-



Designed and Developed by C-DAC, ACTS, Pune