

(Rupees Ten Lacs Thirty Five Thousand Only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD

SAPANA BERRIER CO-OP, HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 27541

NON JUDICIAL गोंया

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Rs. 1035000/- PB7223

INDIA

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GOA

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorised Signatory

Name of Purchaser. ELITE BUILDERS AND DEVELOPERS

Savio Bronson Teixeira

1894



DEED OF SALE

Ana Piedade Serim  
Antonio Pereira

This Deed of Sale is made and executed at Margao, Salcete, Goa, on this sixteenth day of the month of July of the year Two Thousand and Nineteen (16/07/2019);



**BETWEEN**

**SMT ANA PIEDADE PEREIRA alias ANA PIEDADE COELHO PEREIRA**, aged about 64 years, daughter of Shri Simao Coelho, housewife, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] 0, Mobile Number: 7798973611, married, and her husband

2. **SHRI ANTONIO PEREIRA alias ANTONIA PEREIRA**, aged about 72 years, son of Shri Pedro Pereira, retired, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], Mobile Number: -7798973611,

Both residents of House No. 616/A, Camarxet, Curtorim, Salcete, Goa, Pincode: 403709, hereinafter collectively referred to as **"the VENDORS"** (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

**AND**

Ana Piedade Pereira  
Ana Piedade Pereira  
Vendor No.1

Antonia Pereira alias Antonio Pereira  
Antonia Pereira alias Antonio Pereira  
Vendor No. 2

Savio Bronson Teixeira  
Savio Bronson Teixeira  
Partner of Purchaser

Sanzil D' Costa  
Sanzil D' Costa  
Partner of the Purchaser





**M/s ELITE BUILDERS AND DEVELOPERS**, a partnership firm, registered in the office of the Registrar of Firms, Salcete, under Registration No. MGO-F267-2017 established on 27.07.2017, holder of Income Tax Pan Card No. [REDACTED], represented herein by its two partners:-

- (i) **Shri Savio Bronson Teixeira**, aged 35 years, son of Shri Augusto Teixeira, businessman, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], married, resident of House No. 113/A, Comba, Paricotto, Cuncolim, Salcete, Goa, (Mobile No. 9922026544 and email id: savioteixeira4@gmail.com)
- (ii) **Shri Sanzil D' Costa**, aged 35 years, son of Shri Cruzinho D' Costa, businessman, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] 9, married, resident of House No. 19, Cotto, Quepem, Fatorpa, South Goa, Salcete, Goa, (Mobile No. 9689160321)

Hereinafter referred to as **"the PURCHASER"** (which expression shall, unless repugnant to the context or meaning

Ana Piedade Pereira  
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Savio Bronson Teixeira  
Partner of Purchaser

Sanzil D' Costa  
Sanzil D' Costa  
Partner of the Purchaser





thereof, include its Partners, assigns, executors, administrators and assigns) of the **SECOND PART**;

AND WHEREAS the VENDORS have jointly and severally represented to the PURCHASER as under:-

- 1) There exists a landed property known as 'CABECEIRA DE CAMARXETA' or 'CIPRIANA XIRA', situated at village Curtorim, within the jurisdiction of the Village Panchayat of Curtorim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37635 new at pages 105V of Book B. No. 97, and enrolled in the Land Revenue Office under Matriz No. 1546, bounded on the East with the property of heirs of Antonio Reginaldo Pimenta and Comunidade of Curtorim, on the West with the road, on the North with the property of the Comunidade and of Pedrinho Santana Assuncao Estibeirol and on the South with the property Poderamola of Mariano Constancio Climaco Coelho and others. This property is hereinafter referred to as the '**Said Property**'.

Ana Piedade Pereira

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- 2) The 'Said Property' is inscribed in the name Jose Inacio do Rosario Filomeno Lourenco under Inscription No. 49518.



By Deed of Sale dated 09th October 1979, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. 188 at pages 187 to 190, Book No. I, Vol No. 219, dated 17th January 1980, the said Shri Jose Inacio Do Rosario Filomeno Lourenco alias Inacio Lourenco and his wife Fernanda Maria Antonieta Fernandes Melo Lourenco have sold to the Vendors a portion of the Said Property admeasuring about 3962.65 sq.mtrs, which is designated as Unit 'A'.

- 4) Subsequently, by Deed of Sale dated 06th November 1979, registered in the office of the Sub-Registrar of Salcete at Margao under Registration No. 180 at pages 324 to 328, Book No. I, Vol No. 219, dated 18th April 1980, the said Shri Jose Inacio Do Rosario Filomeno Lourenco alias Inacio Lourenco and his wife Fernanda Maria Antonieta Fernandes Melo Lourenco have sold to the Vendors another portion of the Said Property admeasuring about 2437.80 sq.mtrs, which is designated as Unit 'B'.

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Savio

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- 5) From the Plot designated as Unit 'A' of the Said Property, the Vendors have separated a portion admeasuring 3169 sq.mtrs. This plot of land admeasuring 3169 sq.mtrs is more fully described in the Schedule of this Deed and is hereinafter referred to as the '**SAID PLOT**'.
- 6) The '**SAID PLOT**' is suitable for construction of residential premises.
- 7) The VENDORS have a clean, clear and marketable title to the '**SAID PLOT**', which title is free from all disputes and/or defects and/or third party claims.

AND WHEREAS based on the above representations, the VENDORS have offered to sell the SAID PLOT to the PURCHASER and the PURCHASER has accepted the offer and agreed to purchase the SAID PLOT from the VENDORS.

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

Ana Piedade Pereira  
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Savio Bronson Teixeira  
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Sanzil D' Costa  
Sanzil D' Costa  
Partner of the Purchaser





1. For a total price consideration of **Rs. 2,30,00,000/-** (Rupees Two Crore Thirty Lakhs Only), paid by **the PURCHASER** to **the VENDORS** in the manner stated hereinafter, **the VENDORS** do hereby CONVEY, TRANSFER and CONFIRM by way of absolute sale UNTO and in favour of **the PURCHASER** all that 'SAID PLOT' more fully described in the **SCHEDULE** hereafter written, along with all the compounds, fences, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that **the PURCHASER**, for all times hereinafter, shall HOLD, HAVE POSSESS and ENJOY the SAID PLOT hereby sold, as the absolute owner thereof and with all the rights, interests, privileges, advantages, easements, benefits, whatsoever, available to the 'SAID PLOT' or the holder thereof, free of any claim, obstruction, impediment, objections from whomsoever, including any party claiming through, under or on behalf of **the VENDORS** or their predecessors in title.
  
2. The PURCHASER has remitted the TDS amount of Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) as stated hereinabove to the Income Tax

Ana Piedade Pereira  
 Ana Piedade Pereira  
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 Savio Bronson Teixeira  
 Partner of Purchaser

Sanzil D' Costa  
 Sanzil D' Costa  
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Department vide Challan No. ITNS 280 dated 13.07.2019 at Challan Sr No. 82074 drawn on Indian Bank, Margao Branch.

3. The Purchaser has paid to the Vendors a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by Cheque Bearing No. 11906 dated 15.04.2019 drawn on BOI Bank and a sum of Rs. 37,70,000/- (Rupees Thirty Seven Lakhs Seventy Thousand Only) by cheque no. 012842 dated 02.07.2019, drawn on BOI Bank, which shall be in addition to the proposed built up to be given to the Vendors as stipulated in clause (4) hereinbelow.
4. The Purchaser has purchased the SAID PLOT with an intention to develop the SAID PLOT by construction of residential villas. In lieu of making payment of the balance price consideration of Rs. One Crore Eighty Lakhs Only, the VENDORS have authorised the PURCHASER to utilise the same for construction of two residential villas consisting of ground plus first floor, each having total built up area of 196.35 sq.mtrs, denominated as Villa No. 11 and 12, hereinafter referred to as "the owner's premises" for the sake of brevity and convenience, to be transferred to the VENDORS on ownership basis,

*Ana Piedade Pereira*

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Vendor No.1

*Antonia Pereira*

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Vendor No. 2

*Savio Bronson Teixeira*

Savio Bronson Teixeira  
Partner of Purchaser

*Sanzil D' Costa*

Sanzil D' Costa  
Partner of the Purchaser





upon its completion. The said Villas shall be constructed in the eastern portion of the Said Plot and shall form part of the building project, which the Purchaser proposes to construct upon the Said Plot. The VENDORS specifically understand that the PURCHASER has designed the project in the SAID PLOT with an intention that all the Allotees/Purchasers of the independent bungalows should be given ownership rights in respect of the individual apartment allotted to them and/or also a right to exclusively enjoy the land appurtenant to their respective bungalows. The Vendors shall not in any manner interfere and/or obstruct or and/or encroach and/or claim any rights in or upon the area reserved for the exclusive use of the other Allotees/Purchasers.

5. The PURCHASER may if so required, at the request and at the cost of the VENDORS, execute in favour of the VENDORS and/or in favour of any Nominee of the VENDORS, the Agreement of Sale and subsequently the Deed of Sale in respect of the owners premises.
6. The VENDORS shall bear the cost of the necessary stamp duty and registration charges for transfer of the

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Owners Premises. All the taxes as applicable shall be borne by the **VENDORS** in respect of the Owners Premises. The **VENDORS** and **PURCHASER** shall cooperate with each other in complying with all the statutory enactments regulating land Development and Building Construction including the Real Estate (Regulation and Development) Act, 2016 and the rules and Regulations formed there under by the Government of Goa.

7. The **VENDORS** do hereby declare having delivered to the **PURCHASER**, the possession of the SAID PLOT described in **SCHEDULE** hereto, and the **PURCHASER** acknowledges to have received such possession from the **VENDORS**.
8. It is clearly understood that **the PURCHASER** will have an absolute right to develop the Said Plot and construct various premises with an intention to sell these premises to third parties of its choice. **The PURCHASER** may, at any time hereafter, enter into agreement with parties of its choice for sale of these premises/apartments to be constructed in the said plot except the owners premises. The **PURCHASER** shall have an absolute right to enter into any third party commitments in respect of all the remaining

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premises constructed in the 'Said Plot' except the owners premises. **The PURCHASER** shall be entitled to raise finance from any financial institution/s for the purposes of developing the said plot. The third parties who enter into agreements with **the PURCHASER** in pursuance of this Deed shall also be entitled to raise finance from any financial institution/s for the purpose of purchasing the premises, which are proposed to be constructed in the said plot, without any reference to the VENDORS.

9. **The VENDORS** covenants with **the PURCHASER** as under: -

- (a) That **the VENDORS** are the exclusive owners in possession of the SAID PLOT hereby sold and every part thereof, and that **the VENDORS** have clear, unencumbered and valid title to the same and every part thereof;
- (b) That neither the SAID PLOT hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;

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Sanzil  
Sanzil D' Costa  
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- (c) That neither the SAID PLOT hereby sold nor any part thereof is matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;
- (d) That neither the SAID PLOT hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;
- (e) That the SAID PLOT hereby sold and every part thereof is free from all encumbrances, whatsoever;
- (f) That the SAID PLOT hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;
- (g) That the title of **the VENDORS** to the SAID PLOT hereby sold and to every part thereof is free, clear and marketable;

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- (h) That **the VENDORS** shall indemnify **the PURCHASER** against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in the SAID PLOT hereby sold;
- (i) That **the VENDORS** shall at their cost execute all further documents which may be found necessary by **the PURCHASER** to be executed for conferring or confirming proper and better title of the SAID PLOT hereby sold and every part thereof in favour of **the PURCHASER**, or for transferring all or whatever records in respect of the SAID PLOT hereby sold, exclusively in the name of **the PURCHASER**.

10. The VENDORS do hereby expressly state that they have not made any mis-representation of facts with regard to their free, clear and marketable title to the SAID PLOT hereby sold; and in the event of any claim by person or pre-decessor in title, the VENDORS shall suitably compensate the PURCHASER for the loss caused to the PURCHASER on account of such claim.

Ana Piedade Pereira  
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The **VENDORS** do hereby declare that the SAID PLOT hereby sold and every part thereof, is not subject matter of any rights of Scheduled Castes or Scheduled Tribes, as contemplated in the Notification No. RD/LAND/LRC/318/99 dated 21-08-1977 of the Government of Goa.

12. The Town and Country Planning Department has by letter dated 29.04.2019 bearing Ref No: TPM/Sale-Deed/793/Curtorim/326/84(P)/2019/2798 issued its No Objection Certificate for registration of the present Deed of Sale.
13. The 'SAID PLOT' admeasures 3169 sq.mtrs and it is situated in the village of Curtorim of Salcete Taluka. The market value of the SAID PLOT hereby sold is Rs. 2,30,00,000/-- (Rupees Two Crore Thirty Lakhs Only). The PURCHASER has paid the stamp duty and registration of this Deed.

### SCHEDULE

(Description of the Said Plot)

All that Plot of Land admeasuring 3169 sq.mtrs, which is a separated portion of the larger property known as 'CABECEIRA DE CAMARXETA' or 'CIPRIANA XIRA',

Ana Piedade Pereira

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Partner of Purchaser

Sanzil D' Costa

Sanzil D' Costa  
Partner of the Purchaser





situated at village Curtorim, within the jurisdiction of the Village Panchayat of Curtorim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 37635 new at pages 105V of Book B. No. 97, and enrolled in the Land Revenue Office under Matriz No. 1546.

The Said Plot of Land forms part of the property presently surveyed under Survey No. 326/84 of village Curtorim of Salcete Taluka and as an independent plot is bounded as under:-

EAST:-	By the remaining portion of the same property surveyed under Survey No. 326/84 (part) of village Curtorim
WEST:-	By the property surveyed under Survey No. 326/83
NORTH:-	By the 6.00 mtrs wide road
SOUTH:-	By Village Sao Jose De Areal

The SAID PLOT hereby sold is shown marked in red colour boundary lines in the **PLAN** annexed to and forming part of this Deed.

Ana Piedade Pereira  
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Antonia Pereira  
Antonia Pereira alias Antonio Pereira  
Vendor No. 2

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Savio Bronson Teixeira  
Partner of Purchaser

Sanzil D' Costa  
Sanzil D' Costa  
Partner of the Purchaser





IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.



Ana Piedade Pereira

Ana Piedade Pereira

Smt Ana Piedade Pereira

Vendor No. 1

SIGNED AND  
DELIVERED by the  
within named the  
VENDORS



Right Hand Finger Impression of Smt Ana Piedade Pereira



Left Hand Finger Impression of Smt Ana Piedade Pereira

Ana Piedade Pereira

Ana Piedade Pereira  
Vendor No.1

Antonia Pereira

Antonia Pereira alias Antonio Pereira  
Vendor No. 2

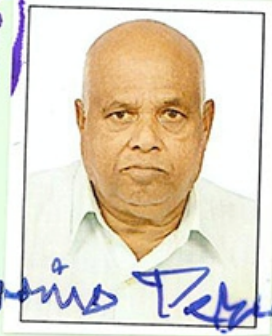
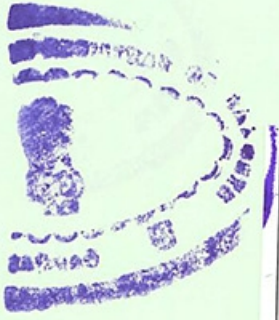
Savio

Savio Bronson Teixeira  
Partner of Purchaser

Sanzil

Sanzil D' Costa  
Partner of the Purchaser





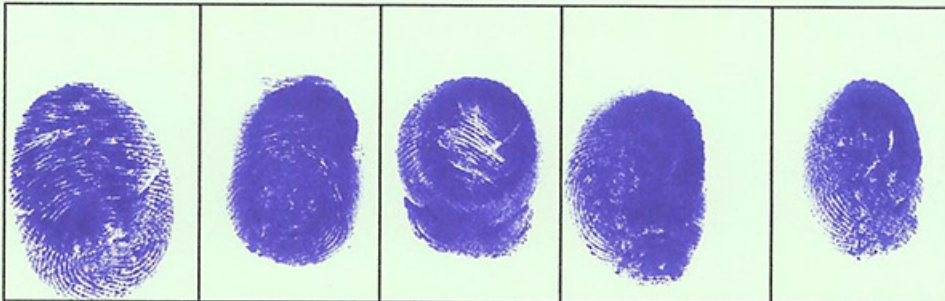
*Antonio Pereira*

*Antonio Pereira*

SIGNED AND  
DELIVERED by the  
within named the  
VENDORS

Shri Antonia Pereira alias Antonio  
Pereira

Vendor No. 2



Right Hand Finger Impression of Shri Antonia Pereira alias  
Antonio Pereira



Left Hand Finger Impression of Shri Antonia Pereira alias  
Antonio Pereira

*Ana Piedade Pereira*

Ana Piedade Pereira  
Vendor No.1

*Antonio Pereira*

Antonia Pereira alias Antonio Pereira  
Vendor No. 2

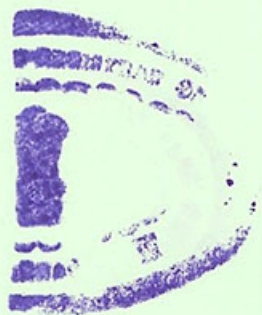
*Savio*

Savio Bronson Teixeira  
Partner of Purchaser

*Sanzil*

Sanzil D' Costa  
Partner of the Purchaser





SIGNED AND  
DELIVERED by the  
within named the  
PURCHASER

---

Savio Bronson Teixeira  
Partner of Purchaser



Right Hand Finger Impression of Savio Bronson Teixeira



Left Hand Finger Impression of Savio Bronson Teixeira

Ana Piedade Pereira

Ana Piedade Pereira  
Vendor No.1

Antonio Pereira

Antonia Pereira alias Antonio Pereira  
Vendor No. 2

---

Savio Bronson Teixeira  
Partner of Purchaser

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Sanzil D' Costa  
Partner of the Purchaser





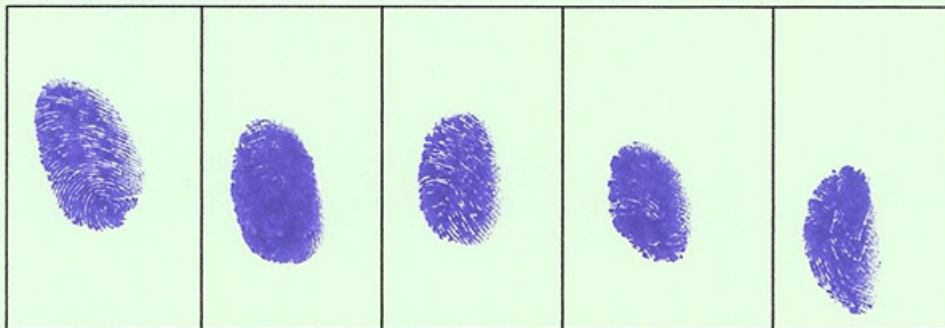
*Sanzil*

*Sanzil*

Sanzil D' Costa

Partner of the Purchaser

DELIVERED by the  
within named the  
Purchaser



Right Hand Finger Impression of Sanzil D' Costa



Left Hand Finger Impression of Sanzil D' Costa

*Ana Piedade Pereira*

Ana Piedade Pereira  
Vendor No.1

*Antonia Pereira*

Antonia Pereira alias Antonio Pereira  
Vendor No. 2

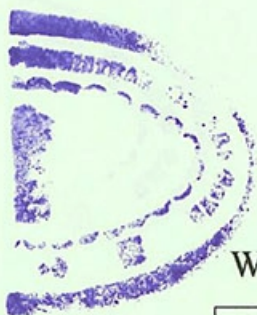
*Savio*

Savio Bronson Teixeira  
Partner of Purchaser

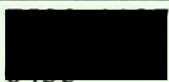



*Sanzil*

Sanzil D' Costa  
Partner of the Purchaser





## Witnesses:-

Sr. No.	Name and details of the Witness	Aadhar Card No.	Signature of the Witness
1	Mr. Vishant Prakash Naik, aged about 42 years, son of Shri Prakash Naik, married, business, resident of House No. 406, Davorlim, Navelim, South Goa, Salcete, Goa Mob No. 9850460580		
2	Mr. Rajesaheb Walikar, aged about 38 years, son of Shri Mammasaheb Walikar, married, business, resident of House No. 96/1, Pedamol, Sirvoi, South Goa, Goa. Mob: 9890164031		

Ana Piedade Pereira

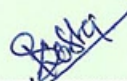
Ana Piedade Pereira  
Vendor No.1

Antonia Pereira

Antonia Pereira alias Antonio Pereira  
Vendor No. 2

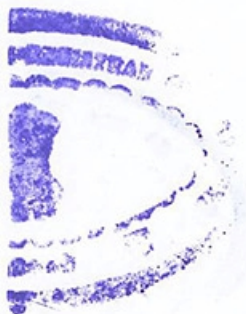


Savio Bronson Teixeira  
Partner of Purchaser



Sanzil D' Costa  
Partner of the Purchaser





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

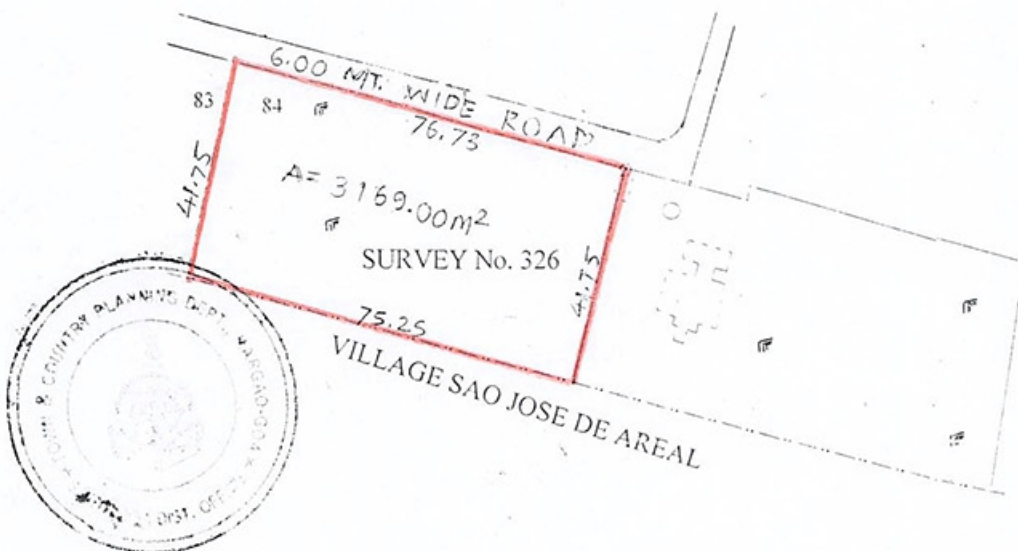


Plan Showing plots situated at  
Village : CURTORIM  
Taluka : SALCETE  
Survey No./Subdivision No. : 326/ 84  
Scale : 1 : 1000

Inward No: 1683

*[Signature]*  
26/11/13

Inspector of Survey &  
Land Records.



ANA PIEDADE PEREIRA - Ana Piedade Pereira Savio Bronson Teixeira - *[Signature]*  
SANZIL D'COSTA *[Signature]*

ANTONIO PEREIRA - Antonio Pereira

Generated By : Madhukar N. Jishi  
On : 26-11-2013

*[Signature]*

*[Signature]*  
26/11/13  
Compared By





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 19-Jul-2019 10:07:54 am

Document Serial Number : - 2019-MGO-1894

Presented at 09:07:13 am on 19-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1035000
2	Registration Fee	805000
3	Mutation Fees	2500
4	Processing Fee	440
Total		1842940

Stamp Duty Required :1035000

Stamp Duty Paid : 1035000

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Bronson Teixeira ,S/o - D/o Augusto Teixeira Age: 35, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Lea Majestic, Shop No. 17, Nagmodem, Navelim, Salcete, Goa, Address2 - Margao-Goa, PAN No.: [REDACTED]			

#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ana Piedade Pereira Alias Ana Piedade Coelho Pereira ,S/o - D/o Simao Coelho Age: 64, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No. 616-A, Camarxet, Curtorim, Salcete, Goa., Address2 - , PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>Antonio Pereira Alias Antonia Pereira ,S/o - D/o Pedro Pereira</b> <b>Age: 72,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Other,</b> <b>Address1 - House No. 616-A, Camarxet, Curtorim, Salcete, Goa, Address2 - ,</b> <b>PAN No.: [REDACTED]</b>			
3	<b>Savio Bronson Teixeira ,S/o - D/o Augusto Teixeira</b> <b>Age: 35,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b> <b>Address1 - Lea Majestic, Shop No. 17, Nagmodem, Navelim, Salcete, Goa, Address2 - Margao-Goa,</b> <b>PAN No.: [REDACTED]</b>			
4	<b>Sanzil D Costa ,S/o - D/o Cruzinho D Costa</b> <b>Age: 35,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b> <b>Address1 - Lea Majestic, Shop No. 17, Nagmodem, Navelim, Salcete, Goa, Address2 - Margao-Goa,</b> <b>PAN No.: [REDACTED]</b>			

**Witness:**

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Rajesaheb Walikar, 38 ,1981-02-01 ,9890164031 ,</b> <b>,Business , Marital status : Married</b> <b>403705, 96/1 Pedomol Sirvoi South Goa Margao , 96/1</b> <b>Pedomol Sirvoi South Goa Margao</b> <b>Ambelim, Quepem, SouthGoa, Goa</b>			
2	<b>Vishant Prakash Naik, 42 , ,9850460580 , ,Business ,</b> <b>Marital status : Married</b> <b>403601, House No. 406 Davorlim Navelim Salcete Goa, House</b> <b>No. 406 Davorlim Navelim Salcete Goa</b> <b>Nuvem, Salcete, SouthGoa, Goa</b>			

**Sub Registrar**  
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