

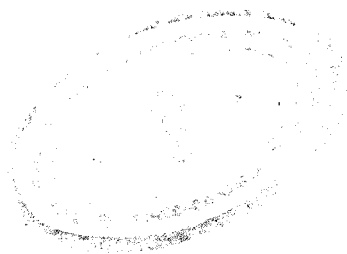
(Rupees Two lakhs Eight Thousand only)

FOR CITIZEN CREDIT
CO-OP BANK LTD
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AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
0-5/STP/W/C.R./25/03/2011-RB

STAMP
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NON JUDICIAL
143288
OCT 17 2016
13:54
R.0208000/-PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: MR. SANEY JOSEFAT BARRETO



SANEY JOSEFAT BARRETO

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DEED OF SALE

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This **DEED OF SALE** is executed at Vasco da Gama, this 17th day of February
October 2016.

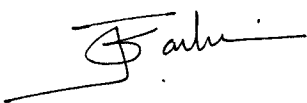
BETWEEN

M/S ANAND BOSE CONSTRUCTIONS PVT LTD, a company incorporated under the Companies Act, 1956, holder of PAN AAECA7219E having its registered Office at # 801, Anand Square Block 'B', Near Sanjeevani Hospital, Baina, Vasco da Gama, Goa, hereinafter referred to as the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-title, administrators and assigns) and represented herein by its Director **MR. SIDDESH S. JOSHI**, son of Mr. Shriram S. Joshi, aged 37 years, married, service, residing at Sai Krupa, H. No.145/G, Fatima Colony, Alto Dabolim, Goa, constituted vide Resolution dated 01/07/2013 of the **FIRST PART.**

AND

1. **Mr. SANEY JOSEFAT BARRETO**, son of Mr. Nepomoceno De S.T Barreto aged 41years, Businessman, Unmarried, holder of Pan Card No.ANLPB4819J, having Mobile No. 9545171717 residing at H. No: 293/A near Baina Church Vasco Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-title, administrators and assigns) of the **SECOND PART.**

AND WHEREAS all the parties herein are Indian nationals



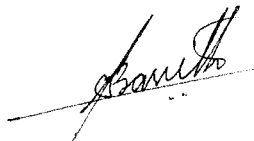


AND WHEREAS the CONFRE DE CONFRARIA DE BOM JESUS SANTOS ALMAS DE IGREJA DE MORMUGAO , St ANDREWS Church , Vasco da Gama is the prior owner of the property known as 'CHALMULALEM' , situated at BAINA , Vasco da Gama , within the jurisdiction of Mormugao Municipal Council , not described at the land Registration office of the 'Comarca' of salcete , but enrolled under matriz No. 1438, admeasuring 917.00 sq mts , surveyed under chalta No. 38 of P.T Sheet No. 153 of the City Survey of Vasco da Gama , more particularly described in the schedule hereunder written , hereinafter referred to as the '**SAID PROPERTY**' .

AND WHEREAS the CONFRE DE CONFRARIA DE BOM JESUS SANTOS ALMAS DE IGREJA DE MORMUGAO , St ANDREWS Church , Vasco da Gama after obtaining authorization of the Archdiocese of Goa and Daman , Altinho , Panaji, Goa, conveyed under No. SC/358/2008-2009 had agreed to sell the "**SAID PROPERTY**" to the **VENDOR** .

AND WHEREAS the **PURCHASER** has approached the **VENDOR** with a request and proposal to sell the **SAID PROPERTY** admeasuring 917.00 sq mts , presently surveyed under chalta No. 38 of P.T Sheet No. 153 of the City Survey of Vasco da Gama .

AND WHEREAS the **VENDOR** has agreed to sell the **SAID PROPERTY** , described in the schedule hereunder written and shown in the plan annexed herein and marked in red colour boundary , in favour of the **PURCHASER** and the **PURCHASER** has agreed to purchase the same for a total consideration of Rs. 52, 00,000/- (Rupees Fifty Two Lakhs only) .

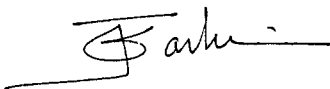
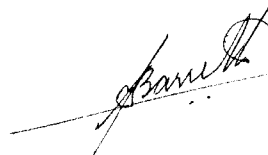


AND WHEREAS Vide DEED OF SALE dated 13th July 2009 the CONFRE DE CONFRARIA DE BOM JESUS SANTOS ALMAS DE IGREJA DE MORMUGAO, St ANDREWS Church, Vasco da Gama sold the **SAID PROPERTY** to the **VENDOR** registered with the Sub-Registrar of Mormugao under no. 858 at pages 148 to 168 of Book I, Vol No. 975 dated 14.07.2009.

AND WHEREAS there are several tenaments/ hutments in the **SAID PROPERTY**, occupied by several persons of which the **PURCHASER** is well aware and he agrees to purchase the **SAID PROPERTY** on "AS IS WHERE IS BASIS" and undertake to deal with the tenaments /occupiers /possessors/hutments, of his own without any reference to or liability on the **VENDOR**.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

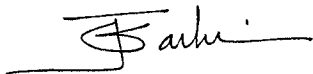
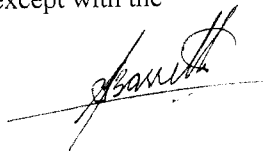
1. In consideration of the sum of Rs.52,00,000/- (Rupees Fifty Two Lakhs only) an amount of 1) Rs. 7,00,000/- (Rupees Seven Lakhs Only) is paid by the **PURCHASER** to the **VENDOR**, paid vide RTGS Vide UTR Reference No. SBINR520160413285488 dated 13.04.2016, drawn on State bank of India, Vasco da Gama branch, 2) an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) paid vide RTGS Vide UTR Reference No. SBINR520160506294674 dated 06.05.2016, drawn on State bank of India , Vasco da Gama branch 3) an amount of Rs. 14,48,000/- (Rupees Fourteen Lakhs Forty Eight Thousand Only) paid vide RTGS Vide UTR Reference No. SBINR520160512297285 dated 12.05.2016, drawn on State Bank of India , Vasco da Gama branch

receipt whereof the **VENDOR** does hereby admit and acknowledge, the **VENDOR** does hereby grant , sell, assign , release, convey , assure and transfer to the **PURCHASER** on " AS IS WHERE IS BASIS " the **SAID PROPERTY** , with sewers , ditches, drains , ways , paths , passages and all the estate with rights , title, interest , claims and demands whatsoever of the **VENDOR** or any person or persons claiming through or under it, to HAVE and to HOLD the same to the use and enjoyment of the **PURCHASER**, forever alongwith the encumbrance of the said several tenements/ hutments in the **SAID PROPERTY** , illegally occupied or possessed by several persons .

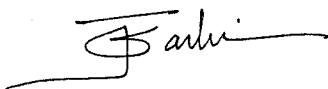
2. In consequence of this sale the **PURCHASER** shall HAVE AND HOLD the '**SAID PROPERTY**' hereby sold , assigned , released and conveyed with it and every of its right to the use and benefit of the **PURCHASER** forever and absolutely .
3. That the **VENDOR** hereby declares that they have no objection for the **PURCHASER** effecting Mutation entry in respect of the rights acquired and enter its name in the survey records without any notice to the **VENDOR**.
4. The **VENDOR** covenants that :

- i) The **PURCHASER** may hereafter peacefully and quietly possess and enjoy the **SAID PROPERTY** hereby conveyed from the **VENDOR** or claiming through or under it, except with the

encumbrances of the said several tenaments/ hutments and occupants, referred to hereinabove.

- ii) To save the **PURCHASER** from any harm and to keep him indemnified from or against all encumbrances ,charges , mortgages ,claims and equities whatsoever in respect of the **SAID PROPERTY** or any part thereof , except for the illegal tenaments/ hutments or occupants ,existing in the **SAID PROPERTY** .
- iii) That the **VENDOR** is the absolute and the exclusive owner of the **SAID PROPERTY**.
- iv) That the **VENDOR** shall at the request and cost of the **PURCHASER** do execute or cause to be done or executed all such lawful acts , deeds or things , whatsoever for further and more perfectly conveying and assuring the said with everything therein , in the manner aforesaid , according to the true intent and meaning of this deed.
- v) The Mormugao Planning & Development Authority has given its no objection for registration of this deed vide order no. MPDA/1-C-200/09-10/427 dated 16.06.2009.
- vi) Both the parties do not belong to Schedule caste/Schedule tribe community .
- vii) TDS on property @ 1% is being paid by the **PURCHASER** on the consideration amount of Rs. 52,00,000/- (Rupees Fifty Two



Lakhs Only) and the necessary TDS certificate of Rs. 52,000/- (Rupees Fifty Two Thousand Only) will be obtained by the **PURCHASER** and given to the **VENDOR** at the time of execution of this deed.

- viii) The cost of Stamp duty and the registration fees will be borne by the **PURCHASER**.

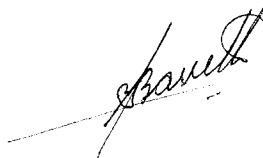
SCHEDULE

(Description of the **SAID PROPERTY**)

ALL THAT property being the property known as 'CHALMULALEM', situated at Baina , Vasco da Gama , within the jurisdiction of Mormugao Municipal council , taluka and Registration Sub district of Mormugao , District of South Goa , State of Goa , not described at the Land Registration office of the Comarca of salcete , but enrolled at the Taluka Revenue office under Matriz No. 1438 , admeasuring 917.00 metres surveyed under chalta no. 38 of P.T. Sheet No.153 of the City Survey of Vasco da Gama , delineated in red coloured boundary Lines in the plan annexed hereto and bounded as under :

- On the North : By property surveyed under Chalta No. 37 of P.T.S 153
 On the South : By the Property surveyed under Chalta No. 39 of P.T.S 153
 On the East : By a 10.00 m ODP road beyond which lies public road
 On the West: By Chalta No. 42 of P.T Sheet No. 195





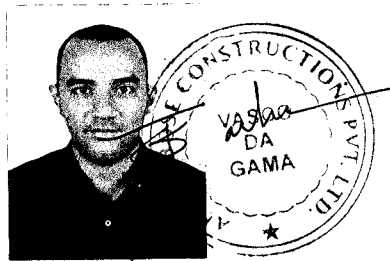
IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED **VENDOR**

M/S ANAND BOSE CONSTRUCTIONS PVT. LTD.

represented by its Director

MR. SIDDESH S. JOSHI



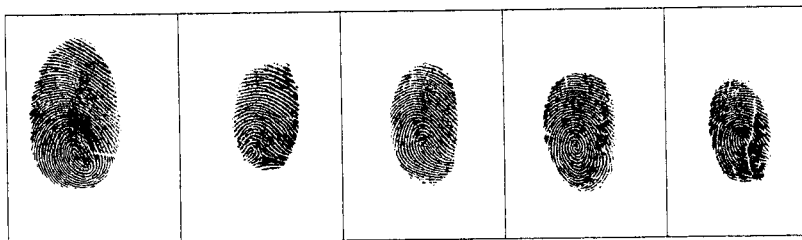
MR. SIDDESH S. JOSHI

[Signature]

Left :



Right :



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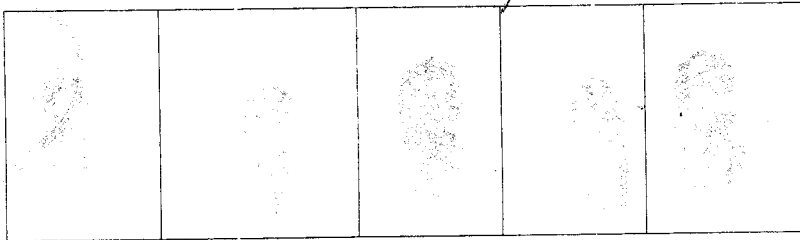
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SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED PURCHASER
Mr. SANEY JOSEFAT BARRETO

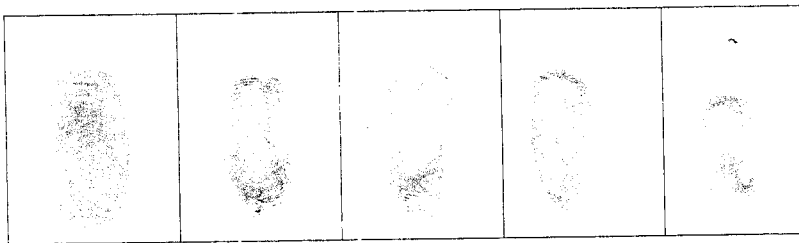


Mr. SANEY JOSEFAT BARRETO

Left :



Right :



Fair

SANEY

Witnesses:

1. Arand Prabhuasankar Arand

2. Shirprasad Shenoy

Fair

Arand



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 17-10-2016 03:25:31 PM

Document Serial Number : 1960

Presented at 02:20:00 PM on 17-10-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	156000.00
2	Processing Fees	190.00
	Total :	156190.00

Stamp Duty Required: 208000.00

Stamp Duty Paid: 208000.00

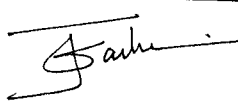
Mr. Saney Josefata Barreto presenter

Name	Photo	Thumb Impression	Signature
Mr. Saney Josefata Barreto, S/o Mr. Nepomoceno De S.T. Barreto , UnMarried, Indian, age 41 Years, Business, r/o H.No.293/A Near Baina Church Vasco da Gama Goa.			

Endorsements

Executant

1 . Mr. Siddesh S Joshi, S/o Mr. Shriram S. Joshi, Married, Indian, age 37 Years, Service, r/o Sai Krupa, H.No.145/G, Fatima Colony, Alto Dabolim, Goa. As a Director of M/s Anand Bose Constructions Pvt. Ltd having its office at, Baina Vasco da Gama Goa vide resolution dated 01/07/2013.

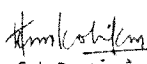
Photo	Thumb Impression	Signature
		

2. Mr. Saney Josef Barreto, S/o Mr. Nepomoceno De S.T. Barreto, UnMarried, Indian, age 41 Years, Business, r/o H.No. 293/A Near Baina Church Vasco da Gama Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Astrida Gomes, D/o Justiniano Gomes, UnMarried, Indian, age 26 Years, Service, r/o Chicalim, Goa.	


Sub-Registrar

Scanned By:-

Signature:-

Book-1 Document
Registration Number MOR-BK1-01899-2016
CD Number MORD17 on
Date 20-10-2016


Sub-Registrar (Mormugao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



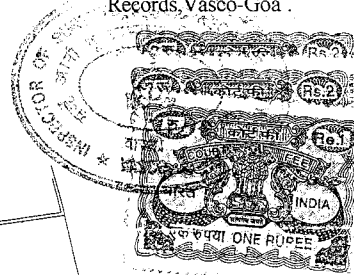
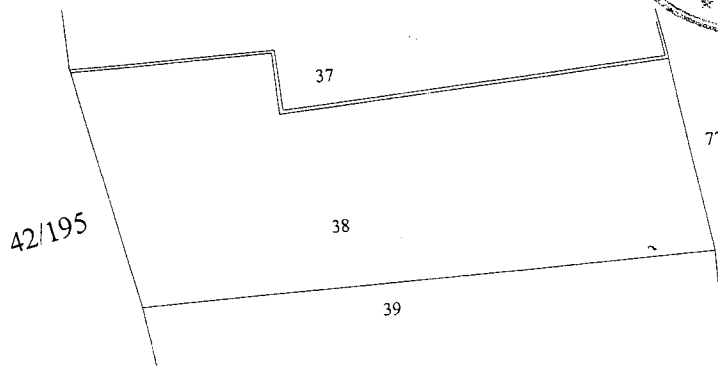
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA

Inward No. 6900



Plan showing plots situated at
Vasco-City
Taluka : MORMUGAO
PTS.No.153 /Chalta No. 38
Scale 1:500

(Savio C. Silveira)
Inspector of Survey & Land
Records, Vasco-Goa.



Computer Generated By: C.S. JALMI
(D'MAN GR.II) On 01-12-2015

Compared by:- Sagar Navelkar (H.S.)

[Signature]

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