



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00153915272303X
 Certificate Issued Date : 12-Nov-2025 04:34 PM
 Account Reference : NONACC (TS)/ gaga-130/ DTO-South Margao/ GA-SGA
 Unique Doc. Reference : SUBIN-GAGAGA-T3000286095381964X
 Purchased by : ANSU LAND REALTORS PRIVATE LIMITED
 Description of Document : Article 22 Conveyance
 Property Description : PARTE DE VELEM OR PART OF VELLEEM BATTIA MAINA
 ADMEASURING 2725 SQ MTS SY. NO 465/13 CURTORIM
 VILLAGE
 Consideration Price (Rs.) : 3,27,00,000
 (Three Crore Twenty Seven Lakh only)
 First Party : IOONA MARIA CONCEICAO AND NADEAN MONIZ
 Second Party : ANSU LAND REALTORS PRIVATE LIMITED
 Stamp Duty Paid By : ANSU LAND REALTORS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 16,35,100
 (Sixteen Lakh Thirty Five Thousand One Hundred only)



Please write or type below this line

Albino fernandes

Deed of Sale

I Conceicao

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0000172890

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestonip.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

This **DEED OF SALE** is made and executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 15th day of November, Two Thousand and Twenty-Five (15/11/2025) **BY AND BETWEEN:**

MRS. IOONA MARIA FELECIDADE DO SOCORRO BARBOSA CONCEICAO, daughter of Mr. Orlando Decarlos Augusto Barbosa Conceicao and wife of Mr. Dean Savio Moniz, aged about 56 years, marital status married, holding Income Tax Card bearing PAN _____, holding Aadhaar Card No. _____, marital status married and her daughter,

2. Miss. NADEAN DOMINIQUE ANTONIA MONIZ, daughter of Mr. Dean Savio Moniz, aged about 24 years, marital status unmarried, holding Income Tax Card bearing PAN _____, holding Aadhaar Card bearing No. _____, Contact No. _____, both resident of H. No. 162, Maina Curtorim, Salcete, Goa, 403709, both Indian Nationals hereinafter referred to as the "**VENDORS**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, successors, executors, administrators and assigns) of the **FIRST PART**.

AND

ANSU LAND REALTORS PRIVATE LIMITED, a private limited incorporated under the Indian Companies Act 2013, bearing Certificate of Incorporation No. _____, holding PAN Card No. _____, and email Id: ansubuilders26@gmail.com, having its

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registered office at H. No. 156/A, St. Minguel waddo, Dramapur, South Goa, Salcete, Goa, India, 403725, represented through its Director, **MR. ALBINO ANAND FERNANDES**, son of Antonio Gabriel Fernandes, marital status married, 50 years of age, Occupation Business, Indian National, holder of PAN Card No. _____, Aadhar Card No. _____,

Mobile No. _____, resident of House no. 156/A, St. Minguel waddo, Dramapur, South Goa, Indian National, who is duly authorized vide Board Resolution dated 19/09/2025 (a copy whereof is filed in the office of the Sub-Registrar, Salcete along with this deed), hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include it's representatives, successors in title, executors, administrators and assigns) of the **SECOND PART**.

AND

MR. DEAN SAVIO MONIZ, son of Mr. John Moniz, aged about 58 years, Occupation self-employed, married, holding Income Tax card bearing PAN _____, holding Aadhar Card bearing No. _____, Contact No. _____, resident of H. No. 162, Maina Curtorim, Salcete, Goa, 403709, Indian National, hereinafter referred to as the "**CONSENTING/CONFIRMING PARTY**" (which expression shall repugnant to the context or meaning thereof shall mean and include his heirs, successors, legal representatives, administrators, executors and assigns) of the **THIRD PART**.

WHEREAS the **CONSENTING/CONFIRMING PARTY** herein is duly represented by his wife the member no. 1 of the **VENDORS** herein, vide

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General Power of Attorney dated 18/04/2024, executed before Notary Advocate Surexa P. Lotlecar under Reg. No. 4143/2024. The Notarised copy of the same is filed in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS, there exists a landed property known as "PARTE DE VELLEEM" or "PART OF VELLEEM BATTA" with the denomination "MAINA", admeasuring 2725.00 Sq. mtrs upon which there exists structures bearing House Nos. 162 and 162/A, situated at Curtorim, within the local limits of village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 9344 of Book B 44 of New series and enrolled in the Taluka Revenue Office of Salcete under Matriz No. 1162, surveyed under Survey No. 465/13 of Village Curtorim, better described in **SCHEDULE A** herein later written and for the sake of the landed property under Survey No. 465/13 of Village Curtorim along with the House No. 162 and 162/A standing therein taken together is hereinafter referred to as "SAID PROPERTY".

AND WHEREAS the SAID PROPERTY was owned by Mrs. Maria Filomena Santa Rita Da Costa E Moniz having purchased the same from Olegario Pestanino da Veiga or Pestaninho Olegario da Veiga and his wife Maria Fernanda do Perpetuo Succorro Rangel vide Instrument of Sale dated 09/07/1970, duly registered in the office of the Sub-Registrar, Salcete under no. 842 at pages 61 to 64 dated 21/07/1970.

AND WHEREAS said Mrs. Maria Filomena Santa Rita Da Costa E Moniz and her husband Mr. Antonio Joao Moniz alias John Moniz, expired on

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22/07/2011 and 07/04/2001 respectively, leaving behind their children namely:

- i. Mr. Seville Sundeep Moniz married to Mrs. Maria De Fatima Pereira;
- Mr. Dean Savio Moniz married to Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao; and
- Mr. Shailesh Cavin Moniz alias John Shailash Cavin.

AND WHEREAS said Mr. Shailesh Cavin Moniz alias John Shailash Cavin, bachelor, relinquished his right, title and interest to the estate of the deceased parents vide Deed of Relinquishment dated 03/02/2012 executed before the Notary Public Ex-Officio of the Judicial Division of Salcete and recorded at Folio 15V to 16 of Deeds/Wills Book No. 1572.

AND WHEREAS upon the death of Mrs. Maria Filomena Santa Rita Da Costa E Moniz and her husband Mr. Antonio Joao Moniz alias John Moniz, their successors filed Special Inventory Proceedings No. 21/2013/A in the Court of the Civil Judge Senior Division at Margao.

AND WHEREAS in the said inventory proceedings, the SAID PROPERTY was listed at ITEM NO.1 and the same was allotted in equal proportion to Mr. Seville Sundeep Moniz and his wife Mrs. Maria De Fatima Pereira and Mr. Dean Savio Moniz and his wife Mrs. Iona Maria Felecidade Do Socorro Barbosa Conceicao, thus they holding the SAID PROPERTY in the following ratio:

Mr. Seville Sundeep Moniz and his wife

Mrs. Maria De Fatima Pereira50%

Mr. Dean Savio Moniz and his wife

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Mrs. Ioonia Maria Feleicidade Do Socorro
Barbosa Conceicao

.....50%

AND WHEREAS the SAID PROPERTY has been converted for residential use vide Conversion Sanad dated 11/04/2016 issued by the Collector, South Goa under No. COL/SG/CONV/52/2014/3849.

AND WHEREAS vide Deed of Gift dated 04/05/2024, duly registered in the office of the Sub-Registrar, Salcete under No. MGO-1-2413-2024, dated 13/05/2024, said Mr. Seville Sundeep Moniz and his wife Mrs. Maria De Fatima Pereira gifted/transferred their entire undivided share in the SAID PROPERTY i.e. the right, title and interest of entire 50% undivided share in the SAID PROPERTY in favour Mr. Dean Savio Moniz.

AND WHEREAS vide Deed of Gift dated 26/11/2024, duly registered in the Office of the Sub-Registrar of Salcete under Registration Number MGO-1-5869-2024 dated 29/11/2024, said Mr. Dean Savio Moniz i.e. the CONSENTING/CONFIRMING PARTY herein, with the consent of his wife i.e. the member no. 1 of the VENDORS herein gifted his entire 50% undivided share in the SAID PROPERTY to his daughter i.e. the member No. 2 of the VENDORS herein, pursuant where to VENDORS herein are the joint owners in peaceful, settled and unobstructed possession of the SAID PROPERTY.

AND WHEREAS the names of the VENDORS herein viz Mrs. Ioonia Maria Feleicidade Do Socorro Barbosa Conceicao who is also known as Ioonia Conceicao e Moniz and of Nadean Domnique Antonia Moniz is duly recorded in the survey records of the SAID PROPERTY.

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AND WHEREAS the VENDORS decided to develop the SAID PROPERTY by constructing residential-cum-commercial complex consisting of flats, shops, garages and in pursuance thereto the VENDORS applied to Town and Country Planning Department for increase in additional FAR and increase in additional height of the building, which application has been consideration by the Town Planner, as seen from the Letter dated 03/04/2025 under Ref. No. TPM/36378/Curt/465/13/2025/2331.

AND WHEREAS considering the addition FAR as considered via aforesaid Letter, the VENDORS applied to the statutory authorities for the approvals of the construction plans and obtained following licenses and permissions:

- (i) Technical Clearance Order dated 30/05/2025 under Ref. No. TPM/36378/Curt/465/13/2025/4022 issued by Town and Country Planning Department, South Goa, Margao;
 - (ii) NOC dated 25/06/2025 from Primary Health Centre, Curtorim, under ref. No. DHS/2025/DHS0901/00018/77,
 - (iii) Construction License dated 28/10/2025 under Ref. No. VPC/2025-26/34 issued by Village Panchayat of Curtorim
- hereinafter, taken together, referred to as "Said Licenses and Permissions".

AND WHEREAS the VENDORS however have now decided not to have the SAID PROPERTY developed by themselves but to sell the same to such buyer who shall be ready to pay the consideration in kind, by constructing and allotting premises in the SAID PROPERTY, as shall be mutually agreed.

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AND WHEREAS in furtherance thereto and in pursuance to their inquiry for prospective buyer, the VENDORS came across the PURCHASER, with VENDORS offering to sell and transfer the clean, clear, marketable and subsisting title of the SAID PROPERTY along with all plants and trees existing therein and possession free from any claims and encumbrances also transfer and assign rights and privileges as arising from the Said licenses And Permissions and with the consent and confirmation of the CONSENTING/CONFIRMING PARTY made following express representations unto the PURCHASER and the PURCHASER has agreed to purchase the same, relying upon the representations and declarations made by the VENDORS as detailed herein below:

- a) that they the VENDORS are the absolute owners in peaceful and unobstructed possession of the SAID PROPERTY and are in lawful occupation and enjoyment of the same and have absolute right and authority under the law to sell the SAID PROPERTY and its corresponding undivided share in the land and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required; that though with the Deed of Gift dated 26/11/2024, the CONSENTING/CONFIRMING PARTY has no right, title, interest, possession in/of the SAID PROPERTY, yet the CONSENTING/CONFIRMING PARTY joins the present deed confirming the same and consenting the present transfer;
- b) that their predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PROPERTY and that they also, as on this date, have and hold clean, clear, subsisting and marketable title to the SAID PROPERTY;

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c) that there is no legal bar or impediment for sale of SAID PROPERTY and that the SAID PROPERTY is free from encroachments, encumbrances and is also free from any liens and or charges;

that no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PROPERTY;

e) that the SAID PROPERTY or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;

f) that the SAID PROPERTY or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;

g) that there is / are no mundkar/s or tenant/s or any other type of encumbrances or encroachments on the SAID PROPERTY and or on any part thereof and or there is no any boundary dispute form any of the neighbouring plot owners/occupiers;

h) that they or either of them have not agreed, committed or contracted or entered into any MOU/agreement for sale / construction / development / Sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;

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- i) that they or either of them have neither applied nor obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PROPERTY or any part thereof, in any manner whatsoever;
- j) that in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY or any part thereof, the VENDORS, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by him with any party;
- k) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER;
- l) that the SAID PROPERTY falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PROPERTY;

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- m) that the SAID PROPERTY is accessible through the Public road running all along and touching the eastern and northern boundary of the SAID PROPERTY;
- n) that there does not exist any road/access/pathway/easement passing through the SAID PROPERTY.

AND WHEREAS relying on the above representations made by the VENDORS and believing that the SAID PROPERTY is free from any defects in title and that the VENDORS have an absolute, clear and marketable title to the SAID PROPERTY, and relying on the above declarations and representations of the VENDORS and believing and trusting the declarations and representations to be true and trustworthy the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS and in pursuance to the mutual understanding arrived at between the parties hereto and after considering that the Said Licences and Permission have been granted considering the additional FAR approved via aforementioned Letter dated 03/04/2025, Rs. 3,27,00,000/- (Rupees Three Crores Twenty-Seven Lakhs Only) has been considered as fair market value of the SAID PROPERTY, with clear understanding that in case such increase in additional FAR from 60 to 90 and height from 9.00 meters to 11.90 meters as approved, is reverted/reduced/cancelled, the sale consideration shall be proportionately revised and reduced vis-à-vis the residential premises only.

AND WHEREAS as intended and aforementioned, the VENDORS have requested the PURCHASER to pay the said consideration in kind by

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allotting premises worth the said consideration in the development that the PURCHASER shall undertake in the SAID PROPERTY, which request is accepted by the PURCHASER, subject to aforementioned understanding of revision and reduction in the event as aforesaid.

AND WHEREAS after mutual understanding, considering the Said Licenses and Permissions as granted considering the increase in addition FAR and Height, the parties have determined total super built-up area (to be bifurcated into commercial premises, Garages and residential premises) to be allotted to the VENDORS in lieu of sale consideration and the same has been detailed out herein later, which the VENDORS acknowledge to be of value equivalent to the sale consideration.

AND WHEREAS the parties hereto now execute the present deed, thereby VENDORS transferring the right, title, interest and possession of the SAID PROPERTY unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS: -

1. That in pursuance to the said understanding and in consideration of Rs. 3,27,00,000/- (Rupees Three Crores Twenty-Seven Lakhs Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 below, they the VENDORS jointly and each of them individually do hereby against the aforesaid consideration, hereby, with the consent and confirmation of the CONSENTING/CONFIRMING PARTY, conclusively grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PROPERTY more particularly described in the Schedule hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements,

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Profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The said sum of Rs. 3,27,00,000/- (Rupees Three Crores Twenty-Seven Lakhs Only) is to be paid by adjusting the cost of and by allotting:
- (i) Commercial Premises admeasuring One Hundred and Ninety-One decimal Seventy-Seven Square Meters of Super Built up Area, to be bifurcated into Six Shops Viz. Shop No. 1 admeasuring Forty-Six decimal Twenty-One Square Meters, Shop No. 2 admeasuring Thirty-Nine decimal Twenty-Five Square Meters, Shop No. 3 admeasuring Twenty-Eight decimal Nineteen Square Meters, Shop No. 4 admeasuring Twenty-Eight decimal Nineteen Square Meters, Shop No. 5 admeasuring Twenty-Eight decimal Nineteen Square Meters, Shop No. 6 admeasuring Twenty-One decimal Seventy-Four Square Meters, together with corresponding undivided share in the land, all six Shops to be located on the Ground Floor of the building that shall be constructed in the SAID PROPERTY;
 - (ii) Garages admeasuring Fifty-Four decimal Forty Square Meters of Super Built up area, to be bifurcated into three Garages Viz. Garage No. 1 admeasuring Twenty-Five decimal Fifty-Six Square meters, Garage No. 2 admeasuring Twenty-Two decimal Thirty-

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Eight Six Square meters and Garage No. 3 admeasuring Six decimal Forty-Five Square Meters, together with corresponding undivided share in the land, all three Garages to be located on the Ground Floor of the building that shall be constructed in the SAID PROPERTY;

Residential Premises admeasuring Eight Hundred and Seventy-Three decimal Twenty-One Square Meters of Super Built up Area, to be bifurcated into Nine Flats viz. (a) One Flat on the Upper Ground Floor being Flat No. G-1 admeasuring Ninety-Six decimal Eighty-One Square Meters, (b) Three Flats on the First Floor being Flat No. F8 admeasuring Ninety-Seven decimal Ninety Eight Square Meters, Flat No. F9 admeasuring Ninety-Seven decimal Ninety-Eight Square Meters, Flat No. F10 admeasuring Ninety-Seven decimal Ninety-Eight Square Meters, and (c) Five Flats on the Second Floor being Flat No. S4 admeasuring Ninety-Six decimal Thirty-Six Square Meters, Flat No. S6 admeasuring Ninety-Seven decimal Twelve Six Square Meters, Flat No. S8 admeasuring Ninety-Five decimal Ninety-Three Square Meters, Flat No. S9 admeasuring Ninety-Five decimal Ninety-Three Square Meters and Flat No. S10 admeasuring Ninety-Seven decimal Twelve Square Meters, all nine premises together with corresponding undivided share in the land and of the building that shall be constructed in the SAID PROPERTY

- (iv) 10 number of Parking Slots Numbered P1-P6 and P25-P28 to be located on the Ground Floor of the building that shall be constructed in the SAID PROPERTY

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all to be located in the Building Complex that shall be constructed by the PURCHASER in the SAID PROPERTY. The above consideration has been determined considering the increase in additional FAR and additional height of the building and thus the VENDORS shall not be entitled to anything over and above the consideration determined herein. However, for reasons of any circular/notification/order/amendment the increased FAR and heights is reverted/reduced/cancelled, the consideration of the Said Property shall proportionately stand revised vis-à-vis residential premises consequently reducing proportionately the areas and or numbers of the constructed residential premises (Flats) proposed to be allotted to the VENDORS, in which case, the parties hereto at the discretion of the PURCHASER, shall execute necessary document to that effect as may be advised and if required shall register the same.

The premises to be allotted to the VENDORS are better listed in the Annexure to this Deed.

3. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER has taken actual and physical possession of the same and shall henceforth be entitled to possess and use the same as the absolute owner thereof and deal with it in the manner it wishes to.

4. The VENDORS hereby declare that they absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all-times hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without

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any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

5. The VENDORS and CONSENTING/CONFIRMING PARTY covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER or its successor/s in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER or its successor/s in title or nominee/s and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc. The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

6. The VENDORS and CONSENTING/CONFIRMING PARTY hereby declare that he/she/they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby he/she/they is/are prevented from selling the SAID PROPERTY, confirming as confirmed in the manner aforesaid and hereinafter.

7. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned Authorities relating to the SAID


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PROPERTY, payable as on the date of this Deed of Sale. If any claim is made in this respect which pertains to the date prior to the execution of these presents, by any Department/Authorities, it shall be the responsibility of the VENDORS to clear the same.

8. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and or CONSENTING/CONFIRMING PARTY, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS and or CONSENTING/CONFIRMING PARTY for any such settlement made by them with the third party.

9. The VENDORS and or CONSENTING/CONFIRMING PARTY undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY and or where for reasons of any prohibition or restrictions or limitations, the SAID PROPERTY or part thereof cannot be used for development and or in case any of the representations and or covenants made by the VENDORS to the PURCHASER and as detailed out in the recital part of this deed are false. Further, the VENDORS and or CONSENTING/CONFIRMING

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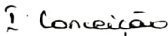
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PARTY hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

10. The VENDORS and or CONSENTING/CONFIRMING PARTY hereby authorize the PURCHASER to get transferred in its name the SAID PROPERTY, purchased by it by the present deed and the VENDORS and or CONSENTING/CONFIRMING PARTY specifically communicate No Objection for carrying out mutation by deleting the name of the VENDORS and by including the name of the PURCHASER in survey records of the Survey No. 465/13 of Curtorim Village of Salcete Taluka, so also for transferring the House Tax, Electricity and water meter and connections in respect of the houses in the SAID PREOPRTY to the name of the PURCHASER and further hereby waives any notice that may be required to be addressed to them under any law in force.

11. It is clearly agreed between the parties hereto, that with the execution and registration of this deed, the title and possession of the SAID PROPERTY has been conclusively transferred to the PURCHASER and the VENDORS and or CONSENTING/CONFIRMING PARTY ceases to have any title, interest, right or claim or possession over the SAID PROPERTY and further that the understanding of parties to adjust the consideration in kind and or pending the allotment of agreed premises being consideration in kind, shall have no influence and or restriction on the title, possession, enjoyment and occupation of the PURCHASER to



Mrs. Iona M. F. S. B. Conceicao



Miss. Nadean D. A. Moniz



Mr. Albino A. Fernandes

the SAID PROPERTY and to the construction that shall be raised therein and the PURCHASER is at liberty to deal with the same in the manner it deems fit and proper as absolute owner thereof including to transfer the title to third party or create mortgage of the construction that shall be raised therein and no consent ever of the VENDORS and or CONSENTING/CONFIRMING PARTY shall be required to be obtained for any reason whatsoever. So also the purchasers of the various premises in the complex that shall be constructed in the SAID PROPERTY shall be entitled to mortgage their respective premises and undivided proportionate share in the land and the consent of the VENDORS and or CONSENTING/CONFIRMING PARTY shall not be required. The VENDOR's right continuing from this deed shall be limited only to the premises as detailed out in Clause 2 of this deed.

12. If due to any reason whatsoever the plans and drawings showing the premises agreed to be allotted to the VENDORS are altered or its alignment changed, the VENDORS and the PURCHASER shall sort out this matter of alignments of the SAID PREMISES and the drawings in respect thereof by mutual consultations, so that the area of construction and location of the premises agreed to be allotted remain the same as agreed, except in case where the currently increased FAR and height of the building stands reverted or reduced then as granted via letter dated 03/04/2025, in which case, the area and or premises to be allotted shall be reduced proportionally vis-à-vis residential premises.

In any case, in the event of the area of the premises agreed to be allotted to the VENDORS is increased or decreased, the cost of the cost of such premises will be proportionately amended. In case of increase in

I. Conceição

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area of the such premises or any of it, the VENDORS shall pay proportionate market value of the additional area of the such premises to the PURCHASER and in case the area is less, then the PURCHASER shall pay proportionate cost price of the reduced area to the VENDORS. Such payment shall be made within fifteen days of demand and simultaneously with the payment of differential cost the possession of the flats, Shops and Garages shall be delivered.

13.1. Subject to Force Majeure, the PURCHASER shall complete the premises detailed out in clause 2 above and handover the same to the VENDORS within three years from the date of the approval of the project in the Said Property by Goa Real Estate Regulatory Authority (RERA) or within such time as shall be permitted/extended by RERA, whichever is later. The parties may decide to extend the period of Completion by mutual agreement in view of the market conditions which may prevail from time to time and or in view of change in Zone. Further provided, that any period of time which may reasonably be lost due to Force Majeure conditions shall be excluded for the purpose of computation of the period of Completion. The time scheduled herein is only for completion and hand over of the Vendor's Premises while the PURCHASERS shall complete the remaining premises and amenities at the complex within reasonable time therefrom.

13.2. The term "Force Majeure" shall mean the following:-

- i) Non-availability of steel, cement, other building material;
- ii) War, armed rebellion, civil disturbance or natural calamity, agitation by locals/organizations etc. due to which construction work could not be completed;

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- iii) Any notice, order, rules, notification of the Government and/or any other public or competent authority and/or any judicial authority;
- iv) Delay on the part of Government/Statutory Authority in approving any plans, revised plans, renewal of any plans, any licenses, permissions,
- v) delay on the part of Government/Statutory Authority in issuing Occupancy Certificate and or Completion Certificate and or releasing water and or electric supply,
- vi) any delay due to adverse weather conditions including heavy rains, flooding, and other acts of nature, fire, explosion, riots, vandalism, terrorist attack, arson, strikes, stoppages, national emergencies, lockdowns, epidemics, pandemic or war;
- vii) any delay due to activism, extortion, stoppage, agitation, collective action, PIL or any other act or interference by any person(s) or group of persons that obstructs, hampers, stops, delays, impedes or affects the construction of the apartments or project or the progress of the building work or the free movement of man power and material and vehicles into or out of the project site for any length of time
- viii) Alteration required in the Vendor's Premises by the Vendors or their nominees;
- ix) For pandemic or like situation where in Govt. declares lockdown, complete or partial;
- x) for other reasons beyond the control of the PYRCHASER.



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13.3. The DEVELOPER shall be entitled for reasonable extension of time for the completion of the Said Project in case the construction of the Said Project is hampered or stopped for any reason of Force Majeure. Such period during which the work was stopped due to Force Majeure shall be excluded calculating the completion period of completion.

13.4. Subject to above, in case of the failure on the part of PURCHASER to complete the Vendor's Premises within the said agreed period or within the extended time and the project is taken over and continued as provided under the provisions of RERA, the consideration payable in kind to the Vendors shall remain unaltered.

14. Upon the completion of the development in the SAID PROPERTY, unless the Co-operative Housing Society is formed and unless land and building is conveyed unto such society, the parties hereto shall execute and register Sale Deed/s or Transfer Deed/s thereby the PURCHASER transferring the title of the premises as described in the Clause 2 above and its corresponding undivided share in the SAID PROPERTY unto the VENDORS or their nominee/s, the cost and expense of such transfer, execution and registration thereof not limited to duties payable to the Government, shall be borne and paid by the VENDORS herein and or its nominee. Where the premises that shall be allotted to the VENDORS herein, is/are transferred or proposed to be transferred by the VENDORS to the to third party, all taxes, cost not limited to Infrastructure Tax, GST, Transformer Cost and its installation, electricity, water connection etc shall be borne and paid by the VENDORS herein and or their nominee/s, as the case may be, to the PURCHASER or competent authority.

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Albino A. Fernandes

Mr. Albino A. Fernandes


15. The entire construction that shall be raised in the SAID PROPERTY (except the premises mentioned in clause 2 above) shall be retained, possessed and owned by the PURCHASER and shall be entitled to enter into third party instruments, thereby creating third party rights, interest, title etc.

16. The PURCHASER shall hand over possession of the premises mentioned in clause 2 to the VENDORS, to be constructed on the SAID PROPERTY, on or before date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 36 months from the date of obtaining Certificate of Registration of Project from Goa Real Estate Regulatory Authority, with 6 months grace period.

17. However, any delay in granting the licenses, permission, approvals, revisions, water connection/electricity connection, issuance of Occupancy Certificate by the concerned Authorities or if the delay has been occasioned by any Act of God, Force Majeure, any natural calamities, pandemic such as COVID-19 pandemic or like, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the VENDORS in finalizing interior works/changes of the premises allotted to the VENDORS or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the Purchaser, shall not be attributable to the Purchaser and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the proposed premises.



Mrs. Iona M. F. S. B. Conceicao



Miss. Nadean D. A. Moniz



Mr. Albino A. Fernandes

18. They the VENDORS also undertake to join the Maintenance Society or such other entity that shall be formed as also undertake to contribute monies towards its formation and monthly maintenance as may be decided by the promoter/society.

19. That the parties to this Deed of Sale hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.

20. The SAID PROPERTY is non-agricultural property, the same having been converted for residential use vide Conversion Sanad dated 11/04/2016 issued by the Collector, South Goa under No. COL/SG/CONV/52/2014/3849.

21. All present and future indirect taxes, duties, levies, cesses, charges or fees of any nature whatsoever, including without limitation development charges, infrastructure tax, panchayat levies or any similar imposts {excluding Goods and Services Tax (GST), stamp duty and registration charges}, whether existing or arising pursuant to any amendment of law, notification, circular or judicial interpretation, in respect of this transaction, the transfer of development rights and/or the construction of premises under this Deed, shall be borne solely by the Purchaser.

For the avoidance of doubt, it is clarified that:

- (i) GST applicable on the units allotted to the Purchaser shall be borne solely by the Purchaser, and GST applicable on the units

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Nadean D. A. Moniz

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allotted to the Vendors shall be borne by the Vendors or their respective purchasers or transferees;

- (iv) Stamp duty and registration charges shall be borne by each party in respect of the units allotted to them, i.e., the Purchaser shall bear such costs for the units allotted to the Purchaser, and the Vendors (or their respective purchasers or transferees) shall bear such costs for the units allotted to the Vendors;
- (v) Nothing contained herein shall relieve the Vendors from their liability to pay any applicable taxes, stamp duty, registration charges or other imposts on the subsequent transfer, conveyance or sale of the units allotted to them under this agreement.

22. This Deed constitutes a specified agreement under Section 45(5A) of the Income-tax Act, 1961. The VENDORS, being individuals, have transferred the property to the Purchaser for development into a real estate project, in consideration of their agreed share of the developed property.

23. It is acknowledged by the parties hereto that the VENDORS shall be the absolute owners of the premises that shall be allotted to them in pursuance to clause 2(i) to (iv) of this Deed and the Purchaser shall have no right, title or interest therein.

24. For the purpose of computation of Stamp Duty and Registration Fee on this Deed of Sale, the SAID PROPERTY is valued at a market value of Rs. 3,27,00,000/- (Rupees Three Crores Twenty-Seven Lakhs Only) of which Rs. Rs. 3,00,00,000/- is towards the cost of the land while Rs. 27,00,000/- is towards the cost of the house and accordingly, the

M. Conceicao

Mrs. Iona M. F. S. B. Conceicao

Nadean D. A. Moniz

Miss. Nadean D. A. Moniz

Albino A. Fernandes

Mr. Albino A. Fernandes

Stamp Duty of 5% amounting to Rs. 16,35,100/- is paid herewith as also registration fees of 3%. In terms of order No. 17/1/formation of land rates/ 2012-RO(PFA)/1174 dated 30/10/2024, the base rate is 10% less than notified rate.

SCHEDULE A

(OF THE SAID PROPERTY HEREBY SOLD)

ALL THAT landed property Known as "PARTE DE VELEM BATA" or "PART OF VELLEEM BATTA", situated at village Curtorim, within the local limits of village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 9344 of Book B 44 of New Series and enrolled in the Taluka Revenue Office of Salcete under Matriz No. 1162, surveyed under Survey No. 465/13 of village Curtorim, and denominated in the Survey records with the name 'MAINA', admeasuring 2725 sq. mtrs, upon which there exists structures bearing House Nos. 162 and 162/A admeasuring 275.00 Sq. Meters and the SAID PROPERTY bounded as under:

- On the East : by road;
- On the West : by property under survey No. 465/10 and 465/12;
- On the North : by road; and
- On the South : by property under survey No. 465/15 and 465/14.

The SAID PROPERTY is better identified in the PLAN annexed hereto and the same forms part of this deed.

IN WITNESSES WHEREOF, the parties to this deed have set and subscribed their respective hands on the day, month and year first herein above mentioned.

J. Conceicao

Mrs. Iona M. F. S. B. Conceicao

Nadean

Miss. Nadean D. A. Moniz

Albino

Mr. Albino A. Fernandes

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDORS AND CONSENTING/CONFIRMING PARTY:

Mrs. IOONA MARIA FELECIDADE DO SOCORRO BARBOSA CONCEICAO

For self as the member no. 1 of the VENDORS & as attorney of the CONSENTING /CONFIRMING PARTY the party of the FIRST PART In the presence of...



I. Conceição

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. IOONA MARIA FELECIDADE DO SOCORRO BARBOSA CONCEICAO

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. IOONA MARIA FELECIDADE DO SOCORRO BARBOSA CONCEICAO

I. Conceição

Mrs. Ioona M. F. S. B. Conceicao

Nadean

Miss. Nadean D. A. Moniz

Albino A. Fernandes

Mr. Albino A. Fernandes

Miss. NADEAN DOMNIQUE ANTONIA MONIZ

The member no. 2 of the VENDORS

the party of the FIRST PART

In the presence of...



Nadean Moniz

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Miss. NADEAN DOMNIQUE ANTONIA MONIZ

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Miss. NADEAN DOMNIQUE ANTONIA MONIZ

I. Conceição
Mrs. Iona M. F. S. B. Conceicao

Nadean Moniz
Miss. Nadean D. A. Moniz

Albino A. Fernandes
Mr. Albino A. Fernandes

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

ANSU LAND REALTORS PRIVATE LIMITED

Represented by its Director cum Authorized Signatory

MR. ALBINO ANAND FERNADES

The party of the SECOND PART

in the presence of..... For ANSU LAND REALTORS PRIVATE LIMITED



Director

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. ALBINO ANAND FERNADES

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. ALBINO ANAND FERNADES

I. Conceicao
Mrs. Iona M. F. S. B. Conceicao

Nadean
Miss. Nadean D. A. Moniz

Albino A. Fernandes
Mr. Albino A. Fernandes

In the presence of:

1. Angelo Rato



2. Dhiraj Karade



I. Conceição

Mrs. Iona M. F. S. B. Conceicao



Miss. Nadean D. A. Moniz



Mr. Albino A. Fernandes

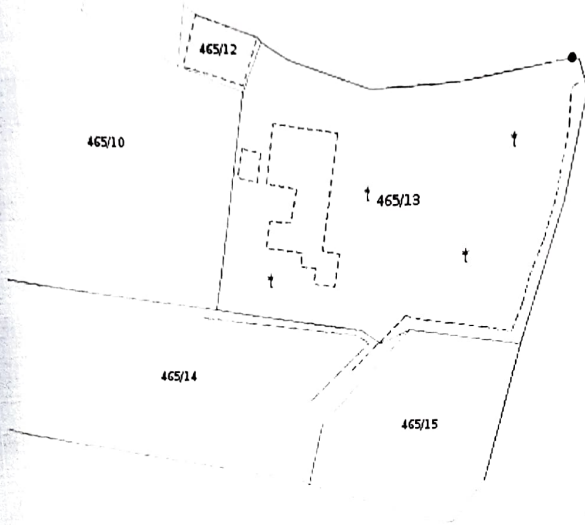


Government of Goa
Directorate of Settlement and Land records

Survey Plan
Salcete Taluka, Curtortim Village
Survey No.: 465 , Subdivision No.: 13

Scale 1:1000

Reference No.: REV192584815



L. Conjeição

Nadeem

This record is computer generated on 24-01-2025 12:46:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Document Date & Time : - 18-Nov-2025 12:51:04 pm

Document Serial Number :- 2025-MGO-5557

Presented at 12:50:53 pm on 18-Nov-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1635000
2	Registration Fee	981000
3	Mutation Fees	2000
4	Processing Fee	1620
	Total	2619620

Stamp Duty Required :1635000/-






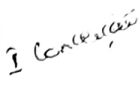
Stamp Duty Paid : 1635100/-

Presenter

r.NO	Party Name and Address	Photo	Thumb	Signature
1	MR ALBINO ANAND FERNANDES Represented As A Director Of ANSU LAND REALTORS PRIVATE LIMITED Age: , Marital Status: ,Gender:,Occupation: , Address1 - office at H. No. 156-A, St. Minguel waddo, Dramapur, South Goa, Salcete, Goa, India, 403725, Address2 - , PAN No.:			







Recorder

r.NO	Party Name and Address	Photo	Thumb	Signature
1	IOONA MARIA FELECIDADE DO SOCORRO BARBOSA CONCEICAO , Father Name:Daughter Of Mr Orlando Decarlos Augusto Barbosa Conceicao, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Other, resident of H. No. 162, Maina Curtorim, Salcete, Goa, 403709, PAN No.:			
2	NADEAN DOMINIQUE ANTONIA MONIZ , Father Name:Daughter Of Mr Dean Savio Moniz, Age: 24, Marital Status: Unmarried ,Gender:Female,Occupation: Other, resident of H. No. 162, Maina Curtorim, Salcete, Goa, 403709, PAN No.:			

Party Name and Address	Photo	Thumb	Signature
<p>3</p> <p>MR ALBINO ANAND FERNANDES Represented As A Director Of ANSU LAND REALTORS PRIVATE LIMITED</p> <p>, Age: ,</p> <p>Marital Status: , Gender: Occupation: , office at H. No. 156-A, St. Minguel waddo, Dramapur, South Goa, Salcete, Goa, India, 403725,</p> <p>PAN No.: ,</p>			
<p>4</p> <p>JOONA MARIA FELECIDADE DO SOCORRO BARBOSA CONCEICAO AS A POA OF DEAN SAVIO MONIZ ,</p> <p>Father Name: Daughter Of Mr Orlando Decarlos Augusto Barbosa Conceicao, Age: 56,</p> <p>Marital Status: , Gender:Female,Occupation: Other, resident of H. No. 162, Maina Curtorim, Salcete; Goa, 403709,</p> <p>PAN No.: , as Power Of Attorney Holder for DEAN SAVIO MONIZ</p>			

Witness:

We individually/Collectively recognize the Purchaser, POA Holder, Vendor, Consenting party,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: DHIRAJ RAMKRISHNA KHARADE, Age: 28, DOB: , Mobile: , Email: , Occupation: Other ,</p> <p>Marital status : Unmarried , Address: 403723, Velim, Salcete, SouthGoa, Goa</p>			
2	<p>Name: ANGELO RATO, Age: 57, DOB: 1968-01-05</p> <p>, Mobile: , Email: , Occupation: Other ,</p> <p>Marital status : Married , Address: 403716, Benaulim, Salcete, SouthGoa, Goa</p>			


Sub Registrar
 -Cur-
 Sub Registrar

Document Serial Number :- 2025-MGO-5557

Book :- 1 Document

Registration Number :- **MGO-1-5384-2025**

Date : 18-Nov-2025



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

Sub Registrar
-Cum-
Sub Registrar
Salcete

