

(Rupees Twenty Lakhs Only)

Phone No:  
Sold To/Issued To:  
ANAND BOSE CONST  
For Whom/ID Proof:  
AAECA7219E



APR-20-2022 15:35:46

₹ 2000000/-  
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other  
38152991650468946484-00000937  
3815299 35/02/03/2021-RD1

67/22  
FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*[Signature]*  
AUTHORISED SIGNATORY

Name of Purchaser: ANAND BOSE CONSTRUCTIONS  
PVT LTD.

CERTIFIED TRUE COPY



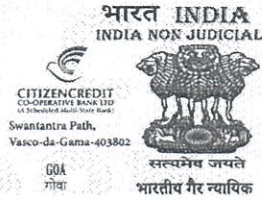
DEED OF SALE

*ABme* *Ali*



(Rupees Twenty Lakhs Only)

Phone No:  
Sold To/Issued To:  
ANAND BOSE CONST  
For Whom/ID Proof:  
AAECA7219E



APR-20-2022 15:40:10

₹ 2000000/-  
TWO ZERO ZERO ZERO ZERO ZERO ZERO ZERO

Other  
38152991650469210088-00000938  
3815299 35/02/03/2021-RD1

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*leons*  
AUTHORISED SIGNATORY

Name of Purchaser: ANAND BOSE CONSTRUCTIONS  
PVT. LTD.



This DEED is made at Vasco-Da-Gama on this 20th day of April 2022.

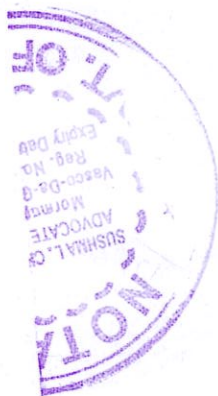
1) **SHRI. ANAND CHANDRA BOSE**, son of late Shri. Nitish Chandra Bose, R/o # 801, Anand Square, Block B, Near Sanjeevani, hospital, Baina, Goa aged 47, Indian National, holding AADHAR card no. [REDACTED], PAN Card no. [REDACTED] married, businessman, &

2) **SMT. SNEHA ANAND BOSE**, Daughter of late Shri Somnath Juwarkar, married, R/o # 801, Anand Square, Block B, Near Sanjeevani Hospital, Baina, Vasco-Da-Gama Goa aged 37 years, holding AADHAR card no. [REDACTED], PAN Card no. [REDACTED] Dominican National and Person of Indian Origin holding O.C.I. Card no. [REDACTED] represented herein by her husband and Attorney Shri. Anand Chandra Bose dated Power of Attorney dated 21<sup>st</sup> February 2019 bearing registration no 75/2019 before Adv Sushma Chodankar hereinafter referred to as the "**VENDORS**" (which expression shall, unless the context otherwise requires, include their heirs, legal representatives, administrators and assigns) OF THE FIRST PART;

AND

*Above* *[Signature]*







(Rupees Twenty Lakhs Only)

Phone No:  
Sold To/Issued To:  
ANAND BOSE CONST  
For Whom/ID Proof:  
AAECA7219E



APR-20-2022 15:44:17

₹ 2000000/-  
TWO ZERO ZERO ZERO ZERO ZERO ZERO ZERO

Other  
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3815299 35/02/03/2021-RD1

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

  
AUTHORISED SIGNATORY

Name of Purchaser: ANAND BOSE CONSTRUCTIONS  
PVT LTD.



3) M/S. ANAND BOSE CONSTRUCTIONS PVT. LTD, a company incorporated under the Companies Act, 1956, having its registered office at # 801, Anand Square 'B', Near Sanjeevani Hospital, Baina, Vasco da Gama, Goa, having PAN No. [REDACTED], Phone No. 2515633 and Email ID: [contact@anandboseconstructions.com](mailto:contact@anandboseconstructions.com); and represented herein by Ms. Inseyah Ali, D/o Mr. Iqbal A. Ali, Aadhar card no [REDACTED] PAN Card [REDACTED] Resident of H. No. 289, Queeny Estate, Bogmalo Road, Dabolim. Mormugao, Goa vide a resolution dated 16<sup>th</sup> February 2022, Goa hereinafter referred to as the "PURCHASER" hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal heirs' representatives, administrators, executors and/or assigns) OF THE SECOND PART:

WHEREAS there exists a property known as 'ZAMBULACHI



11-11-11



(Rupees Seven Lakhs Fifty Thousand Only)

Phone No:  
Sold To/Issued To:  
ANAND BOSE CONST  
For Whom/ID Proof:  
AAECA7219E



APR-20-2022 15:46:42

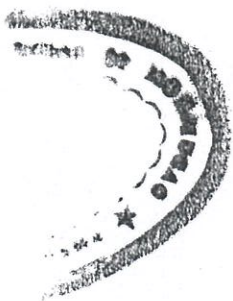
₹ 0750000/-  
ZERO SEVEN FIVE ZERO ZERO ZERO ZERO

Other  
38152991650469602452-00000940  
3815299 36/02/03/2021-RDI

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

  
AUTHORISED SIGNATORY

Name of Purchaser: ANAND BOSE CONSTRUCTIONS  
PVT LTD



GHAL', situated at Chicalim, within the jurisdiction of the Village Panchayat of Chicalim, described at the Conservatoria do Registo Predial (Land Registration Office) of the 'Comarca of Salcete, under No. 14308, surveyed under Survey No. 88/1 (part) of Chicalim Village, Mormugao Taluka, admeasuring 24,180.00 sq. meters approximately, more particularly described in the Schedule - I hereunder written, hereinafter referred to as the 'SAID PROPERTY', for the sake of brevity;

**AND WHEREAS** the said property originally belonged to Shri. Joaquim Sebastiao Rodrigues and his wife Inocencia Argentina Adelaide Dias;

**AND WHEREAS** by public deed dated 13.4.1895 Shri Joaquim Sebastiao Rodrigues and his wife sold the said property to Shri. Antonio Francisco de Santo Andre Correia, married, who expired on 7.8.1914 and his wife Maria Quiteria Faleiro who expired on 29.10.1928, leaving behind only one child being Shri Francisco Jose Manuel Gregorio de Bom Jesus Correia married to Maria Quiteria Valadares;

**AND WHEREAS** Shri Francisco Jose Manuel Gregorio de Bom Jesus Correia expired on 29.3.1948 and Smt. Maria Quiteria Valadares









expired on 20.2.1979, leaving behind twelve children, including Shri. Francisco Joaquim Bernardo Correia, who was husband of Smt. Eva Gomes E Correia alias Eva F. P. Gomes e Correia.

**AND WHEREAS** Shri Andre Francisco Joaquim Bernardo Correia expired on 16.4.1956 leaving behind Smt. Eva Gomes E Correia alias Eva F. P. Gomes e Correia as his widow and moiety holder alongwith Shri Francisco A. Correia alias Francisco Jose Azarah Domiao Corriea and Smt. Helen Prisca Correia as his only and universal heirs and legal representatives;

**AND WHEREAS** the other joint owners of the said property sold their 11/12th shares in the said property to Shri George Britto, by twenty in Number sale deeds, in the year 1993;

**AND WHEREAS** vide deed of succession dated 31.7.2000 drawn in the Notarial Book of Deeds No. 1416 at pages 77 onwards of the Notary Public Ex-Officio, Salcete at Margao, Smt. Ninette Jesuina Brito e Menezes and her husband Mr. Clary Menezes qualified as the only and universal heirs of Shri George Britto who expired on 6th June, 2000;

**AND WHEREAS** the remaining 1/12<sup>th</sup> undivided share in the SAID PROPERTY was transferred to the Vendor no. 1 by Smt. Ninette Jesuina Brito e Menezes and her husband Mr. Clary Menezes vide a Deed duly registered with the Sub-Registrar of Mormugao, Vasco dated 2<sup>nd</sup> September 2003.

**AND WHEREAS** the said property has been sub-divided into various plots, including Plot No. IV admeasuring 1874.00 square meters, which sub division has been approved by Vasco Planning and Development Authority-vide order No. VPDA/5-B-21/03-04/233 dated 08.05.2003.

*Abne* *Mhi*



**AND WHEREAS**, Smt. Eva Gomes E Correia alias Eva F. P. Gomes e Correia alongwith Shri Francisco A. Correia alias Francisco Jose Azarah Domiao Corriea and Smt. Helen Prisca Correia had, by Agreement and Deed of Assignment dated 5.11.99, agreed to sell their remaining 1/12th share in the said property to the Vendor no.1 which is as described in Schedule - II hereunder written, hereinafter referred to as the 'SAID PLOT', for the sake of brevity pursuant to the mutation and partition proceedings, as depicted in the plan Annexed at Annexure I and delineated in red colour;



**AND WHEREAS** Smt. Eva Gomes E Correia alias Eva F. P. Gomes e Correia alongwith Shri Francisco A. Correia alias Francisco Jose Azarah Domiao Corriea and Smt. Helen Prisca Correia had, by Deed of Sale dated 25<sup>th</sup> August 2005 registered in the Office of the Sub-Registrar of Mormugao under no. 1335 at pages 514 to 529 in Book I of Volume 529 sold their 1/12th share admeasuring 1874 Sq. meters, bearing Survey no. 88/1-B to the Vendor no.1.

**AND WHEREAS** the Vendor no. 1 has carried out the mutation in the form 1 and 14 in respect of the SAID PLOT and accordingly his name is reflected in the said form.

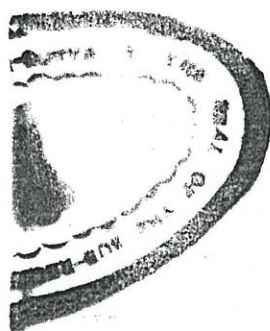


**AND WHEREAS** the sub-divided SAID PLOT was given its own Survey no. 88/1 – B after the process of partition by the Directorate of Settlement and Land Records.

**AND WHEREAS** the Office of the Collector, South Goa District, vide letter No. AC-II/MOR/SG/CONV/49/2020/9920 dated 19th August 2020 issued a Conversion Sanad in respect of the SAID PLOT.

**AND WHEREAS** vide NOC dated 21st April 2021 and bearing

*[Handwritten signatures]*





reference No. 46/210/1/2021/187 the Naval aviation authorities have been pleased to grant NO OBJECTION CERTIFICATE in respect of survey No. 88/1-B for construction in the SAID PLOT of a building.

**AND WHEREAS** vide a NIL Certificate of Encumbrance on Property issued by the Office Civil Registrar -cum- Sub – Registrar Mormugao dated 11th January 2022 has been pleased to confirm the non-existence of Encumbrance on the SAID PLOT.

**AND WHEREAS** the Vendor no. 1 together with his wife by this Deed of Sale transfer their share, right, title, possession and interest in the aforesaid property bearing survey no. 88/1-B admeasuring 1874 Sq. meters, to the Purchaser described in the Schedule - II hereunder written, for the price and consideration as stated herein.

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

1. In full and final consideration of an amount of Rs. 14,85,00,000/- (Rupees Fourteen crores Eighty-five lakhs only), which is paid and effected vide cheque no 019022 dated 19.04.2022 drawn on Union Bank of India, Vasco Branch by the PURCHASER, the full payment/receipt of which amount is hereby acknowledged by the VENDOR as the rightful consideration for the SAID PLOT and which the VENDOR confirms having received.
2. Since the consideration is more than Rs. 50,00,000/- (Fifty lakhs) TDS @ 1% on the consideration amount of Rs 15,00,00,000/- (Fifteen crores only) is paid herewith and TDS certificate of Rs. 15,00,000/- (Fifteen lakhs only) will be obtained by the PURCHASER.

*Almeida* *Mi*



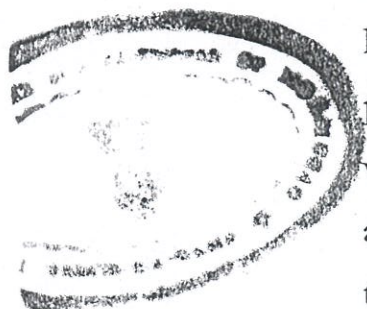


3. The VENDORS hereby conveys, transfers upon the PURCHASER herein to HAVE AND TO HOLD the absolutely and exclusively the title to the SAID PLOT together with its actual physical possession alongwith with the entire proportionate share in the said property upon the execution of the present Deed of Sale as absolute and exclusive Owners in possession of the SAID PLOT.

4. The SAID PLOT conveyed by this Deed more particularly described in SCHEDULE II herein below and delineated on the plan annexed hereto in red colour together with all singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PLOT or any part thereof belonging now or at any time hereto before usually held , used , occupied or enjoyed therewith or reputed or known as part thereof to belong or to be appurtenant thereto and also together with all the deeds, documents, writings and all other evidences of title relating to the SAID PLOT or any part thereof and all the estate, right , title, interest, use , inheritance, benefit, claim whatsoever at law and in equity of the VENDORS, in to, out of or upon the SAID PLOT or any part thereof TO HAVE AND TO HOLD all and singular the said PLOT hereby granted, conveyed, transferred and assured so to be with all their rights and appurtenances UNTO and to the use and benefit of the PURCHASER FOREVER.

5. That the VENDORS have represented to the PURCHASER herein that there exist no charges, lien, interest, mortgage with respect to the SAID PLOT and that they hold free and marketable title to the SAID PLOT.

6. And the VENDORS hereby covenant with the PURCHASER, that the VENDORS have not done, committed undertaken knowingly or willingly any act, deed, or thing which has made it suffer or suffered



*Almeida*







or has been party or privy to any act, deed, or thing whereby it is prevented from granting or conveying, transferring the SAID PLOT in the manner aforesaid or whereby the same or any part thereof, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

7. That with the execution of the present Deed the VENDORS have handed over to the PURCHASER the vacant, absolute, exclusive and peaceful possession of the SAID PLOT.



8. Upon the execution of this Deed of Sale, the Purchaser shall be entitled to enter its name in the Records of Rights and the Vendors gives their no-objection thereto.

9. The VENDORS and the PURCHASER hereby declare that the property/ SAID PLOT in transaction does not belong or pertain to occupancies of persons belonging to Scheduled Caste/ Scheduled Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



10. The Plan annexed hereto as Annexure I showing the SAID PLOT delineated in Red Colour shall be considered as part of this Deed of Sale.

11. The Stamp Duty in the present deed payable is Rs 67,50,000/- (Sixty-Seven Lakhs Fifty thousand only) and Registration Fess payable is Rs 45,00,000/- (Forty-five Lakhs only) both of which have been paid prior to the execution of this Deed.

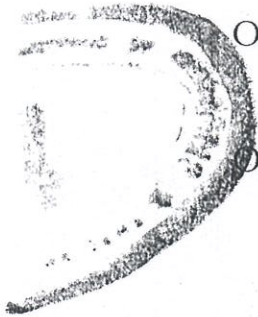
### SCHEDULE I

(Description of the SAID PROPERTY)

*Attn* *W*



ALL THAT PROPERTY being the property known as ZAMBULACHI GHAL, situated at Chicalim, within the jurisdiction of the Village Panchayat of Chicalim, Taluka and Registration Sub District of Mormugao, District of South Goa, State of Goa described at the Conservatoria do Registo Predial Land Registration Office of the Comarcal of Salcete under No.14308 of Book B No. Jo New series and enrolled at the Taluka Revenue Office under matrix No 388 and surveyed under Survey No.88/1 (part) of Chicalim Village, Mormugao taluka, admeasuring 24,180.00 sq. meters, approximately and bounded as under:

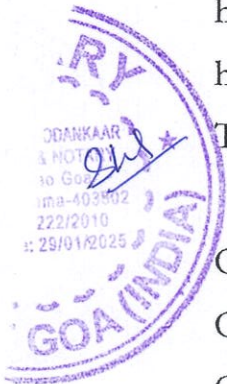


On the East, West and North : By hilly area belonging to the Comunidade of Chicalim, and;  
On the South : With the property ZAMBULACHI GHAL of Antonio Cateano Rosario Alvares

## SCHEDULE – II

(Description of the SAID PLOT)

ALL THAT 'SAID PLOT' admeasuring 1874.00 sq. meters, whereof is hereby sold originally forming part of the property described in Schedule 1 hereinabove, surveyed under S.No. 88/1 –B of Chicalim Village, Mormugao Taluka and bounded as under:



On the North : By development known as Anand Residency;  
On the South : By 15.00-meter-wide road;  
On the East : By the Plot No. III and  
On the West : By 8.00-meter-wide road.

**IN WITNESS WHEREOF** the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.

*Almeida* *Chicalim*





SIGNED, SEALED AND DELIVERED

By the within named

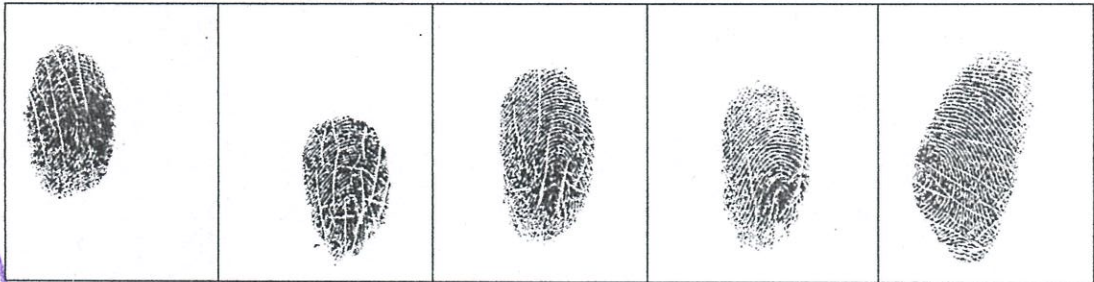
VENDOR No. 1 for self and as

Lawful attorney for Vendor No.2

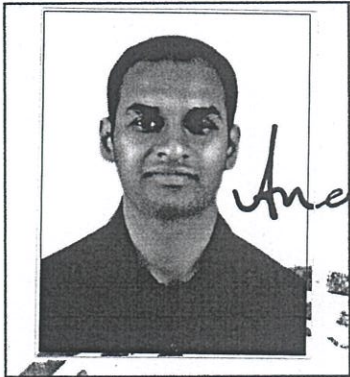
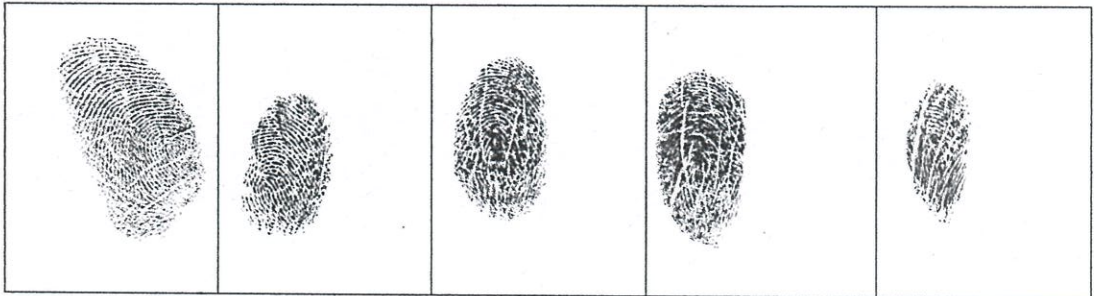
*Anand Bose*

MR. ANAND C BOSE

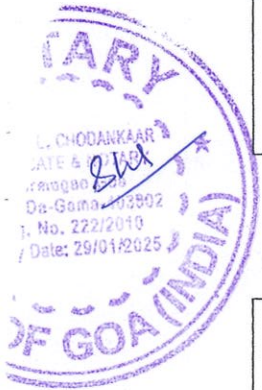
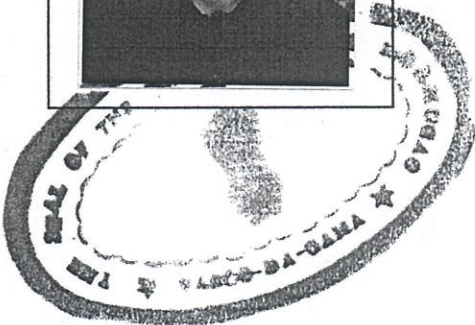
LHFP  
Thumb



RHFP  
Thumb



*Anand Bose*



*Anand Bose*



SIGNED, SEALED AND DELIVERED

By the within named ANAND BOSE CONSTRUCTIONS PVT LTD

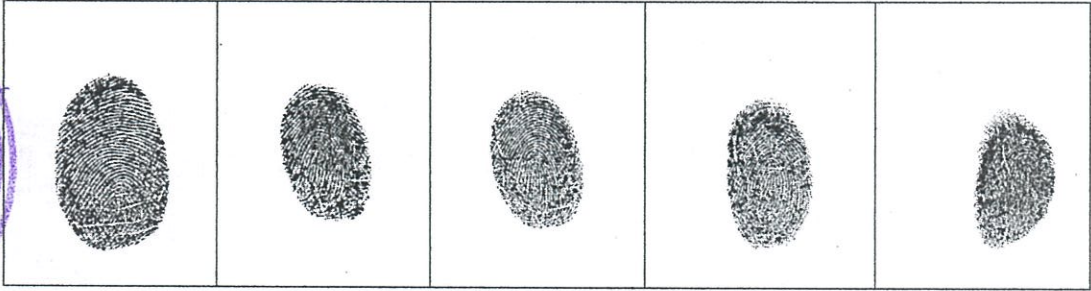
Through Its Authorised Signatory Ms. Inseyah Ali

PURCHASER

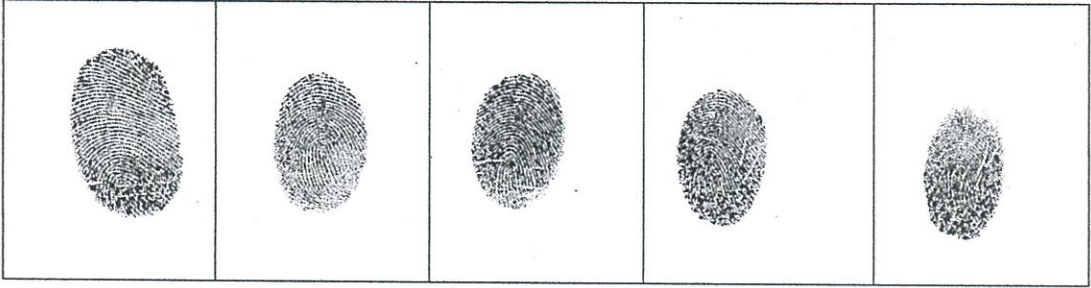


MS. INSEYAH ALI

LHFP  
Thumb



RHFP  
Thumb



Witnesses:

1) PRASHANT PRASANNAKUMAR

2) SHAILESH HENRIQUES

— END OF DEED —







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

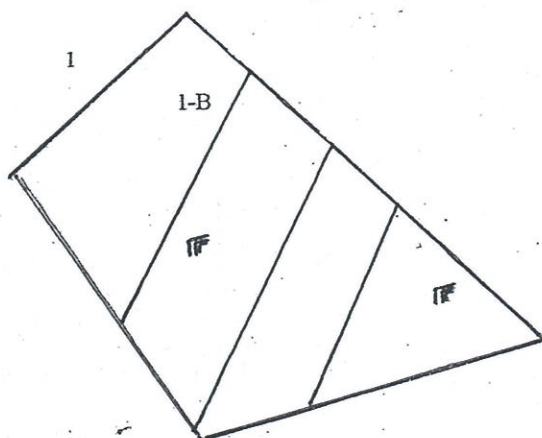
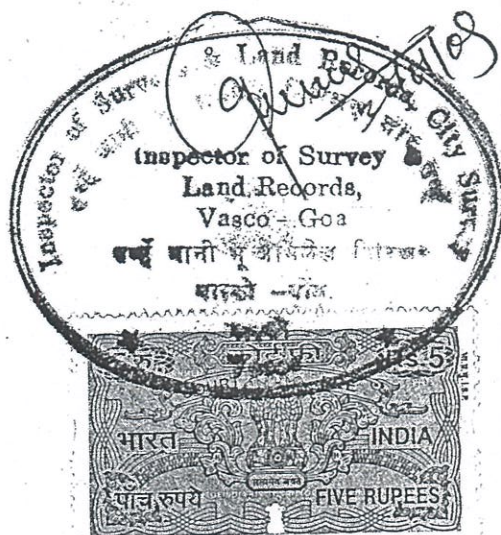


Plan showing plots situated at

Village Chicalim of Mormugao Taluk

S.No./Sub Div No. 88 / 1-B.

Scale 1:1000.



**SURVEY No.88**

Computer Generated by  
 On 30-01-2009

Compared by:-

*[Signature]* 30/01/09

*[Signature]*  
 IODANKAR  
 Sd/-  
 Gama-40/802  
 o. 222/20/0  
 dated 29/01/2009  
 F GOA (INDIA)





Government of Goa  
Document Registration Summary 2

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

Print Date & Time : - 21-Apr-2022 12:31:42 pm

Document Serial Number :- 2022-MOR-672

Presented at 12:26:02 pm on 21-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	6750000
2	Registration Fee	4500000
3	Mutation Fees	2500
4	Processing Fee	360
Total		11252860

Stamp Duty Required :6750000/-

Stamp Duty Paid : 6750000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	INSEYAH ALI ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - 801 ANAND SQUARE BAINA VASCO, Address2 - , PAN No.: [REDACTED]			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	INSEYAH ALI , , Age: , Marital Status: ,Gender:,Occupation: , 801 ANAND SQUARE BAINA VASCO, PAN No.: [REDACTED]			
2	Lata De Souza , Father Name:D V Narayan, Age: 47, Marital Status: ,Gender:Female,Occupation: Business, Mundvel Vasco Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for ANAND CHANDRA BOSE			

Witness:

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

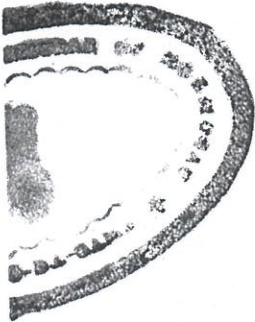




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: PRASHANT PRASANNAKUMAR, Age: 49, DOB: , Mobile: 9823111962 , Email: , Occupation: Business , Marital status : Married , Address: 403711, Chicalim, Mormugao, South Goa, Goa			
2	Name: Shailesh Henriques, Age: 42, DOB: , Mobile: 9922202221 , Email: shenriques33@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			

  
Sub Registrar  
~~Sub Registrar~~  
MORMUGAO

Document Serial Number :- 2022-MOR-672





Document Serial No:-2022-MOR-672

Book :- 1 Document  
Registration Number :- **MOR-1-639-2022**  
Date : 21-Apr-2022

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

SUB - REGISTRAR  
MORMUGAO

CERTIFIED TRUE COPY



*Sushma L. Chodankaar*

Adv Sushma L. Chodankaar  
NOTARY  
Mormugao, Goa  
Off: 4, Our Lady of Guila Bldg.  
Third Floor, Above Tax Office  
F. L. Gomes Road  
Vasco-da-Gama-403802  
Date: 29-4-2022  
Reg. No.: 396/2022

