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Bennet and Eernard
For Whom/ID Proof:
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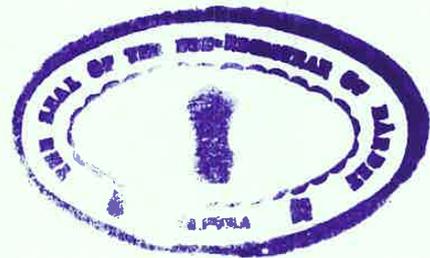
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For **CITIZEN CREDIT™**
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser M/S. BENNET AND
BERNARD Custom Homes PRIVATE
LIMITED.



2022-BR2-219

14/01/2022

DEED OF SALE

This **DEED OF SALE** is made and executed at Mapusa-Goa on this 14th day of
January, 2022.

For Bennet & Eernard Custom Homes Pvt. Ltd.
Mehody us
Director

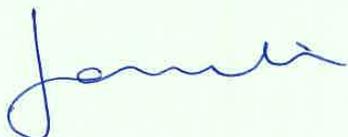
BETWEEN

1. **MR. JOAO LOURENCE VINCENTE SATURNINO D'SOUZA alias JOAO LOURENCO VICENTE SATURMINO D'SOUZA alias JOAO LAWRENCE DSOUZA alias JOHN D'SOUZA** son of Late Mr. Ligorio Moises Conceicao De Souza, age 83 years, Married, Retired, Indian National, Aadhaar Card No. [REDACTED] and PAN Card No. [REDACTED] and his wife

2. **MRS. ACELIA AMELIA D'SOUZA alias MRS. ACELIA AMELIA LAWRENCE E D'SOUZA alias MRS. ACELIA LOURENCE E D'SOUZA**, daughter of Mr. Jacinto Lourenco, age 76 years, Married, Retired, Indian National, Aadhaar Card No. [REDACTED] and PAN Card No. [REDACTED] and both resident of H. No. 222, Raint Waddo, Moira, North Goa, Goa, 403507 and both hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context mean and include their heirs, legal representatives, authorised agents, attorneys, successors, administrators and assigns) as the **PARTY OF THE FIRST PART.**

The VEDNOR No. 1 and 2 herein are represented herein by their duly constituted Attorney Holder **MR. JONATHAN PAT ROSS D SOUZA**, s/o Joao Lourenco Vicente Saturnino D Souza, 49 years of age, widower, Service, Indian National, Holder of Aadhar Card No. [REDACTED] and PAN No. [REDACTED] residing at H. No. 222, Raint Waddo, Moira, Bardez, North Goa, Goa, 403507, nominated by virtue of Power of attorney duly executed before Notary S. G. Narulkar at Mapusa - Goa, under Registration No. 355/2021 on 10/03/2021.

AND



For Belnet & Bernard Custom Homes Pvt. Ltd.



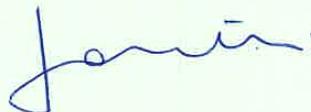
Director

M/s. BENNET AND BERNARD CUSTOM HOMES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at Mathias House First Floor, Campal, Panjim, Goa- 403001, having PAN Card No. [REDACTED], represented herein by its Director, **MRS. FABIOLA GRACE MENDES E RODRIGUES**, age 41 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, Business, Indian National, holding Pan Card bearing No. [REDACTED] and Aadhaar Card No. [REDACTED], c/o Mathias House, First Floor, Campal, Panjim, Goa- 403001, Vide Board Resolution dated 06/01/2021, hereinafter referred to as **“PURCHASER”** (which expression shall unless repugnant to the context mean and include his heirs, legal representatives, authorised agents, attorneys, successors, administrators and assigns) as the **PARTY OF THE SECOND PART** to this Memorandum of Understanding.

WHEREAS there exists Property known as **“AFRAMENTO”** also known as **“RAIVADDO”**, situated at Moira Village and within the limits of Village Panchayat of Moira, Taluka Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No.38837 at folio 159 of Book B 99 but not enrolled in the Land Revenue Office of Bardez and which property is presently surveyed under Survey No. 93 sub division No. 4 and totally admeasuring 1475 sq. mts. and described more particularly in SCHEDULE I hereafter written and shall hereinafter be referred to as the **SAID PROPERTY** for the sake of brevity and has been delineated and shown shaded in red color in the Survey Plan annexed hereto.

AND WHEREAS the SAID PROPERTY originally belonged to Diago Antonio de Souza and Matildes Aurora Correia.

For Bennet & Bernard Custom Homes Pvt. Ltd.



Fabiola Rodrigues
Director

AND WHEREAS said Late Mr. Diago Antonio de Souza expired in the year 1913 at Karachi and his wife Late Mrs. Matildes Aurora Correia expired on 18/09/1939 at Moira without any will or gift.

AND WHEREAS in the Inventory Proceeding initiated upon death of Late Mr. Diago Antonio de Souza and his wife Late Mrs. Matildes Aurora Correia, in the year 1947, wherein SAID PROPERTY was listed as item No 3, was allotted to Mr. Ligorio Moises Conceicao D'Souza alias Ligorio Moyses Conceicao D'souza married to Joana Verodiana D'Souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza.

AND WHEREAS SAID PROPERTY stands inscribed in favor of Said Mr. Ligorio Moises Conceicao D'Souza alias Ligorio Moyses Conceicao D'souza married to Joana Verodiana D'Souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza in the Consevatory of the Land Registry of the Judicial Division of Bardez under Inscription No. 36215 at Page 13 of G-40.

AND WHEREAS Late Mrs. Joana Verodiana D'souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza vide will dated 05/07/1971, registered at folio 99v onwards of the Book No. 82, of wills, of Noting's of Bardez Notary Office, bequeathed upon her son Joao Vincente Saturnino De Souza, VENDOR No. 1 herein, all her shares, rights in all her estates and bequeathed upon her daughter Especiosa Deodita de Souza alias Sister Agatha right of residence in the residential house during her lifetime.

AND WHEREAS said Mr. Ligorio Moises Conceicao D'Souza alias Ligorio Moyses Conceicao D'souza expired on 05/02/1967 without leaving any will or gift deed and his wife Mrs. Joana Verodiana D'souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza expired on 08/12/1971 leaving

For De Sales Bernard Custom Homes Pvt. Ltd.

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Director

behind a will dated 05/07/1971, leaving behind following children as heirs;
namely

- i. Miss. Deodita Especiosa D'souza alias Sr. Maria Agatha, spinster;
- ii. Mrs. Anna Joyce D'souza e Fernandes alias Mrs. Anna Joyce Fernandes married to Orlencio Antonio Fernandes
- iii. Mrs. Ida Luiza D'souza e Coutinho married to Jose Paulo Antonio Bonifacio Coutinho and
- iv. Mr. Lazarus Bernardo Rafael D'souza alias Lazaro Bernado Rafael D'souza married to Mrs. Maria Adelina Prisca Leogarda D'souza alias Maria Adelaide Prisca Leogada D'sa both expired on 19/02/1995 and 31/01/1996 respectively and
- v. Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza married to Mrs. Acelia Amelia D'souza alias Mrs. Acelia Amelia Lawrence E D'souza alias Mrs. Acelia Lourence E D'souza.



AND WHEREAS said Miss Deodita Especiosa D'souza alias Sister Maria Agatha vide Deed of gift dated 27/05/1983, registered in the Office of Sub registrar of Bardez under Registration No. 449 at P. 221 to 226, Book No. 1, Volume 196 dated 23/05/1984, gifted their share and rights in the SAID PROPERTY along with other properties in favour of Mr. Lazarus Bernardo Refael D'souza alias Lazaro Bernado Refael D'souza and Mr. Joao Lourenco Vincente Saturnino D'souza, the VENDOR No. 1 herein.

AND WHEREAS Mrs. Anna Joyce D'souza e Fernandes alias Mrs. Anna Joyce Fernandes widow of Late Mr. Olencio Antonio Fernandes and her daughter Miss. Mariam Fernandes vide Deed of Gift dated 27/05/1983, registered in the Office of Sub registrar of Bardez under Registration No. 450 at P. 226 to 231, Book No.

For Bennet & Bernard Custom Homes Pvt. Ltd.

Director

1, Volume 196 dated 23/05/1984, gifted their share and rights in the SAID PROPERTY along with some other properties in favour of her brothers Mr. Lazarus Bernardo Refael D'souza alias Lazaro Bernado Refael D'souza and Mr. Joao Lourenco Vincente Saturnino D'souza, the VENDOR No. 1 herein.

AND WHEREAS Mrs. Ida Luiza D'souza e Coutinho and her husband Mr. Jose Paulo Antonio Bonifacio Coutinho vide Deed of Gift dated 27/05/1983, registered in the Office of Sub registrar of Bardez under Registration No. 451 at P. 232 to 237, Book No. 1, Volume 196 dated 25/05/1984, gifted their share and rights in the SAID PROPERTY along with some other properties in favour of her brothers Mr. Lazarus Bernardo Refael D'souza alias Lazaro Bernado Refael D'souza and Mr. Joao Lourenco Vincente Saturnino D'souza, the VENDOR No. 1 herein.

AND WHEREAS Late Mr. Lazarus Bernardo Rafael D'souza alias Lazaro Bernado Rafael D'souza had vide WILL dated 28/05/1983 registered in the Office of Sub registrar of Bardez under Registration No. 4 at Pages. 50 to 53 Book No. 3, Volume No. I dated 26/05/1984, bequeathed upon his brother Mr. Joao Lourenco Vincente Saturnino D'souza, the VENDOR No. 1 herein, SAID PROPERTY along with other some properties

AND WHEREAS upon death of said Mr. Ligorio Moyses Conceicao D'souza alias Mr. Ligorio Moyses Conceicao de Souza and his wife Mrs. Joana Verodiana D'souza alias Joana Verediana D'souza alias Joana Verodiana Virginia D'souza, theirs son Mr. Lazarus Bernardo Rafael D'souza alias Lazaro Bernado Rafael D'souza married to Mrs. Maria Adelina Prisca Leogarda D'souza alias Maria Adelaide Prisca Leogada D'sa an Inventory Proceeding was initiated which was registered under No. 97/2000 before the court of Civil Judge, Junior Division 'F' Court at Mapusa.

For Bennet & Bonfanti Custom Homes Pvt. Ltd.



 Director



AND WHEREAS in the said Inventory Proceeding bearing No. 97/2000 the SAID PROPERTY listed as item No.2 in the Description of Assets dated 03/02/2009 was taken in auction by Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza, the VENDOR No. 1 herein on 17/08/2015.

AND WHEREAS pursuant to the Said Auction the final chart of allotment was prepared dated 24/08/2015 in the Said Inventory bearing No. 97/2000, inter alia, allotting the SAID PROPERTY at item No. 2 to Mr. Joao Lourenco Vincente Saturnino D'souza alias Lawrence Dsouza alias John D'souza, the VENDOR No. 1 herein, which Final Chart of Allotment was confirmed and made absolute for all legal purposes vide Judgment dated 31/08/2015 by the Hon'ble Civil Judge, Junior Division 'F' Court at Mapusa.

AND WHEREAS in view of the above the VENDOR No. 1 herein became the exclusive and absolute legitimate owners in title and in exclusively possession of the SAID PROPERTY.

AND WHEREAS the Survey Record of Rights came to be duly mutated in favour of VENDOR No. 1 herein, with the inclusion of his name in the Occupants Column of the Form I & XIV as occupants thereof with respect to the SAID PROPERTY.

AND WHEREAS VENDOR No. 1 and 2 are of Goan descent and are married under the regime of communion of assets and the VENDOR No. 2 is the Moiety holder/half sharer of Vendor No.1.

For Bennet & Bernard Custom Homes Pvt. Ltd.

Melody
Director

Joao Lourenco Vincente Saturnino D'souza



AND WHEREAS the VENDORS are in unhindered and peaceful possession of the SAID PROPERTY and absolute owners in possession of the SAID PROPERTY.

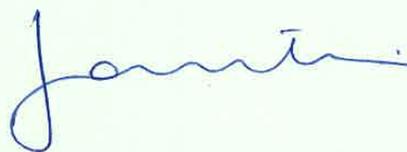
AND WHEREAS the PURCHASER have offered to purchase the SAID PROPERTY from the VENDORS for the a total consideration of **Rs.2,00,00,000/- (Rupees Two Crore Only)** less the applicable TDS and VENDORS have accepted this offer and have agreed to sell the SAID PROPERTY to the PURCHASER for the said consideration.

AND WHEREAS the VENDORS have assured the PURCHASER that the SAID PROPERTY is free from all encumbrances, lien, claims and demands and neither there are any Legal impediments whatsoever attached to the SAID PROPERTY nor any illegal encroachment on the SAID PROPERTY.

AND WHEREAS the VENDORS having represented to the PURCHASER that their title is clear, marketable, unencumbered and subsisting over the SAID PROPERTY and that they have not agreed to sell or mortgage the same or any part thereof to any person or persons whomsoever and that there are no litigations or any other proceedings pending before any Court/Tribunal or that the SAID PROPERTY is the subject matter of any notice/notification/proceedings under the Land Acquisition Act and/or any other Act and also that there are no Mundkars or Tenants claiming rights to the SAID PROPERTY or any part thereof.

AND WHEREAS there are no tenants on the SAID PROPERTY and there are no previous agreements and/or instruments in respect of the SAID PROPERTY thereon in favour of any third party nor the SAID PROPERTY is mortgaged in favour of any entity/person/financial institutions.

For Beemal Custom Homes Pvt. Ltd.



Alchody
Director

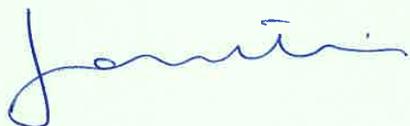
AND WHEREAS based on the documents produced by the VENDORS and believing in good faith in representation made, PURCHASER has verified title of the VENDORS to the said Property and agreed to enter into a Deed of Sale with respect to SAID PROPERTY and purchase the SAID PROPERTY from the VENDORS herein.

AND WHEREAS in consideration of **Rs. 2,00,00,000 /- (Rupees Two Crore Only)** less the applicable TDS, the VENDORS have agree to transfer and convey unto the PURCHASER by way of sale, absolutely and forever the **SAID PROPERTY** and to execute this Deed of Sale in favour of the PURCHASER on the terms and conditions stipulated hereafter.

NOW THEREFORE, THIS MEMORANDUM WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals contained herein above shall form an integral and operative part of this Deed of Sale and shall be read, understood and construed accordingly.
2. The VENDORS, in pursuance with the mutual agreement and in consideration of **Rs. 2,00,00,000 /- (Rupees Two Crore Only)**, which is inclusive of the applicable TDS, do hereby sell, transfer, convey and assign free from encumbrances all the SAID PROPERTY bearing Survey No. 96, sub division No. 3 located in Village Moira, Taluka Bardez, District North-Goa, more particularly described in **SCHEDULE I** of this Deed, together with the easements, advantages and appurtenances whatsoever to the SAID PROPERTY and all estate, rights, titles and interest on the same unto and in favour of the PURCHASER, TO HAVE AND TO HOLD the same as absolute owners thereof forever.

For Bennet & Bernard Custom Homes Pvt. Ltd.

 **Methodius**
Director



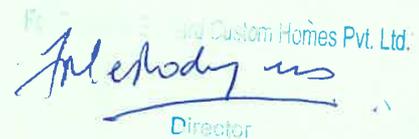
3. The PURCHASER has already paid to the VENDORS the total consideration amount of **Rs. 2,00,00,000 /- (Rupees Two Crore Only)** after deducting TDS @ 1%, in the following manner;
- a. An amount of Rs.1,00,000/- (Rupees One Lakh Only) vide Cheque bearing No. 049033, drawn on Axis Bank, dated 12/01/2021,
 - b. An amount of Rs. 20,95,906/- (Rupees Twenty Lakhs Ninety Five Thousand Nine Hundred and Six Only) vide Cheque bearing No. 049086, drawn on Axis Bank Ltd, Agacaim Branch, dated 05/02/2021,
 - c. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide RTGS Transaction bearing No. 52021072700353858 dated 27/07/2021,
 - d. An amount of Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) vide RTGS Transaction bearing No. 52021072800360245 dated 28/07/2021,
 - e. An amount of Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only) paid on 08/09/2021,
 - f. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide RTGS Transaction bearing No. 52021081100360598 dated 11/08/2021,
 - g. An amount of Rs. 14,85,000/- (Rupees Fourteen Lakhs Eighty Five Thousand Only) vide RTGS Transaction bearing No. 52021090800361303 dated 08/09/2021,
 - h. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide RTGS Transaction bearing No. 52021092800365001 dated 28/09/2021,
 - i. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide RTGS Transaction bearing No. 52021112300358154 dated 23/11/2021,
 - j. An amount of Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only) vide RTGS Transaction bearing No. 52021112500363871 dated 25/11/2021,
 - k. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide RTGS Transaction bearing No. 52021120200362940 dated 02/12/2021,
 - l. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide NEFT Transaction bearing No. 213400028213 dated 06/12/2021



Arvind Kumar
 For Arvind & Bernard Custom Homes Pvt. Ltd.
 Director

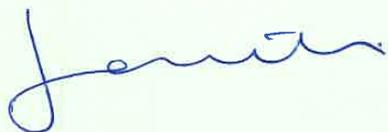
- m. An amount of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) vide RTGS Transaction bearing No. 52021121300362513 dated 13/12/2021,
- n. An amount of Rs. 52,64,094/- (Rupees Fifty Two Lakhs Sixty Four Thousand Ninety Four Only) vide RTGS Transaction bearing UTR No.52022011300359686 dated 13/01/2022
4. The VENDORS do hereby admit and acknowledge the receipt of the payment of consideration of **Rs. 2,00,00,000 /- (Rupees Two Crore Only)** as described in foregoing clause No. 3.
5. The VENDORS do hereby transfer and convey all their rights, title, interest in the SAID PROPERTY along with the peaceful possession of the SAID PROPERTY to the PURCHASER without reserving any rights of whatsoever nature with the VENDORS.
6. The VENDORS do hereby hand over the peaceful possession of the SAID PROPERTY to the PURCHASER and the PURCHASER hereby duly take over the vacant and peaceful possession of the SAID PROPERTY.
7. The VENDORS do hereby covenant that the PURCHASER shall hereafter peaceably hold, use and enjoy the SAID PROPERTY as its own property without there being any hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through them or whomsoever.
8. The VENDORS have also handed over to the PURCHASER at the time of execution of this Deed, all the original title documents concerning the SAID PROPERTY along the latest Nil Encumbrance Certificate issued by the Office of Sub-Registrar of Bardez, the receipt of which PURCHASER acknowledges.
9. The VENDORS do hereby covenant that the PURCHASER, shall be the exclusive owner in title and possession of the SAID PROPERTY, on execution of this Deed of Sale.




 Director

10. The VENDORS do hereby further covenant and confirm with the PURCHASER and declare that they have not done or been party to any act/deed whereby the SAID PROPERTY is or may be under any charge in title, claim, estate or otherwise howsoever or whereby the VENDORS are prevented from conveying or assigning the SAID PROPERTY or any part thereof.
11. The VENDORS hereby further covenant that they have not entered into any Agreement for sale, contracts, Agreement of Mortgage, collaterals, demands, liens, injunctions, executive demands or any other form of transaction whereby the SAID PROPERTY have been offered as a security for the payment or performance of any money or thing, or Sale Deed with any other person/s, Builders, Developers, or Purchasers and/or Banks and Financial Institution of any type, nor have the VENDORS received from them any loan, advance, earnest money deposit, in respect of the SAID PROPERTY.
12. The VENDORS further confirm that the SAID PROPERTY is not subject to any notice or scheme or notification or proceedings under Land Acquisition Act or Requisition, Administration of Evacuee Properties Act or any other claims, demands, charges, penalties by any statutory authority.
13. The VENDORS also confirm that there are no attachment/s or notice/s from the Central or State Government or any other local body or authority under any Act or Scheme or Legislative Enactment, Government Ordinance, Order or Notification including Notice/Proceedings for Acquisition/ Requisition had/has been received by/or served upon the VENDORS and that the SAID PROPERTY or any part thereof are not subject to any attachment or recovery proceedings under the Income Tax Act, or any other Act or Statute, Law or Regulation.

For Bennet & Bernard Custom Homes Pvt. Ltd.

 
Director

14. The VENDORS confirm that the SAID PROPERTY is free from all encumbrances, liens, claims and demands and there are neither any Legal impediments of whatsoever nature attached to the SAID PROPERTY nor any illegal encroachment on the SAID PROPERTY.
15. The VENDORS confirm that there are no tenants on the SAID PROPERTY and SAID PROPERTY is free from any such rights/interest.
16. The VENDORS do hereby covenant and agree to save harmless and keep indemnified the PURCHASER from and against all losses, damages, costs, claims and expenses which the PURCHASER may sustain or incur by reason of any claim being made by anybody whomsoever to the SAID PROPERTY or any part thereof.
17. The VENDORS shall and will from time to time and at all times do such further lawful acts and deeds, at the cost of the PURCHASER, as are required for effectively conveying their right, title and interest in the SAID PROPERTY unto the PURCHASER, without claiming any additional consideration for the same.
18. The VENDORS have no objections against the PURCHASER for carrying on the mutation of its name in Occupants Column of the Form No. I & XIV of the survey records pertaining to the SAID PROPERTY and they hereby give their consent to make requisite applications for the said purpose, upon the execution of this Deed of Sale on receipt of the full consideration.
19. The SAID PROPERTY is believed and shall be taken to have been correctly described in the **SCHEDULE I** hereunder written and sold, and if any error, misstatement or omission be subsequently discovered in description of the SAID PROPERTY or any recital or clause of this Deed, the same shall not annul this sale but shall be suitably corrected by all parties hereto and/or by their respective heirs and/or successor.

For Bennet & Bernard Custom Homes Pvt. Ltd.


Director

20. That the VENDORS and the PURCHASER hereby declare that neither the parties nor the original owners of the SAID PROPERTY in transaction belong to SC/ST pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
21. In the event of any dispute or difference between the parties to this Deed arising out of this Deed or in connection thereto, then the concerned party shall serve upon the other party written Notice of such dispute or difference and the same shall be settled /adjudicated by the courts at Goa only. The parties hereto submit to the exclusive jurisdiction of Courts at Goa.
22. The Registration fees and the Stamp duty paid towards registration of this Deed of Sale is borne by the PURCHASER.
23. The stamp duty to be paid upon execution of this Deed is Sale is Rs.9,00,500/- (Rupees Nine Lakhs Five Hundred Only) calculated @ 4.5% on the market value of the SAID PROPERTY which is Rs.2,00,00,000/-(Rupees Two Crore Only).
24. The Registration fee for the registration of this Deed of sale is Rs.6,00,000/- (Rupees Six Lakhs Only) calculated @ 3 % on the market value of the SAID PROPERTY and same has been paid.

SCHEDULE - I

(DESCRIPTION OF THE PROPERTY A)

ALL THAT Property known as "AFRAMENTO" also known as "RAIVADDO", situated at Moira Village and within the limits of Village Panchayat of Moira, Taluka Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 38837 at folio 159 of Book B 99 but not enrolled in the Land Revenue Office of Bardez and which property is presently surveyed under Survey No. 93 sub division No. 4 and totally admeasuring 1475 sq. mts. and bounded as under :

On the East:- By Footpath;

For Bennet & Bernard Custom Homes Pvt. Ltd.

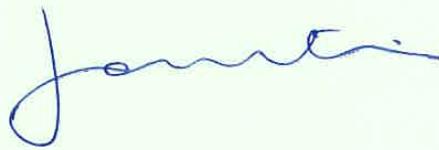
José Melody us
Director

On the West: - By the property under Survey No. 93/2;

On the North:- By Public Road and

On the South:- By the property bearing Survey No. 93/2.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed of Sale at Mapusa, Bardez- Goa in the presence of attesting witness, signing as such on the day first above written.



For Equest & Bernard Custom Homes Pvt. Ltd.

Melody
Director



SIGNED AND DELIVERED
BY THE WITHIN NAMED VENDORS:
MR. JOAO LOURENCE VINCENTE SATURNINO D'SOUZA
alias JOAO LOURENCO VICENTE SATURMINO D'SOUZA
alias JOAO LAWRENCE DSOUZA
alias JOHN D'SOUZA and his wife
MRS. ACELIA AMELIA D'SOUZA alias
MRS. ACELIA AMELIA LAWRENCE E D'SOUZA alias
MRS. ACELIA LOURENCE E D'SOUZA
 Represented herein by their duly constituted
 Power of Attorney Holder
MR. JONATHAN PAT ROSS DSOUZA
 Vide POA dated 10/03/2021



Jonathan Pat Ross Dsouza

 (MR. JONATHAN PAT ROSS DSOUZA)

Jonathan Pat Ross Dsouza

L.H.F.I.

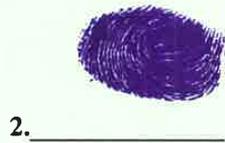
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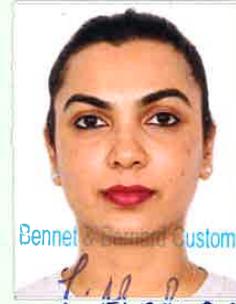
Jonathan Pat Ross Dsouza

For Bennet & Bernard Custom Homes Pvt. Ltd.

Mehodry
 Director

SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER CUM DEVELOPER:
M/S. BENNET AND BERNARD CUSTOM
HOMES PRIVATE LIMITED THROUGH
ITS DIRECTOR
MRS. FABIOLA GRACE MENDES E RODRIGUES
For Bennet & Bernard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director



Bennet & Bernard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

(MRS. FABIOLA GRACE MENDES E RODRIGUES)

L.H.F.I.

R.H.F.I.



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F. M. Rodrigues

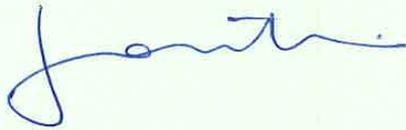
For Bennet & Bernard Custom Homes Pvt. Ltd.

F. M. Rodrigues
Director

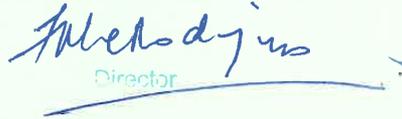
IN THE PRESENCE OF THE WITNESSES:-

1. Adv. Gautami Phadke & Phadke

2. Mr. Clinton Boro 



For Bennet & Bernard Custom Homes Pvt. Ltd.


Director





219/2022

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

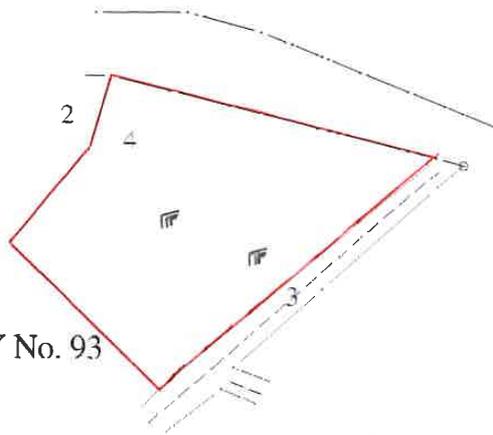


Plan Showing plots situated at
Village : MOIRA
Taluka : BARDEZ
Survey No./Subdivision No. : 93/ 4
Scale :1:1000

RAJESH
RAMDAS PAI
KUCHELKAR

Digitally signed by
RAJESH RAMDAS
PAI KUCHELKAR
Date: 2021.01.22
13:35:45 +05'30'

Inspector of Survey &
Land Records.



SURVEY No. 93

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 13-01-2021

For Bennet & Bernard Custom Homes Pvt. Ltd.

Note: Plan to be printed on A4 size paper.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Jan-2022 01:35:01 pm

Document Serial Number :- 2022-BRZ-219

Presented at 01:30:29 pm on 14-Jan-2022 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	900000
2	Registration Fee	600000
3	Mutation Fees	2500
4	Processing Fee	2120
Total		1504620

Stamp Duty Required :900000/-

Stamp Duty Paid : 900500/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Nitesh Shiva Parab ,Father Name:Shiva Parab, Age: 29, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - H. No. 101, Madhalawada, Virnoda, Pernem, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jonathan Pat Ross Dsouza , Father Name:Joao Lourenco Vicente Saturnino Dsouza, Age: 49, Marital Status: ,Gender:Male,Occupation: Service, H No. 222, RaintWaddo, Moira, Bardez, North Goa, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Acelia Amelia D Souza			
2	Jonathan Pat Ross Dsouza , Father Name:Joao Lourenco Vicente Saturnino Dsouza, Age: 49, Marital Status: ,Gender:Male,Occupation: Service, H No. 222, RaintWaddo, Moira, Bardez, North Goa, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Joao Lourenco Vicente Saturnino D Souza			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Nitesh Shiva Parab , Father Name:Shiva Parab, Age: 29, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 101, Madhalawada, Virnoda, Pernem, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Fabiola Grace Mendes E Rodrigues			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gautami Gajanan Phadte, Age: 28, DOB: 1993-02-24, Mobile: 7447799861, Email: , Occupation: Advocate, Marital status : Married, Address: 403006, Chimbel Tiswadi Goa, Chimbel Tiswadi Goa, Chimbel, Tiswadi, NorthGoa, Goa			
	Name: Clinton Sudip Povo, Age: 28, DOB: , Mobile: 7447799861, Email: , Occupation: Service, Marital status : Unmarried, Address: 403507, H. No. 354 B 9 Housing Board Ganeshpuri Mapusa North Goa, H. No. 354 B 9 Housing Board Ganeshpuri Mapusa North Goa, Housing Board Ganeshpuri, Mapusa, Bardez, NorthGoa, Goa			

Malambhar
14/01/2022
Sub Registrar

SUB REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-219

Document Serial No:-2022-BRZ-219

Book :- 1 Document
Registration Number :- **BRZ-1-196-2022**
Date : 14-Jan-2022



Malamkar
14/01/2022

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

**SUB-REGISTRAR
BARDEZ**