FOR CITIZEN CREDIT IN CITIZEN CREDIT CO-OP BANK LTD SURVEY NO. 125/2, PLOT NO. 158
CO-OP. BANK LTD.
NEAR TEEN BUILDING othorised Signatory

BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD Minetern

lakhs 100937 (hin)

MAY 29 2015

Rs. 1900000/- PB7147

INDIA STAMP DUTY GOA

Name of Purchaser LOS MIE CUSTA CONSTRUCTION PUT LTD

FOR CO-OP. BANK LTD. thortsed Signatory

> SURVEY NO. 125/2, PLOT NO. 158
>
> NEAR TEEN BUILDING
> ALTO, PORVORIM
> BARDEZ - GOA - 403521 (Rupeu Six

D-5/STP(Y)/C.R./35/34/2011-RD

lakh

(hy) 11794

114933

MAY 29 2015

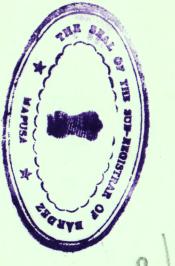
Rs.0600000/- PB7147 ZBYO SIX ZBYO ZBYO ZBYO ZBYO ZBYO 09:56

STAMP DUTY GOA

NDIA

Name of Purchaser Cosme COSTA COMSTRUCTION PUT LTD

DEED OF SALE



Mapusa on this THIS DEED OF SALE 29th day of May is executed in the City of 2015 BETWEEN

· 78 Indian Nationals, resident Vaiphei, married, VAIPHEI of Oswald Custodio Remedios, holder REMEDIOS, Anthony's Vaddo, Guirim, AGWPR0826M alias MELODY REMEDIOS, PRAXEDES REMEDIOS holder service, 53 years of age, married, service, of and daughter Pan his Card wife alias No. of House No.31/A-6, of Bardez, 40 years of Mr. (2) MRS. MELODY AQDPV4679H, PRAXEDES Goa, of PAN CARD Laltinthang OSWALD son

MOISTRAIN O.

-BORAS Vancio Vaddo, Guirim, Bardez, Goa, MENEZES Indian National, resident married, (3) Menezes, MRS. alias ROSALINA MENEZES 80 years housewife, ROSALINA holder of CARRASCO alias wife of late Eutropio PAN CARD of House no.108/1, NO. CSGPM2117J, ROSALINA of Luis age, DE

ROSY National, resident Vaddo, Guirim, Bardez, Goa, wife of late Romeu Luis holder BIRNARDINA PAIS MRS.ROSY BIRNARDINA ROSY of PAN ROMEO BERNARDINA PAES 円 MENEZES, PAES MENEZES, of CARD 円 House NO. MENEZES, alias alias ROSY MENEZES, 49 Menezes, BVTPM5491A E MENEZES, alias no.108/1, years service, of Indian Vancio ROSY age,

daughter of late Romeu Luis MENEZES, resident (5) MS.RAMONA FENNA MENEZES, alias RAMONA ROMEO CARD NO. 20 of years BVTPM5490B, Of no.108/1, age, unmarried, Menezes, holder of Indian Vancio National, service,

Guirim, Bardez, Goa,

Inedia I

R. S. P. Devel

- and wife of Viterbo Botelho, SOCORRO MRS. CARMINA SOCORRO MENEZES, BOTELHO, daughter of 45 Eutropio Luis years of age, alias de married, CARMINA Menezes
- both MENEZES, 47 years of Eutrobio Luis De Menezes no.1030/2, married, retired, son of Late Mr. Leao Botelho, MR. VITERBO Indian PAULO CIRILO Grand Peddem, Nationals, BOTELHO, of age, DE married, Anjuna, 58 and his MENEZES, alias resident years wife Bardez, service, Of of House Goa, PAUL son

111

- NATALINA MENEZES, House no.108/1, Vancio Vaddo, Guirim, Bardez, CSDPM3306E, both Indian Nationals, resident years MRS. Manuel of age, married, housewife, ANITA Moura, holder NATALINA alias ANITA PAUL MOURA, of PAN alias daughter MENEZES, CARD ANITA NO. of 41
- husband holder of JULIETA service, (10) MRS.MARIA JULIETA MENEZES, alias MARIA DE daughter of PAN CARD SOUZA, 41 NO. ARXPD3255C years Eutropio Luis of age, and Menezes, married,
- Mapusa, Carrasco Vaddo, both Indian National, resident of House No.C-39, married, service, son Souza, JOAO Bardez, Goa, holder MINGUEL DE Industrial Of PAN CARD NO. BENPD0893L, of Late Mathias Sebastiao SOUZA, 55 Estate years P.O., Of Acoi, age,

P. Remedin

R.A.P. Becal

W

Wickford, PAN CARD NO. FRANCISCA MRS.SABAS A159162, of late CARRASCO, Essex AGLPC7862M, BRITISH National, OCI resident Basil FRANCISCA CARRASCO, SS12 OEN, England, Michael Carrasco, 89 years of 20 Kingley of age, housewife, alias holder Close, of

A356676, Michael age, unmarried, Essex (13) MS. VANESSA COLLETTE CARRASCO, 37 years of SS12 OEN, England, resident of 20 Kingley Close, Wickford, Carrasco, service, daughter of late Basil BRITISH National, OCI No.

No. Wickford, Basil Michael years (14) MR.JONATHAN VINCENT A356675, resident of age, Essex SS12 OEN, England, Carrasco, unmarried, of BRITISH National, OCI SEBASTIAN CARRASCO, service, son of late 20 Kingley Close, 33

PAN CARD NO. AUHPC3451G and his wife Conceciao (15) MR. age, married, retired, Carrasco, OCI No.A0976102, ANTONINO FRANCISCO CARRASCO, 74 son of late holder of Paulo years

LILIAN MARGARET CARRASCO, 62 years Crawley, West A1102255, AWHPC1768L, both Gonsalves, resident of 55, housewife, daughter of late Gregory LILIAN Sessex British holder RH10 7YG, England, MARGARET Bashford Way, Worth, Nationals, of GONSALVES, PAN CARD of OCI No. alias age, NO.

Damasciano (17) MR. JOHN LEWIS FRANCIS CARRASCO, alias years FRANCIS CARRASCO, alias JOHN LUIS CARRASCO O f Carrasco, age, widower, service, son holder of PAN CARD 0 f JOHN

AMFPC0675E, and his wife of second nuptials

Pennedin.

RAPIRUE

CARRASCO, GENEVIEVE AAUPD0018K Francisco Naikavaddo, Calangute, Bardez, Goa, (19)Carrasco, holder of PAN CARD MR.ANTHONY SEBASTIAN CARRASCO, 55 married, service, MRS. 2nd ANNIE alias GENEVIEVE Inacio D'souza, holder married, both Indian Nationals, resident Floor, S-2, Monalisa Holiday Homes, GENEVIEVE DE service, daughter SOUZA, ANNIE son ANNIE DSOUZA, alias of late NO. 0 £ GENEVIEVE D'SOUZA ADEPC0306N PAN CARD No. 55 years of Damaciano ANNIE years of A and of

his wife PAULINA CARRASCO, ADDPC4854E, both Indian Nationals, resident A/201, Mumbai VENDORS and assigns) of include their heirs, executors, administrators years of Charles Monteiro holder MRS.ZINA PAULINA Kurla Dosti Plaza, De 400 072, context (which expression shall unless age, or meaning thereof the hereinafter referred to as THE Andheri alias married, service, daughter ONE PART and ZINA MONTEIRO, Link Souza PAULINE CARRASCO, of PAN CARD NO. Road, Nagar, be alias deemed Sakinaka, repugnant 90 feet ZINA of to

C 22 4 mm

M/S COSME COSTA CONSTRUCTION PVT. LTD., PAN card no.AABCC9637R, herein by its House arminho years of age, No. at Altinho, Costa, E-8-56 Director MR. RYAN S. COSME COSTA, മ registered Company having Altinho, Indian married, businessman, Mapusa, National, Mapusa, Goa Bardez, Goa, resident of represented

P. Remedis

P. J. R. Mary

5

18/05/2015, hereinafter assigns) of the SECOND PART. its heirs, context (which expression shall unless repugnant Resolution of the Board of Or meaning executors, thereof called be administrators deemed Directors dated THE to include PURCHASER to

MELODY 25178/2014 dated Notary S.J.Sardesai, Mapusa Power husband, Vendor of Attorney executed at Srl. No. 2 MRS. MELODY VAIPHEI REMEDIOS is POA holder, 06-06-2014. represented herein by MR. PRAXEDES REMEDIOS vide before Advocate having Reg. alias no. her

Mapusa having Reg. no. 3112/2015 is represented herein by her nephew, POA holder, alias ROSALINA Vendor executed 2015. PRAXEDES REMEDIOS vide at before Srl. No. DE MENEZES alias ROSALINA MENEZES Advocate 3 MRS. ROSALINA CARRASCO & Notary Power S.J.Sardesai, dated 07-03of Attorney

MENEZES, alias ROSY BÍRNARDINA PAES Vendor at Srl. No. 4 MRS.ROSY BERNARDINA PAES herein by her MENEZES alias alias ROSY 9785 dated 23-06-2012. Notary Sanjiv G.Sardesai, Mapusa having Reg. no. REMEDIOS vide BIRNARDINA PAIS relative, POA holder, MR. PRAXEDES ROSY ROMEO MENEZES is represented Power of Attorney executed before 刊 MENEZES E MENEZES, alias ROSY

Real

6 muco

PARKE

1 2 1 2 1 2 1 2 1

Notary Sanjiv alias RAMONA ROMEO MENEZES is represented herein Vendor REMEDIOS 9786 dated 23-06-2012. her at vide relative, Srl. No. G. Sardesai, Mapusa having Reg. no. Power of Attorney executed before POA 5 MS.RAMONA holder, FENNA MENEZES MR. PRAXEDES

Mapusa having Reg. MENEZES, represented herein by their Vendor PRAXEDES 2014. executed before at at alias REMEDIOS Srl. Srl. Advocate & Notary No. 7 CARMINA No. no. 24822/2014 vide MR. VITERBO SOCORRO MRS.CARMINA Power POA dated 01-11-S.J.Sardesai, of BOTELHO holder, BOTELHO Attorney SOCORRO and 18

by their alias NATALINA MENEZES Vendor Power 04-10-2014. Sardesai, Mapusa having Reg. no. 11056 dated ANITA PAUL MENEZES of at 82 MOURA alias Attorney executed before Notary POA holder, MR. PRAXEDES Srl. No. Vendor at ∞ MR.PAULO ANITA NATALINA MENEZES Srl. No. is represented herein 9 MRS. REMEDIOS vide CIRILO Sanjiv ANITA

herein alias Vendor Consular REMEDIOS Collector-I 21-05-2014 at MARIA by their Officer, Embassy of vide Power of Attorney executed before Srl. No. 10 MRS.MARIA JULIETA MENEZES, and North Goa, Panagi dated 02-06-2014. JULIETA certified by the POA holder, DE SOUZA India, S. MR. Kuwait represented Additional PRAXEDES

Sall I

R. J. Rower

18 Vendor at PRAXEDES Sardesai, Mapusa having Reg. no. 8335/2014 dated executed 09-04-2014. represented herein by their POA Srl. No. 11 before REMEDIOS Advocate vide MR. JOAO MINGUEL Power 87 Notary Of holder, MR. DE SOUZA Attorney . S

CARRASCO alias Vendor Vendor at SEBASTIAN CARRASCO CARRASCO D'SOUZA vide Power of their POA holder, MRS. before Additional 2013. Srl. India, Asstt. at No. 13 MS. VANESSA COLLETTE Collector of North London and having Srl. Srl. Consular XABAS No. No. are FRANCISCA CARRASCO all represented herein by 14 ROMANA 12 officer, High Commission MR.JONATHAN MRS.SABAS certified IDALINA PHILOMENA Attorney Goa dated CARRASCO FRANCISCA & Vendor executed VINCENT bУ 24-05the

holder, MR. CARRASCO both represented MARGARET CARRASCO and Vendor Vendor certified by the Additional Collector-I of North Goa dated 23-10-2014. Attorney at London GONSALVES, Srl. No. executed before High Commission MORGAN THOMAS GONSALVES vide Power DATED at 15 alias Srl. 19-09-2014 MR. herein No. ANTONINO LILIAN 16 MRS. LILIAN ру and their FRANCISCO MARGARET

DA

Jan Str.

Vendor holder, MR. JOHN LUIS F. GENEVIEVE D'SOUZA, Attorney executed dated 31-12-2014. ardesai, L'S at alias ANNIE CARRASCO represented herein by her Mapusa Srl. GENEVIEVE No. before Advocate having 18 CARRASCO vide Power alias MRS. ANNIE Reg. no. GENEVIEVE GENEVIEVE DE 82 HUSBAND, Notary SOUZA 29143/2014 ANNIE . S ANNIE alias

DISTRAR OF MRS.ZINA PAULINA Vendor CARRASCO Reg. no. 6713/2014 dated 06-08-2014. CARRASCO, before Advocate JIS F. CARRASCO vide Power of Attorney epresented herein by their at and his alias Srl. & Notary A. S. D'MELLO, No. MONTEIRO, alias ZINA wife Vendor 19 PAULINE MR.ANTHONY SEBASTIAN POA holder, at CARRASCO ZINA Srl. MR. JOHN executed PAULINA No. having

Municipal SODDO", WHEREAS properties Bardez, 112 admeasuring 2484.00 square metres, surveyed herein Ward No.3, page 112 more particularly Cadastral under written residential house therein bearing District of situated in Carrasco there exists under Chalta no.50 of P.T.Sheet no.52, described under No.29306 of Book B 75 Council, and No.29307 within the limits Survey North Taluka a known and described No.1529, consisting of Book hereafter Goa, and as "COMONAIKACHO Vaddo of Mapusa in State of the Mapusa corresponding B 75 District the referred to of Goa, Schedule at No.131 page

Pidalen -

THE

SAID

PROPERTY.

Jan J. J. B. J.

AND WHEREAS the Carrasco. Carrasco, said property belonged widow Of Zeferino to Luisa Caridade

property was allotted as property Carrasco and Zeferino Caridade Carrasco AND WHEREAS on the death of the orders of Judge Junior Divison Proceedings confirming was subject the the no: 402/2014/E Hon'ble Court dated 27.2.2015 Chart "E" of Allotment the said follows: matter Court before the at Mapusa said Luiza Maria of Inventory the

- Praxede Remedios married to Melody Remedios, the Vendors no: 1 and 2: - 1/8th
- III. II. Rosy Bernardina Paes e Menezes, the Vendor Rosalina Carrasco, the Vendor no: 3: - 3/80
- no: 4: 3/640
- IV. Ramona Fenna Menezes, the Vendor 3/640 no: 5..
- <. Botelho, The Vendors no: Carmina Sucorro Menezes 9 married to Viterbo and 7: 3/320
- VI. 3/320 Natalina Menezes, the Vendors no: Paulo Cirilo Menezes married 8 and 9: to Anita
- VII. Maria Julieta Menezes no.12 - 1/20 de Souza, the vendors Francisca no.10 and 11 - 3/320 married to Joao Miguel Carrasco, the vendor
- IX. Vanessa Colleta Carrasco, the vendor no.13
- \times Jonathan Vicente Sebastian Carrasco, the

vendor serial no.14

XI. Antonino serial no.15 and 16 Lilian Margaret Francisco Carrasco, Carrasco the married vendors at to

John serial no.17 and 18 Genevive Lewis Annie Francis D'Souza, - 1/10 Carrasco the married vendors at to

XIII. no.19 and 20 - 1/10. Paulina Anthony Carrasco, Sebastian Carrasco married the vendors at to Zina serial

wners in possession of the AND WHEREAS, the vendors said property. are therefore the

of Rs.50000000/- (Rupees Five Crores only). property the AND WHEREAS, the purchaser has proposed and vendors to the have purchasers for a consideration agreed to sell the said

Ti Rue din

Ames Summer Summ

R. J. P. Roma

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

in do to in Carrasco property known as Council, Taluka and District of Bardez, District house possession, at within (Rupees properties described under No.29306 of Book B herein Cadastral page THE the vendors, the receipt North purchaser hereby consideration more therein SAID under do hereby no.50 of the 112 and in particularly described Goa, square lien, PROPERTY. limits Vaddo admit Crores Only), paid by the purchaser pursuance Survey written and hereafter all bearing State No.29307 of convey, sell and transfer unto "COMONAIKACHO SODDO", situated their of Mapusa with a residential P.T.Sheet no.52, claim and ownership and metres, of No.1529, payment of the above of Goa, No.131 right, acknowledge, the Mapusa Municipal of of which the corresponding Book B of title, surveyed under of Ward in the Schedule consisting Rs.50000000/agreement referred admeasuring 75 they interest, at vendors and of 75

PARROLL

purchaser to the vendors as follows: The said consideration of Rs.5,00,00,000, Five Crores Only) is - paid Уd the

1s lakhs eighty paid sum of the purchaser seven thousand Rs.6187500/five hundred Only) (Rupees the vendors Sixty one

12

R. A.F. Morrison

hereby admit and acknowledge. Branch, serial no.1 28-05-2015 the and receipt of which drawn 2 by Demand Draft No.021155 on HDFC the Bank, vendors Mapusa

Bank, vide 05-2015 Sixty Certificate vendors do hereby admit and acknowledge, the Vendor two thousand five hundred only), favoring challan deducted No.CIN: BSR Code an amount of Rs.62500/- (Rupees no.1, no.41050, deposited the at receipt source 0510308 dated 29of which (TDS) at HDFC the

no.6 and 7 by Demand Draft No.021168 serial no.3 for self only) lakhs twenty thousand three hundred and thirteen acknowledge. receipt 05-2015 A sum of Rs.2320313/- (Rupees Twenty LS. of which the vendor do hereby admit drawn paid by on the HDFC purchaser and on behalf of vendors Bank, Mapusa Branch, to the dated vendor three the 28-

Twenty three thousand four Bank, vide an amount Certificate No.CIN: BSR Code 0510308 dated and acknowledge, 05-2015 receipt of which the vendor does eight only), challan deducted favoring the no.41063, deposited at HDFC at of Rs.23438/- (Rupees source hundred and thirty Vendor no.3, hereby admit (TDS) vide 29-

thirty the two thousand and thirty one only) is paid purchaser sum of Rs.232031/- (Rupees Two lakhs to the vendor at serial no.4 by

E S. S. Rome

Demand Draft No.021156 dated 28-05-2015 HDFC the vendors do hereby admit Bank, Mapusa Branch, the and acknowledge. receipt of which drawn

- Certificate No.CIN: BSR Code 0510308 dated Bank, vide 05-2015 thousand the vendors do hereby admit favoring challan the three deducted an amount Vendor no.4 the hundred no.41078, deposited at at of Rs.2344/- (and source forty four receipt of which and acknowledge. (TDS) Rupees only), vide 29-
- thirty HDFC by the Demand the vendors 05-2015 Certificate Bank, vide thousand three hundred and Bank, Mapusa Branch, the receipt Tax two thousand and thirty one only) is purchaser to the Draft sum challan deducted at of do hereby admit an amount of Rs.2344/- (Rupees No.CIN: BSR Code No.021157 dated 28-05-2015 drawn Rs.232031/- (Rupees Two no.41088, vendor source and acknowledge. forty four only), deposited at 0510308 dated at serial (TDS) of no.5 by lakhs which paid HDFC vide
- paid by Sixty Four 05-2015 drawn on HDFC Bank, Mapusa Branch, no.8 and receipt of which the vendors do hereby admit sum the 9 by Demand Draft No.021158 dated of thousand and Sixty purchaser to the vendor Rs.464063/- (Rupees Four Lakhs three at Only) serial

the vendors do hereby admit and acknowledge,

Vendor no.5, the receipt of which

favoring the

acknowledge

PoR emedi 14

Rail Brown

the favoring the Vendor no. 9, Bank, vide an amount of Rs.4688/- (Rupees 05-2015 Certificate No.CIN: BSR Code thousand six hundred and eighty eight only), vendors challan deducted do hereby admit no.41106, deposited at source the receipt 0510308 dated and acknowledge, (TDS) of at which Four 29-

the and 28-05-2015 drawn and 11 by Demand Draft No.021159 & 021160 Sixty Four thousand and Sixty two Only) is the purchaser acknowledge. receipt sum of of which the vendors do hereby admit Rs.464062/- (Rupees on to the HDFC vendor at Bank, Mapusa Branch, serial no.10 Four Lakhs dated paid

- acknowledge, Bank, vide an amount of Rs.2344/- (Rupees Certificate thousand three hundred and forty four only) and Bank, vide 05-2015 Certificate No.CIN: BSR Code 0510308 dated favoring the Vendor thousand three Tax the vendors do challan challan deducted an amount No.CIN: hundred no.41128, deposited at no.41118, no.10 and 11, the receipt BSR of Rs.2344/- (Rupees at and Code 0510308 dated hereby source deposited at forty four admit (TDS) only), HDFC HDFC of
- and purchaser to the vendor at serial no.12 for self sum of Seventy behalf of vendors Rs.3970000/- (Rupees thousand Only) serial S. paid no. Thirty 13 and 14 nine

and 14
R.J.P.R.

on HDFC Bank, Mapusa Branch, the receipt acknowledge Demand Draft No.021161 dated 28-05-2015 drawn the vendors do hereby admit

Bank, vide an amount of Rs.1030000/- (05-2015 challan Certificate Vendor no.12, the hereby admit lakhs thirty deducted No.CIN: BSR Code receipt of which the vendors no.41199, deposited at HDFC thousand only), and acknowledge, at source 0510308 dated 29favoring (TDS) Rupees the

A CAPAS <u>D</u> 0.0 by the Ninety and the 28-05-2015 drawn on and 16 by A sum of Rs. 19850000/- (Rupees One acknowledge. receipt of which Eight Lakhs fifty thousand Only) is paid purchaser Demand Draft No.021162 to the vendor at the vendors HDFC Bank, Mapusa Branch, do & 021163 serial no.15 hereby dated admit Crore

Certificate No.CIN: BSR Code 0510308 dated 29-Bank, vide an amount of Rs.1545000/-05-2015 Certificate No.CIN: BSR Code 0510308 dated 29-Bank, vide an amount 05-2015 Fifteen Lakhs an Lakhs thirty No.CIN: challan amount challan challan BSR deducted no.41427 deposited at HDFC Bank, vide Rs.1545000/-Code thousand forty five no.41358, deposited at HDFC no.41387, of Rs.1030000/- (Rupees 0510308 at only) and source (Rupees Fifteen Lakhs deposited dated thousand only), (TDS) Certificate 29-05-2015 (Rupees at HDFC vide

PiRemedin

A

R. J.R. Sewer

16

no.41458 deposited at HDFC forty five of Rs.1030000/- (Rupees admit and acknowledge, the receipt of which the vendors do thousand only) favoring the Code 0510308 thousand only), dated Bank, vide an Vendor no.15 Certificate No.CIN: Ten Lakhs 29-05-2015 and 16, challan hereby thirty

- purchaser Lakhs by Demand Draft No.021164 & receipt of which the vendors do hereby admit and 2015 drawn on HDFC acknowledge. fifty sum of Rs.4950000/to the thousand Only) is vendor at serial no.17 and 18 Bank, Mapusa (Rupees Forty nine 021165 paid dated 28-05-Branch, by the the
- Certificate No.CIN: BSR Code 0510308 dated 29-Bank, vide an amount of Rs.25000/- (Rupees 05-2015 challan No.CIN: Twenty challan no.41148, deposited at HDFC Bank, vide thousand only), favoring the the receipt admit amount of Rs.25000/- (five and acknowledge, BSR Code deducted Of thousand only) which the vendors no.41141, deposited at HDFC 0510308 at source Vendor Rupees Twenty five dated and Certificate (TDS) no.17 and 18 do 29-05-2015 hereby vide
- purchaser to the vendor at serial by Demand Draft No.021166 & drawn fifty thousand Only) sum of Rs.4950000/- (Rupees Forty nine on HDFC Bank, Mapusa Branch, the 021167 dated 28-05-1.S paid by no.19 and 20

Popemedin 17

P. A. J. Mar

acknowledge. receipt of which the vendors do hereby admit and

- an thousand only), favoring the Vendor no.19 and 20, the challan No.CIN: Twenty 05-2015 Certificate No.CIN: BSR Code 0510308 admit and acknowledge. Bank, vide amount of Rs.25000/- (receipt of which Tax challan no.41165, deposited at five BSR no.41185, deposited at HDFC deducted an amount of Rs.25000/- (Rupees thousand only) Code 0510308 at the source vendors Rupees Twenty five dated and (TDS) do Certificate Bank, 29-05-2015 dated 29hereby HDFC vide
- purchaser. possession of the property this Deed of Sale hand over vacant That the vendors on the in favour execution of and peaceful of the
- property sold unto the purchaser. necessary deeds and papers at the request of the hereby sold and / or purchaser for then the vendors do hereby agree and undertake title obtain necessary clearance That in case any defect is found in the the more vendors perfectly conveying the said in the present conveyance in the said and property execute
- market value of the That the price paid corresponds said property to the

18

Ame

R. S. Bank

- convey the said property by way of sale. have from any encumbrances whatsoever Purchaser that the property hereby sold is free absolute That the vendors do hereby assure the title and exclusive right and the vendors
- without any hindrance, and hereinafter peacefully person demand whatsoever from the Sale the possess claiming through or under them. purchaser shall and may That the said on the execution of this Deed of and quietly enter claim, interruption property hereby vendors at all times or from any sold Or
- at 7. indemnified the purchaser and its transferees defect in title of the vendors or any breach of expenses, against any covenants hereunder contained. times hereinafter indemnify That i f the loss, any, vendors and their heirs suffered by reason of damages, costs, and charges,
- to œ • Notification 21.8.1978 published in Official Gazette No: 21 dated 24.8.1978. schedule That the parties caste No: 20 RD/LND/LRC/318/77 hereto tribe do not terms belong Series dated

F. Rendi

Amuse I

M.J.P. Robert

SCHEDULE

in Carrasco Vaddo of Mapusa with a residential within of North Goa, State of Goa, surveyed under Council, Taluka and District of Bardez, District Chalta no.50 of P.T.Sheet no.52, admeasuring 2484.00 Cadastral properties described under No.29306 of Book B 112 and is bounded as under: that page 112 and No.29307 of Book therein bearing the limits of the Mapusa Municipal known as "COMONAIKACHO square Survey metres, No.1529, No.131 of Ward No.3, corresponding SODDO", situated consisting W 75 at page 0f to 75

EAST: By road.

WEST: road and property bearing Survey

No.13/61 of P.T.Sheet no.52.

NORTH: By the Mapusa to Bicholim road.

By property bearing survey no.13/61 of

SOUTH: By property beating but of P.T.Sheet No.52 and by road.

Pipercali

anana anana

W.V. I. Same

simultaneous presence signed and executed this Deed of Sale in the IN WITNESS WHEREOF, the parties hereto have of the witnesses signing

THE VENDOR :

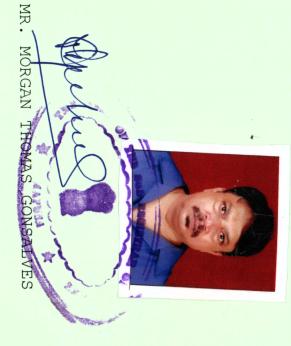
1. Kance

MR. PRAXEDES REMEDIOS (For Self and POA Holder for Vendor No. 2 to 11)





THE VENDORS:
AT SRL. NO. 15 & 16
REPRESENTED BY
POA HOLDER





THE VENDOR:



MR. JOHN LEWIS FRANCIS CARRASCO alias JOHN LUIS FRANCIS CARRASCO (For Self and POA Holder for Vendor No. 18 to 20)

st.

5. Pilandi	4.	3.	2	
24 Ames R. S. R.	4.	3.	2.	

THE PURCHASER:



M/s COSME COSTA CONSTRUCTION PV

represented by its Director MR. RYAN'S COSME COSTA.

	3.	2.	
4.	3	2.	

Production

25 Herelie

R. A. P. Rowers

THE WITNESSES:

(Jagueline Maulin)

(LILIA DE SOUZA

P. Remodi

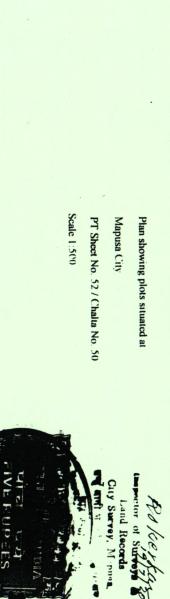
Amore V

SIP ROME



Directorate of Settlement and Land Records **GOVERNMENT OF GOA**

Inspector of Survey and Land Records, Mapusa.



BICHOLIM 13 C 0 13/61 ~ 50P/52

50

4

10

Y

~

B

Computer Generated On 18-07-2006

Compared by

18.7.06 Drags

Office of Sub-Registrar Bardez

55

Government of Goa

Date & Time: 29-05-2015 03:07:56 PM

nent Serial Number: 2576

nted at 02:01:00 PM on 29-05-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as

9	Description	Rs. Ps
	Registration Fee	2000000.00
	Processing Fees	1670.00
	Total:	2001670.00

Duty Required: 2500000.00

Stamp Duty Paid: 2500000.00

A

47 5

Cosine Costa presenter	•		
Name	Photo	Thumb Impression	Signature
sta Married, Indian, age 41			
Itioho Manusa Bardos Coa			
Director of M/s Cosme Costa)
Construction Pvt. Ltd vide	P		Aal
solution dated 18/05/2015,			
ng office at Altinho, Mapusa,			
dez, Goa. Company PAN No.			
00RCC9637R			

ant

xedes Remedios alias Praxedes Oswald Remedios, s/o Oswald Custodio Remedios, Married, Indian, age 53 fervine, r/o H.No. 31/A-6, St. Anthony Vaddo, Guirim, Bardez, Goa. PAN No. AGWPR0826M. For self and for the Vendor No. 2-Melody Vaiphei POA dated 06/06/2014 executed before the Notary S J Sardesai eg. No. 25178/2014, POA for the Vendor No. 3-Rosalina Carrasco vide POA dated 07/03/2015 executed the Notary S J Sardesai under reg. No. 3112/2015, POA for the Vendor No. 4-Rosy Menezes vide POA dated 07/03/2015 executed before the Notary Sanjiv G Sardesai under reg. No. 9785/2012, POA for the Vendor No. 6-Carmina Menezes and 7-Viterbo Botelho vide POA dated 01/11/2014 ed before the Notary S J Sardesai under reg. No. 24822/2014, POA for the Vendor No. 10-Maria Menezes vide POA dated 04/10/2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014, POA for the Vendor No. 10-Maria Menezes vide POA dated 21/05/2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014, POA for the Vendor No. 11-Joao De Souza vide POA dated 09/04/2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014, POA for the Vendor No. 11-Joao De Souza vide POA dated 09/04/2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014, POA for the Vendor No. 11-Joao De Souza vide POA dated 09/04/2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014, POA for the Vendor No. 11-Joao De Souza vide POA dated 09/04/2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 executed before the Notary Sanjiv G Sardesai under reg. No. 2014 exec

	Photo
	Thumb Impression
P. Randis	Signature

55

47

OA

0

30

3:56

ÓA 147

1.LL.

Romana Idalina Philomena Carrasco D'Souza, w/o late Rogerio Silvano D'Souza, Married,Indian,age 69 rs,retired,r/o Carrasco Vaddo, Mapusa, Bardez, Goa. As a POA holder for the Vendor No. 12-Sabas Carrasco, /anessa Carrasco and 14-Jonathan Carrasco vide POA dated 23/04/2013 executed before the Asstt. Consular cer, High Commission of India, London and duly stamped before the Addl. Collector of North Goa dated D5/2013.

OA

0

:55

34

FIIOLO	Thumb Impression	Signature
		R. J. P. Box

lorgan Thomas Gonsalves, s/o late Mr. Gregory Paul Gonsalves, Married,Indian,age 62 Years,retired,r/o No. 3, Ground Floor, Campos Mendes Vaddo, Nagoa, Bardez, Goa. As a POA holder for the Vendor No. 15 nino Carrasco and Vendor No. 16-Lilian Gonslaves vide POA dated 19/09/2014 executed before the High mission of India, London and duly stamped before the Addl Collector of North Goa dated 23/10/2014.

n Lewis Francis Carrasco alias			FIIOLO	Dhata
n Lewis Francis Carrasco alias John Luis Francis Carrasco alias John Luis Carrasco , s/o late Damasciano			Thumb Impression	
.uis Carrasco , s/o late Damasciano	The last of the la	2 Sildrin E	Cignatura	

MOE

9:56

52

sco, widow, Indian, age 60 Years, Service, r/oA Block, 2nd Floor, 5-2, Monalisa Holiday Homes, Naikavaddo, gute, Bardez, Goa. PAN No. AMFPC0675E. For self and as POA holder for the Vendor No. 18-Genevieve za vide POA dated 31/12/2014 executed before the Notary S J Sardesai under reg. No. 29143/2014, POA e Vendor No. 19-Anthony Carrasco and 20-Zina Carrasco vide POA dated 06/08/2014 exeucted before the y A S D'Mello under reg. No. 6713/2014. SCO hn

		FIIOLO	Dhoto	
		Thumb Impression		•
Have	2. Suarcie	Signaturo		

an S. Cosme Costa, s/o Carminho Costa, Married,Indian,age 41 Years,Business,r/o House No. E-8-56, o, Mapusa, Bardez, Goa. The Director of M/s Cosme Costa Construction Pvt. Ltd vide Resolution dated /2015, having office at Altinho, Mapusa, Bardez, Goa. Company PAN No. AABCC9637R.

	Photo	
	Thumb Impression	
A de la	Signature	

The more

4

20

10 ntification Gopal Madhusudan Moraskar , s/o Madhusudan Moraskar,Married,Indian,age 30 Years,Service,r/o Cunchelim, Mapusa Bardez Goa.
Jacqueline Martins , d/o Mauricio Martins,Married,Indian,age 42
Years,Service,r/o H.No: 85A, Cunchelim, Mapusa, Bardez, Goa. Witness Details A CO Signature 5 147 OA :55 25

Minster lake

00/0

nission to Sell the property known as Comonaikacho Soddo, Carrasco Vaddo of Mapusa with residential be bearing No. 131 of Wrad No. 3 Mapusa adm. 2484 sq. mts under Cadastral No. 1529 vide NOC No. /15-Registration/1162 dated 22/05/2015 issued by the Office of the State Registrar Cum Head of Notary ice, Panaji, Goa. As Executant no. 2 mrs. Romana Dsouza unable to climb the staircase of the office her Tp signature are taken on the downstrair of the office premises Sub Registrar

JUB-REGISTA BARDEZ

GOA 7147 9:56

nature:nned By:ned and Developed by C-DAC, ACTS, Pune Salanary Book-1 Document Registration Number BRZ-BK1-06163-2015 CD Number BRZD768 on Date 29-05-2015 Registrar (Bardez) (Kupous Hinetern lakhs (h) 37147 09:56 2015 GOA TD MOA):55 147 34

(10