

Jeguera

MS S. N. CONSTRUCTIONS

Ruper Ten Lakhs Only)

PLANUE SANK LITE.

M/S S.N. CONSTRUCTIONS



DEED OF SALE

This Deed of Sale is made at Vasco-da-Gama, Goa on this the $28^{\rm th}$ day of March, 2018

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CORRECT CORP. NOT SUCRET LINE COLORED ENGA, DERINA, COLORED - COA 445 EN2

D-S/SGRIVA/CEL/18/13/04/13-90

LENORE COOP BANK

MIS S.N. CONSTRUCTIONS

BETWEEN



M/s. PRIME BUILDERS, a proprietory concern having its office at Prime Corner, 2nd floor, Vasco-da-Gama, Goa represented by its Sole Proprietor Mr. Anthony Cedric Dias son of late Albert T Dias, aged 55 years, married Businessman residing at Prime House, Miraton Garden, Chicalim, Goa, hereinafter Businessman, PAN No. ABQPD4957Q, Aadhaar No. 4403 41615726 hereinafter referred to as "FIRST VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators, executors & assigns) of the FIRST PART

MRS. SUVIDHA DIAS, wife of Mr. Anthony Cedric Dias, aged 50 years housewife, PAN No. AAMPD9744Q/A3LhourNo501720173657residing at Prime House, Miraton garden, Chicalim, Goa hereinafter referred to as the "SECOND VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, legal representatives, administrators, executors & assigns) of the SECOND PART



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AND

M/s. S. N. CONSTRUCTIONS, a proprietary concern, having it office at 4th Floor, Essen Empire, Opp. KTC Bus Stand, Mundvel, Vasco da Gama, Goa PAN No. AHQPS4315K represented by its Sole proprietor MR. SANTHAN NANU, son of late Nanu Govind, aged 65 years, businessman, PAN No. AHQPS4315K, Aadhaar No. 3566 5884 8247 residing at H. No. 289/D/1, "The Nanus", Essen Enclave, Near Regina Mundi High School, Chicalim, Mormugao, Goa hereinafter referred to as "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its proprietors, their successors, administrators, executors & assigns) of the OTHER PART.

All the parties hereto are Indian Nationals.

WHEREAS the **FIRST VENDOR** herein is the owner in possession and enjoyment and otherwise well and sufficiently entitled to a plot of land identified as Plot A-1 admeasuring 3000 sq. Mts being part of the bigger property known as AFORAMENTO DE MANUEL DOURADO or AFORAMENTO or AFRAMENTO, situated at Bogmalo, Taluka and Sub District of







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Mormugao, District of South Goa, State of Goa which plot is surveyed under No. 36/1-A-1 of Village of Chicalim and described in more detail in the schedule-I hereinbelow written and hereinafter referred to as THE SAID PLOT.

AND WHEREAS THE SAID PLOT is sub divided and separated from larger property known as AFORAMENTO DE MANUEL DOURADO or AFORAMENTO or AFRAMENTO which originally belonged to one Caetano Mateus Dourado and his wife Josefa Noronha alias Josepha Noronha.

AND WHEREAS the said Caetano Mateus Dourado died intestate on 10/7/1978 leaving behind his wife the said Josefa Noronha as his moiety holder and his six children namely 1] Mr. Joao Manuel Dourado married to Mrs. Maria Conceica Gama alias Conceicao Maria Gama e Dourado 2] Mr. Pedro Dourado married to Mrs. Martinha D'Sa, 3] Mrs.Rosalina Dourado married to Mr. Antonio Piedade Lucas, 4] Mrs. Piedade Dourado married to Mr. Francisco Vaz, 5] Mrs. Maria Aurora Dourado married to Mr. Jose Abranches and 6] Mrs. Sebastiana Dourado married to Mr. Manuel Fernandes as his universal heirs as per Deed of Qualification of Heirs or Succession dated 29/1/1985 drawn before the Ex-officio Notary of Mormugao at Vasco da Gama on his notary Book No.156 at pages 12 to 16.

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AND WHEREAS by a Deed of Relinquishment of Illiquid Rights or Gratuitous Assignment dated 3/1/1985 drawn before the Exofficio Notary of Mormugao at Vasco da Gama on page No. 199 & 200 of Notary Book No. 155 and page No. 1 to 4 of Notary Book of 156 (1) Rosalina Dourado and her husband Antonio Piedade Lucas (2) Piedade Dourado and her husband Francisco Vaz (3) Maria Aurora Dourado and her husband Jose Abranches and (4) Sebastiana Dourado and her husband Manuel Fernandes, relinquished their rights in the estate inherited from their late father/father in law in favour of other co-heirs. Thus with effect from 3/1/1985, the title in the said bigger property vested in (1) Josefa Noronha alias Josepha Noronha, (2) Joao Manuel Dourado and his wife Conceicao Maria Gama (3) Pedro Dourado and his wife Martinha De Sa.

AND WHEREAS by a Deed of Partition dated 31/5/1985 registered with the sub registrar of Mormugao under no. 225 at pages 325 to 333 of Book No. 1 volume 72, the said Joao Manuel Dourado and Mr. Pedro Dourado along with the respective spouses and the said Josefa Noronha alias Josepha Noranha, partitioned the said bigger property equally into two plots, namely Plot "A" and Plot "B" each admeasuring 5975 sq. Mts.





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AND WHEREAS by the Deed of Partition dated 31/5/1985 registered with the sub registrar of Mormugao under no. 225 at pages 325 to 333 of Book No. 1 volume 72 Plot No. "A" was allotted to Joao Manuel Dourado and his wife Conceicao Maria Gama and Plot "B" was allotted to Mr. Pedro Dourado and his wife Martinha D'Sa, while Josefa Noronha alias Josepha Noronha was granted the right of usufruct in both the plots i.e. Plot "A" and Plot "B". Thus with effect from 31/5/1985 the title in the said plot "A" came to vest in Mr. Joao Manuel Dourado having the right of usufruct in the same.

AND WHEREAS in the said Deed of Partition dated 31/5/1985 registered with the sub registrar of Mormugao under no. 225 at pages 325 to 333 of Book No. 1 volume 72, the northern and southern boundaries of the SAID PLOT A and PLOT B were incorrectly described and this anomaly was rectified vide Deed of Rectification dated 8/4/1996, registered with the sub registrar of Mormugao at Vasco da Gama under No. 332 at pages 314 to 324 of Book I, volume 175.

AND WHEREAS vide order of the Deputy Collector/SDO of Mormugao dated 28/5/2010 in case NO. LRC/PART/08/2010/518, the area admeasuring 5975 sq. Mts comprising plot "A" was partitioned and separated from the entire area of survey No. 36/1 of Chicalim Village and was duly confirmed by further Order dated 12/7/2010 allotting separate survey number to the said Plot "A" being survey No. 36 sub division 1-A, with an area of 5975 sq. Mts.







AND WHEREAS by a Deed of Sale dated 16/7/2010 registered with the sub registrar of Mormugao under No. 1325 at pages 194 to 225 of Book No. 1 volume 1135 dated 19/07/2010 the said Joao Manuel Dourado and his wife Conceicao Maria Gama with the consent of Josefa Dourado alias Josepha Dourado sold an undivided share of 3000 sq. Mts in the said Plot A to Prime Builders, i.e. the First Vendor herein retaining for themselves the balance area of 2975 in the said Plot A.

AND WHEREAS the said Prime Builders i.e. the First Vendor herein and Joao Manuel Dourado along with his wife Conceicao Maria Gama then executed a Deed of Partition dated 16/7/2010 registered with the sub registrar of Mormugao under No. 1326 at pages 226 to 246 of Book No. 1 volume 1135 dated 19/07/2010 thereby partitioning the said plot A into two distinct portions admeasuring 3000 sq. Mts and 2975 sq. Mts identified as Plot No. A-1 and Plot No. A-2 respectively. While Plot A-1 admeasuring 3000 sq. Mts was allotted to Prime Builders, Plot No. A-2 admeasuring 2975 sq. Mts was allotted to Joao Manuel Dourado and his wife Conceicao Maria Gama. Thus with effect from 16/7/2010 the title in the said plot No. A-1 admeasuring 3000 sq. Mts came to vest in the said Prime Builders i.e. the First Vendor herein.

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AND WHEREAS after the said Deed of Partition dated 16/7/2010 registered with the sub registrar of Mormugao under No. 1326 at pages 226 to 246 of Book No. 1 volume 1135, Prime builders moved an application before the Dy. Collector/SDO Mormugao Taluka, Vasco da Gama for partitioning of the said Plot A-1 from the remaining portion of Plot A surveyed under No. 36/1-A of Village Chicalim, in the survey records, which was registered as Case No. LRC/PART/57/2010.

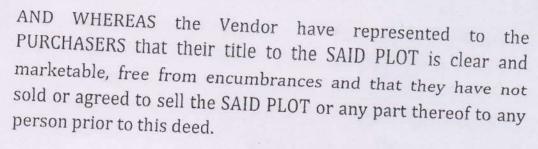
AND WHEREAS Vide order dated 18/1/2011 in the above mentioned case No. LRC/PART/57/2010, the said Plot A-1 was partitioned and separated from the area of survey No. 36/1-A of Chicalim Village and was duly confirmed by further Order dated 9/5/2011 allotting a separate survey number to the said Plot A-1, namely survey No. 36, sub division 1-A-1 with an area of 3000 sq. Mts.

AND WHEREAS Anthony Cedric Dias the sole proprietor of M/s Prime Builder is married to the Vendor No. 2 herein under the regime of Communion of property and consequently said Anthony Cedric Dias and his wife Suvidha Dias are jointly entitled to the SAID PLOT.









AND WHEREAS the PURCHASERS herein have taken the inspection of the title documents of the Vendors to the SAID PLOT and after taking the inspection of the SAID PLOT and being satisfied with the title of the vendors to the SAID PLOT as well as nature of the SAID PLOT has offered to purchase the SAID PLOT from the Vendors.

AND WHEREAS after due negotiations the PURCHASERS have offered to buy the SAID PLOT for a consideration of Rs. 6,00,00,000/- (Rupees Six Crores only) with an understanding that part of consideration shall be paid in cash while the part of the consideration shall be paid in kind by providing to the vendors constructed premises on the SAID PLOT and the vendors have accepted the offer of the PURCHASERS and have accordingly agreed to sell the SAID PLOT to the PURCHASERS for a consideration of Rs. 6,00,00,000/- (Rupees Six Crores only) which is the fair market value of the SAID PLOT.

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NOW THEREFORE THIS DEED OF SALE WITHNESSES AS FOLLOWS:

- 1. That in pursuance of the aforesaid and in consideration of sum of Rs. 6,00,00,000/- (Rupees Six Crores only) paid partly by cash by the PURCHASERS to the FIRST VENDORS i.e. Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) as per the following manner:
 - a. Paid Rs. 6,00,000/-(Rupees Six Lakhs only) towards TDS @ 1%
 - b. Paid Rs. 1,00,00,000/- (Rupees One Crore only) by RTGS transfer to the FIRST VENDOR A/c. No. 915020016307482 at Axis Bank Ltd, Panjim Branch dtd. 29/03/2018
 - c. Paid Rs. 2,44,00,000/- (Rupees Two Crore Forty Four Lakhs only) by RTGS transfer to the FIRST VENDOR A/c. No. 002001200000875 at The Citizen Co-operative Bank Ltd, Vasco Branch dtd. 29/03/2018 the receipt of which the FIRST VENDOR do hereby admits, acknowledges and confirms, and balance consideration amount of Rs. 2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) payable

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by kind by providing constructed premises in the form of Shops and Flats entirely at the cost the PURCHASERS which of constructed premises to be provided by the PURCHASERS to the FIRST VENDOR within a period of 60 months from the date of obtaining approvals from the relevant authorities. The Super built up area of approx. 203.48 sq.mtrs shop and 1200.03 Sq.mtrs flat areas as described in the second schedule hereinbelow written. The details of the built up area to be constructed and to be delivered to the FIRST VENDOR will be briefly described in a separate agreement for Sale drawn and sign between the parties with specifications finishes etc., as set out in schedule III hereinbelow written and in view of the aforesaid understanding and consideration payable in cash and kind, the VENDORS do hereby grant, convey, sell, transfer assign, and assure unto and to the use of the PURCHASERS free from any encumbrances, charges, liens and defects whatsoever by way of sale THE SAID PLOT, or thereabouts, fully described in the SCHEDULE-I hereunder written and for greater clarity shown in the plan annexed hereto with







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all trees, fruit bearing trees along with fruits, structures, wells, fences, hedges, ditches, ways, lights, liberties, watercourses, waters. appurtenances easements and privileges, whatsoever to THE SAID PLOT belonging or in any way appertaining or usually held occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property claim and demand whatsoever of the FIRST VENDOR into or upon the said plot and every part thereof in law and equity and the FIRST VENDOR have delivered possession of the same unto the PURCHASERS and TO HAVE, HOLD, OWN TO ENTER UPON and POSSESS the same unto and to the use of the PURCHASERS absolutely and forever.

- d. The FIRST VENDOR & the SECOND VENDOR respectively do hereby covenant with the PURCHASERS as follows:
- a) That notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary by the FIRST VENDOR & the SECOND VENDOR, they the First & the SECOND VENDOR are now lawfully seized and

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possessed of the SAID PLOT fully described in the schedule-I hereunder written free from any encumbrances, attachments or defects in title whatsoever and that the FIRST VENDOR & the SECOND VENDOR have full power and absolute authority to sell the SAID PLOT in the manner aforesaid.

- b) That the PURCHASERS shall hereafter peacefully and quietly hold, possess and enjoy THE SAID PLOT hereby sold fully described in the schedule-I hereunder written without any claim or demand whatsoever from the FIRST VENDOR & the SECOND VENDOR or any person or persons claiming through or under them.
- c) That the FIRST VENDOR & the SECOND VENDOR shall save harmless, indemnify and keep indemnified the PURCHASERS from or against all encumbrances, charges and equities whatsoever or from or against any defect in title of the FIRST VENDOR & the SECOND VENDOR to the SAID PLOT

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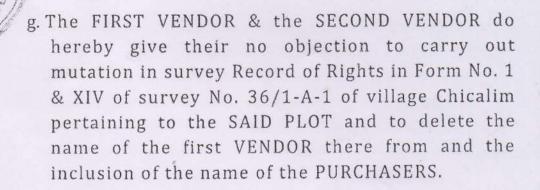
- d) That the FIRST VENDOR & the SECOND VENDOR shall at the request and costs of the PURCHASERS do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT hereby sold and every part thereof in manner aforesaid according to the true intent and meaning of this deed.
- e) That the SAID PLOT is not affected by any attachment, including attachment under any certificate, case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Acts or otherwise whatsoever and that there is no certificate, case or proceedings against the FIRST VENDOR & the SECOND VENDOR for realization of arrears of Income Tax or Estate Duty or other Taxes or otherwise under the Public Demand and Recovery Act and /or other Acts for the time being in force and that SAID PLOT is not otherwise charged, mortgaged or encumbered.

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f. The PURCHASERS has agreed to purchase the Said Plot only after fully satisfying about the marketable title, obtained search reports, clearance of all types and every other documents necessary for purchase of the SAID PLOT.



- h. That the PURCHASERS shall not mortgage or create any encumbrance on the said constructed premises agreed to be delivered to the FIRST VENDOR.
- i. That it shall be lawful for the VENDORS to agree to sell the constructed premises as set out in schedule II hereinbelow to any of their prospective PURCHASERS and that the PURCHASERS shall join such Agreement for Sale/Deed of Conveyance as a consenting party as and when called upon to do so by the VENDORS.

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- j. The PURCHASERS shall bear the entire cost of construction of the VENDORS premises mentioned in schedule II heirenbelow and the FIRST VENDOR liable to collect and handover the proportionate amount to the PURCHASERS towards Sanad/Conversion Fees, Infrastructural Tax and GST from the prospective purchasers as and when the same is sold/agreed to be sold.
- k. That neither the FIRST VENDOR, SECOND VENDOR nor the PURCHASERS belongs to schedule caste or schedule tribe.
- l. For the purpose of stamp duty, the SAID PLOT is valued at Rs. 6,00,00,000/- (Rupees Six Crores only) and accordingly the stamp duty of Rs. 27,00,500/- is paid by the PURCHASERS herewith.





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SCHEDULE-I

All that plot No. A-1 admeasuring 3000 sq. mts surveyed under No. 36/1-A -1 of Village Chicalim, partitioned and separated from a bigger plot identified as Plot A surveyed under No. 36/1-A of Village Chicalim, admeasuring 5975 sq. Mts which said Plot A was by itself a part of a bigger property known as "AFORAMENTO DE MANUEL DOURADO" or "AFORAMENTO" or "AFRAMENTO" admeasuring 12,200 sq. Mts, described in the Land registration Office of Salcete at Margao under No. 39575 (New series) at pages No. 118 reverse of Book B-102 and enrolled in the Taluka Revenue Office under Matriz No. 667, situated at Bogmalo and originally surveyed under No. 36/1 of Village Chicalim. The said Plot No. A-1 is bounded as follows:

North: By road

East: By Plot B surveyed under No. 36/1 (part of Village

Chicalim

West: By road,

South: By plot A-2 surveyed under No. 36/1-A of Village Chicalim.

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SCHEDULE II

(Details of the constructed premises to be provided by the PURCHASERS to

the FIRST VENDOR)

Sr.No.	Shop	Flat No	Floor	Super Built Up Area	
1	S-4		Ground	26.97 sq.mtrs	
2	S-5		Ground	24.60 sq.mtrs	
3	S-6		Ground	26.74 sq.mtr	
4	S-7		Ground	26.74 sq.mtrs	
5	S-8		Ground	24.60 sq.mtrs	
6	S-18		Ground	27.05 sq.mtrs	
7	S-19		Ground	16.47 sq.mtrs 903	i
8	S-20		Ground	30.31 sq.mtrs	
9		002	U. Ground	123.72 sq.mtrs	
10		103	First	123.72 sq.mtrs	
11		209	Second	123.72 sq.mtrs	
12		304	Third	123.87 sq.mtrs	
13		407	Forth	123.87 sq.mtrs	
14		501	Fifth	124.83 sq.mtrs	
.15		608	Sixth	123.72 sq.mtrs	
16		205	Second	166.29 sq.mtrs	
17		506	Fifth	166.29 sq.mtrs	
TOTAL	8 SHOPS	7 2BHK & 2 3BHK		1403.51 sq.mtrs	

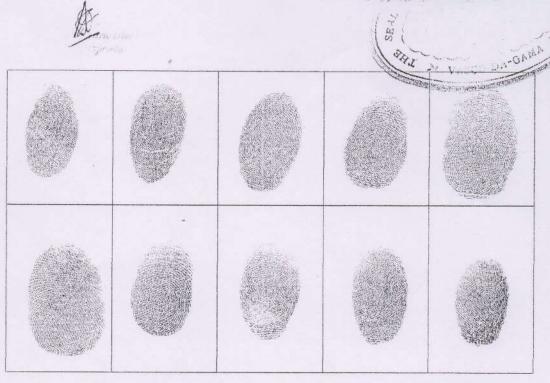
Note: The possession of the said premises shall be handed over by the PURCHASERS to the FIRST VENDOR within a period of 60 months from the date of obtaining all approvals from relevant authorities.



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IN WITNESS WHEREOF the FIRST VENDOR, SECOND VENDOR and the PURCHASERS have signed this deed on the date, month and year first hereinbefore written.

SIGNED AND DELIVERED BY THE WITHIN NAMED FIRST VENDOR M/s. PRIME BUILDERS
Represented by its Sole Proprietor MR. ANTHONY CEDRIC DIAS



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SIGNED AND DELIVERED BY THE WITHIN NAMED SECOND VENDOR MRS. SUVIDHA DIAS







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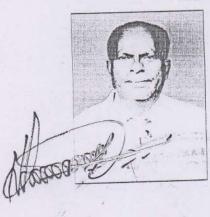
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SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASERS M/S. S. N. CONSTRUCTIONS, Represented by its sole proprietor MR. SANTHAN NANU,







WITNESSES

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2. NICHLAS D'SILVA)





GOVERNMENT OF GOA

Directorate of Settlement and Land Records Office of Inspector of Survey and Land Records

VASCO - GOA

Inward No: 11669 Plan Showing plots situated at Village: CHICALIM Taluka: MORMUGAO Survey No./Subdivision No. : 36/ 1-A-1 Scale: 1:1000 Inspector of Survey & Land Records, Vasco-Goa. 1-(part) 1-A-1 1-(part) SURVEY No. 36 Generated By CHANDRAKANT S. JALMI OH 01/11/201





Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time: 29-03-2018 02:47:29 PM

Document Serial Number: 626

Presented at 10:13:00 AM on 29-03-2018 in the office of the Sub-Registrar (Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2100000.00
2	Processing Fees	300.00
	Total:	2100300.00

Stamp Duty Required:

2700000.00

Stamp Duty Paid: 2700500.00

Santhan Nanu presenter

Name	Photo	Thumb Impression	Signature
Santhan Nanu, S/o Late Nanu Govind, Married, Indian, age 65 Years, Business, r/oH. No. 289/D-1, "The Nanus" Essen Enclave, Nr. Regina Mundi High School, Chicalim, Mormugao Goa As a Sole Proprietor of M/s S.N. Constructions having its office at Vasco Goa.			Management).



Endorsements

1 . Suvidha Dias, W/o Anthony Cedric Dias, Married, Indian, age 50 Years, House-Wife, r/oPrime House, Miraton Garden, Chicalim Goa.

Photo	Thumb Impression	Signature
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	10 mg/s	

2 . Mr. Anthony Cedric Dias, S/o Late Albert T Dias, Married, Indian, age 55 Years, Business, r/oPrime House, Miraton Garden, Chicalim Goa. As a Sole Proprietor of M/s Prime Builders having its office at Vasco Goa.

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Photo	Thumb Impression	Signature
		And

3 . Santhan Nanu, S/o Late Nanu Govind , Married, Indian, age 65 Years, Business, r/oH. No. 289/D-1, "The Nanus" Essen Enclave, Nr. Regina Mundi High School, Chicalim, Mormugao Goa. As a Sole Proprietor of M/s S.N. Constructions having its office at Vasco Goa.

Photo	Thumb Impression	Signature
		HOCOLOGO).

Identification

No.	Witness Details	Signature
Nicholas D'Silva Years; Service, r	, S/o Lawrence D'Silva,Married,Indian,age 41 /o Chicalim Goa.	7/1
2 Suchita Naik , Years, Service, r	N/o Santosh Naik,Married,Indian,age 38	74002

Scanned By:-

SUB-RECESTRAN MORMUGAO

Sub-Registrar

Signature:- Certified that the mutation feel of Re 2500/Diesigned and Developed by C-DAC, ACTS, Pune

dated 29/03/2018.

COB-RECEDERAL MORATIOAD

(170)

Book-1 Document
Registration Number MOR-BK1-00628-2018
CD Number MORD31 on
Date 04-04-2018

Sub-Registrar (Mormugao)

Scanned By:-

Signature -

Designed and Devotoped by C. DAC, ACTS, Pune

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Book-1 Document Registration Number MOR-BK1-00628-2018 CD Number MORD31 on \Date 04-04-2018

Sub-Registrar (Mormugao)

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Signature -

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04/Apr/2018