

Chques One Lakh Thirty Two Thousand Only)

For CITIZEN CREDIT™  
CO-OP BANK LTD

*Sushil Fernandes*  
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 45801 NON JUDICIAL १/१०/१९  
110298 OCT 01 2019



2010 0106 0106 100 2500 2000 2000 15:59

Rs. 0132000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser M/s GULSHAN HOMERZ & DEVELOPERS

M-2019-BR2-3387

17-10-19.



**DEED OF SALE**

This Deed of Sale is executed at Mapusa and Registration  
Sub-District of Bardez, State of Goa, on this 1<sup>st</sup> day of the  
October month in the year 2019;

*[Signature]*

*[Signature]*



**BETWEEN**

**MRS GRACY DIAS**, Daughter of Mrs. Eslinda Amelia de Souza alias Eslinda Amelia Vulgo (by other name) Eslinda de Souza Dias, alias Eslinda Amelia alias Eslinda De Souza Dias, alias Amelia Eslinda D'souza, alias Eslinda D'souza was married to Mr. William Michael Crisanto Dias alias Guilherme Miguel Crisanto Dias alias William Guilherme Dias alias William Michael Guilherme Dias alias William Dias, age 72 years, Divorcee, housewife, Indian National, Holding PAN card No. [REDACTED] Aadhaar Card [REDACTED] resident of H.No 44, FortaVaddo, Nerul, Bardez-Goa, 403114, Phone No. [REDACTED] hereinafter referred to as the **VENDOR** (which expression shall mean and include her legal representatives, administrator and assigns ) of the **FIRST PART**.



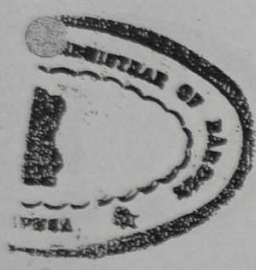
**AND**

**MR. BHARAT THAKRAN**, son of Shri Suresh Kumar Age 37, Married, Business, Indian National, holding PAN Card [REDACTED] Aadhar Card No. [REDACTED] Phone No. [REDACTED] email id: bharatthakaran2002@yahoo.com, **Proprietor of M/s GULSHAN HOMEZ & DEVELOPER's**, having their office at House No-1718, Plot No-15, Behind

*[Handwritten signatures]*



Maruti Sai Service showroom, 3rd lane, Journalist Colony ,  
Alto Provorim, Bardez Goa-403512, hereinafter refer red to  
as the "PURCHASER" (which expression shall mean and  
include his heirs, legal representatives, administrator s and  
as signs) of the Second Part.



**WHEREAS** there exists a property known as "KEREM"  
admeasuring an area of 5500 Sq. Mtrs., surveyed under  
survey no. 283/14 situated at Thivim within the limits of  
Village Panchayat Thivim, Bardez Taluka and Registration  
Sub-District of Bardez, North Goa District, State of Goa, not  
described in the Land Registration office and not enrolled  
in the Taluka Revenue Office for the purpose of Martiz  
Predial, the said property is more particularly described in  
the Schedule I herein under written, hereinafter shall be  
refereed as the said property.

**AND WHEREAS** the said property was originally owned  
and possessed by Mr. Lourenco de Souza alias Lourenco  
Xavier D'Souza alias Lourenco D'Souza and his wife  
Mrs. Marcilia Joana de Souza alias Marcilia Joana D'Souza  
alias Marcilia Joana alias Marcil Joana D'Souza alias  
Marcelia D'Souza alias Marcelina Joana D'Souza, alias  
Marcilia Joan D'Souza, alias Marcelia J. D'Souza alias

*[Handwritten signature]*

*[Handwritten signature]*



Marcelia J. D'Souza, Marilia Joan D'Souza, Maricilia Joan D'Souza, alias Marcelo D'Souza, alias Marcelia John D'Souza alias Marcelina J D'Souza.



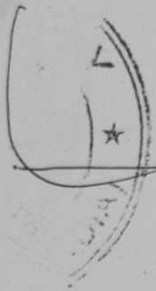
**AND WHEREAS** the Mr. Lourenco de Souza alias Lourencio Xavier D'Souza alias Lourenco D'Souza died on 24.09.1962 and his wife Mrs. Marcilia Joana de Souza alias Marcilia Joana D'Souza alias Marcilia Joana alias Marcil Joana D'Souza alias Marcelia D'Souza alias Marcelina Joana D'Souza, alias Marcilia Joan D'Souza, alias Marcelia J. D'Souza alias Marcelia J. D'Souza, Marilia Joan D'Souza, Maricilia Joan D'Souza, alias Marcelo D'Souza, alias Marcelia John D'Souza alias Marcelina J D'Souza died on 01.07.1985.

**AND WHEREAS** Inventory Proceedings bearing No. 124/2012/B were instituted before the Civil Judge Senior Division at Bicholim wherein the said property was listed in the List of Assets.

**AND WHEREAS** by Order dated 04.01.2014, this Hon'ble Court disposed Inventory Proceedings No. 124/2012/B in acceptance of the chart of allotment filed for allotment of

*[Handwritten signature]*

*[Handwritten signature]*



immovable assets between all the interested parties to the said Inventory.



**AND WHEREAS** pursuant to the said Inventory Proceeding, the Interested Parties, Late Mr. Damian Diogo Nicholas D'Souza died on 29.08.2014, Late Mr. Andrew Xavier Severino D'Souza died on 16.02.2013 at their residence in Grande Pedem, Anjuna, Bardez, Goa, and Late Mr. Jeronimo Joao Diniz Consolacao de Souza alias Jeronimo Joao Denez Consolacao de Souza alias Jerome D'Souza alias Jeronimo Souza died on 30.03.2015 and Mr. Antonio Marcelo de Souza alias Anthony D'souza, died on 26.01.2018.

**AND WHEREAS**, Regular Inventory Proceedings bearing No. 149/2018 have been instituted before the Civil Judge Senior Division at Bicholim to declare the transmission of rights upon the death of the aforesaid persons in the said property and the same is pending adjudication.

**AND WHEREAS** the Vendor herein has represented the Purchasers that they are the co-owners of the said

Amelia de Souza alias Eslinda Amelia Vulgo (by other name) Eslinda de Souza Dias, alias Eslinda Amelia alias Eslinda De Souza Dias, alias Amelia Eslinda D'Souza, alias Eslinda D'Souza was married to Mr. William Michael Crisanto Dias alias Guilherme Miguel Crisanto Dias alias William Guilherme Dias alias William Michael Guilherme Dias alias William Dias and **the share of the Vendor to the said property is 1100 Sq. mts., of the said property.**

**AND WHEREAS** the Purchaser had approached the Vendor to sell her undivided shares in the said property (totalling to 1100 Sq. meters), which the Vendor hereto have agreed to sell to **the Purchaser** Herein.

**AND WHEREAS** the Vendor hereto have agreed to sell all her Undivided Share in the said Property to the Purchaser for the Sale price of Rs. 44,00,000/- (Rupees Fourty Four Lakhs only).

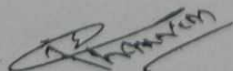
**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

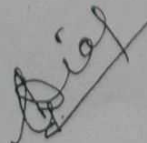
- (1) In pursuance of the said Deed and in consideration of the total sale price of Rs. 44,00,000/- (Rupees Fourty Four Lakhs only), the





Purchaser hereby makes the payments to the Vendor in the following manner:-

- (a) vide Rs. 2,00,000/- (Rupees Two Lakhs only), vide online transfer in the savings account of Vendor, State Bank of India, Panaji Secretariat Branch, (the receipt and payment, **the Vendor** do hereby admit and acknowledge **the Purchaser** thereof);
- (b) vide cheque bearing No 571704 dated 01.12.2019 amount Rs. 17,00,000/- (Rupees Seventeen Lakhs only), drawn on State Bank of India, Panaji Secretariat Branch,
- (c) vide cheque bearing No 571705 dated 31.03.2020 amount Rs. 25,00,000/- (Rupees Twnety Five Lakhs only), drawn on State Bank of India, Panaji Secretariat Branch, (the receipt and payment, **the Vendor** do hereby admit and acknowledge and discharge **the Purchaser** thereof and there from subject to realisation of those cheques), and **the VENDOR DO HEREBY CONVEY, SELL, TRANSFER, AND GRANT AND ASSURE BY WAY OF SALE UNTO THE**





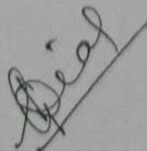


**Purchaser all her Undivided Share in the said Property** more particularly described in the Schedule given below along with all her Rights, Titles, Interests, Advantages, Benefits, Claims, Demands, Privileges, Easements, Ways, Trees, Plants, Paths, Passages, whatsoever of the **Vendor** in and in respect of **the said Property** of Land, both at Law and in equity into or out of, in respect of the said Property **TO HAVE AND TO HOLD THE SAME** unto the Purchaser absolutely and forever as the lawful Owners.

(2) **The Vendor** covenant with **the Purchaser** as follows:-

(a) **The Vendor** have full Power and Authority to sell her **Undivided Share in the said Property** which is being sold hereby.

(b) **The Purchaser** shall be entitled to enter into and use and enjoy **the said Property** and the income thereof as absolute Owners without any interruption or hindrances or, disturbances from **the Vendor** or any persons claiming through or under them.





(c) The Undivided Share in the said Property of land, being sold hereby is not subject to any Court Order of attachment, or Injunction or receiver, or subject to any Land Acquisition Proceedings or subject matter of any Litigation and is free from all encumbrances whatsoever.



(d) **The Vendor** at the cost and request of **the Purchaser** shall execute such writings and do such things and acts, as may be reasonably necessary by Law for further and more perfectly assuring **their undivided share in the said Property** unto **the Purchaser**.

(e) If **the Purchaser** has conducted all the necessary inquiry into the title of the property and after exercising due Notice is satisfied that the said property is free from any defect in title. Furthermore, it is expressly agreed that **the Vendor** shall not be liable for any claim and/or indemnity as regards to any claim of any nature including defect in title.

(f) **The Vendor** do hereby give their no objection, to **the Purchaser** to take the necessary steps for getting **the said Property** duly recorded in the name of **the Purchaser** in the survey Records and in department of Electricity, Public

*[Handwritten signature]*

*[Handwritten signature]*



Works Department, Village Panchayat, or any other  
Competent Department.

(3) That neither the Vendor nor the Purchaser herein  
belongs to the Schedule caste or Schedule Tribe.

(4) The consideration paid herein is Rs. 44,00,000/-  
(Rupees Forty Four Lakhs only), the present fair market  
price in respect of the share of undivided portion i.e. 1/5th  
portion of 5500 Sq. Mts., being 1100 Sq. Mts., @ Rs. 4000/-  
(Rupees four Thousand only) per Sq. Mts., of the said  
Property being sold hereunder is Rs. 44,00,000/- (Rupees  
Forty Four Lakhs only) and the same is more than the  
Order No. 17/1/Fixation of Land Rates/2012-RD/5004  
published in Official Gazette, Government of Goa dated  
03.01.2013, accordingly stamp paper of Rs. 1,32,100/-  
(Rupees One lakhs Thirty Two thousand One Hundred  
only) is affixed hereto.

**SCHEDULE OF THE SAID PROPERTY BEING SOLD  
HEREBY.**

All that 1/5<sup>th</sup> share which is equivalent to 1100 sq .mts of  
the undivided share in the immovable Property known as  
"KEREM" admeasuring an area of 5500 Sq. Mtrs., surveyed  
under survey no. 283/14 situated at Thivim within the

limits of Village Panchayat Thivim, Bardez Taluka and Registration Sub-District of Bardez, North Goa District, State of Goa, not described in the Land Registration office and not enrolled in the Taluka Revenue Office for the purpose of Martiz Predial and the said Property is bounded as under:-

Towards the North :	By property surveyed under survey no. 282/38 and;
Towards the South :	By public road.;
Towards the East :	By public road &
Towards the West :	By property surveyed under survey no. 282/10 and 282/13.

The said Plot which is sold herein is demarcated with the red boundaries on the plan annexed hereto.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY DATE AND YEAR FIRST HEREINABOVE WRITTEN.**

*[Signature]*

*[Signature]*

SIGNED SEALED AND DELIVERED

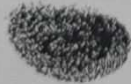
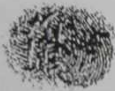
by the withinnamed

"THE VENDOR"

MRS GRACY DIAS,

L.H.F.P.

R.H.F.P



*[Handwritten signature]*

*Gracy Dias*

SIGNED SEALED AND DELIVERED

by the withinnamed

"THE PURCHASER"

MR. BHARAT THAKRAN

L.H.F.P.



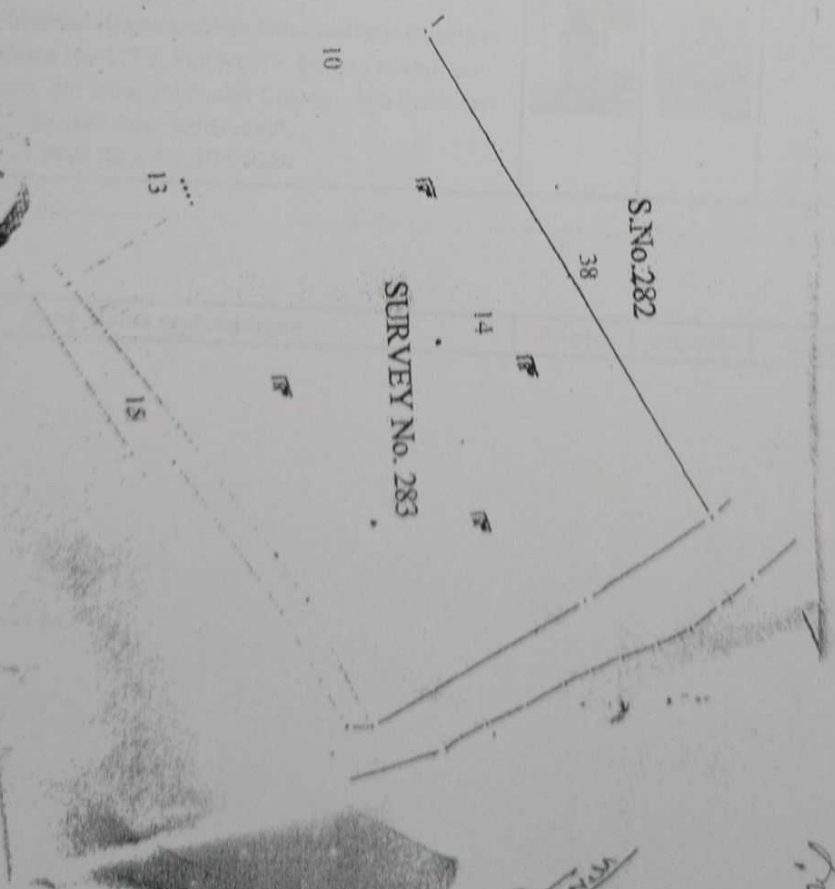
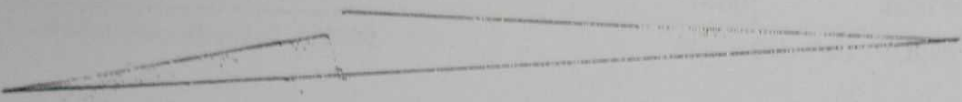
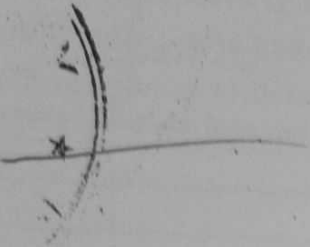
In the presence of:-

1) DANIEL BAS HARAT *[Signature]*

2) DERRICK D'SA *[Signature]*

*[Signature]*

*[Signature]*



*Prakash*

*Prakash*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Oct-2019 12:10:45 pm

Document Serial Number :- 2019-BRZ-3387

Presented at 12:10:04 pm on 17-Oct-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	132000
2	Registration Fee	88000
3	Mutation Fees	2500
4	Processing Fee	290
<b>Total</b>		<b>222790</b>

Stamp Duty Required :132000

Stamp Duty Paid : 132000

Registrar Center

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<p><b>BHARAT THAKRAN Proprietor Of Ms GULSHANI HOMEZ And DEVELOPERS ,S/o - D/o Suresh Kumar</b>  <b>Age: 37,</b>  <b>Marital Status: Married ,Gender:Male,Occupation: Business.</b>  <b>Address1 - House No-1718, Plot No-15, Behind Maruti Sai Service showroom, 3rd lane, Journalist Colony , Alto Porvorim, Bardez Goa, Address2 - ,</b></p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	<p><b>GRACY DIAS ,S/o - D/o Willam Michael Crisanto Dias Alias Guilherme Miguel Crisanto Dias Alias Willam Guilherme Dias Alias Willam Michael Guilherme Dias Alias Willam Dias</b> Age: 72, Marital Status: Divorcee ,Gender:Female,Occupation: Housewife, Address1 - H.No 44, FortaVaddo, Nerul, Bardez- Goa, Address2 -</p>			
2	<p><b>BHARAT THAKRAN Proprietor Of Ms GULSHAN HOMEZ And DEVELOPERS ,S/o - D/o Suresh Kumar</b> Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No-1718, Plot No-15, Behind Maruti Sai Service showroom, 3rd lane, Journalist Colony , Alto Provorum, Bardez Goa, Address2 -</p>			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<p><b>Derrick Daniel Dsa, 47 , ,9822128556 , ,Business , Marital status : Unmarried</b> 403114, H no 44 Forta Vaddo Nerul, H no 44 Forta Vaddo Nerul Nerul, Bardez, NorthGoa, Goa</p>			
2	<p><b>Daniel Basharat, 26 , ,7350594395 , ,Business , Marital status : Married</b> 403521, Flat No 1064 UG 4 Darius horizon Near Orlando gardens Porvorim, Flat No 1064 UG 4 Darius horizon Near Orlando gardens Porvorim Penha-de-franca, Bardez, NorthGoa, Goa</p>			

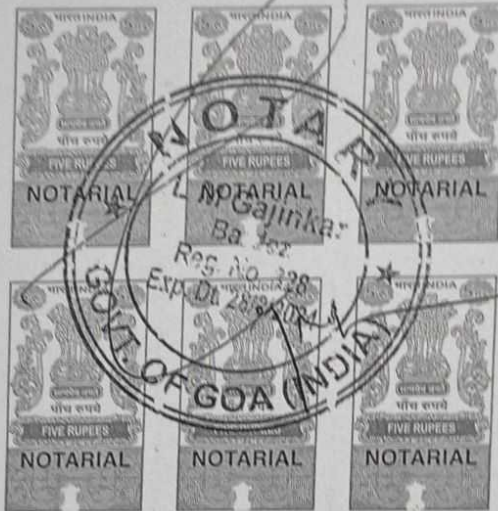
*Chalankar*  
17/10/19  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Book :- 1 Document  
Registration Number :- BRZ-1-3314-2019  
Date : 17-Oct-2019

*Malamkon*  
17/10/19

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

**REGISTRAR  
BARDEZ**



to be true  
copy of the original

*L. M. Ganbar*  
L. M. GANBAR  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA

Serial No. 1509/2021 Date: 11/02/2021