

गोवा GOA

A 917299

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AO
R. AGUIAR, MARGAO

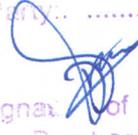
Sr. No. 5131 Date: 13/12/2022

Value of Stamp Paper 100
Name of Purchaser Danzil Cristo Assis D-Sa.

Residence Name of Father

Purpose Transaction Party


Signature of Stamp Purchaser


Signature of Stamp Purchaser

Government of Goa
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR & NOTARY
EX-OFFICIO, SALCETE (Margao-Goa)

CERTIFICATE

Certified that this is the true Xerox copy of Deed of Sale dated 21/11/2007 duly registered in this office under Reg. No. 5682 pages 31 to 52 Vol. No. 2728 dated 23/11/2007

Receipt No. 32/48

Dated: 28/12/2022


Civil Registrar-cum Sub Registrar
Margao Salcete Goa

To Santa Fe Realty Pvt. Ltd.
Muvem



Civil Registrar
-Cum-
Sub Registrar
Salcete

5682



Sub Registrar
Cum-
Sub Registrar
Salcete



Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO, GOA
20 NOV 2007 17250

गोवा GOA

517
Rs Twenty five Thousand only
Saula Real Realty Pvt Ltd
Margar
120000/-
along with
Signature of Depositor
Signature of the Ex-officio vendor

5818 of
Copy of document No. of
Book I contains 20 sheets

31

5818/2007
presented at the Office of the
Sub-Registrar of Salcete
between the hours of 9.30 am
12.45 21/11/2007
noon

Sub-Registrar
received fees for:
Registration 120000.00
Copying (Folio) 90.00
Copying endorsements 10.00
Total Rs 120100.00

DEED OF SALE

of Mr. Ralph de Souza
Sub-Registrar
SALCETE

Sub-Registrar
SALCETE
Signature

Ralph de Souza

Signature



Civil Registrar
Cum-
Sub Registrar
Salcete



GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH 20 NOV 2007 251
MARGAO, GOA

517
Rs Twenty five Thousand only
Santã fe Really PTT
Mungus
1,20,000/-
attached along with
Signature of Purchaser
Copy of document No. 5818
Book I contains 20 sheets

32

Sub-Registrar

THIS DEED OF SALE IS MADE AND EXECUTED AT
MARGAO ON THIS 21ST DAY OF NOVEMBER, 2007

BETWEEN

Mr. @

Ralph de Souza de Souza



City Registrar
Mum-
City Registrar
Salcete



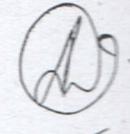
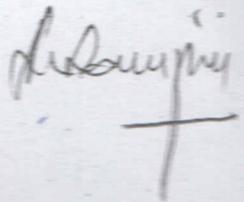
GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

517
Value of stamp
Name of the person
Residing at
MARGAO
Additional stamp
20 NOV 2007
Rs Twenty five thousand only
Saula to Realty Pvt Ltd
1.20,000/-
along with
Copy of document No. 55150
contains 20 sheets

33

M/s. LDC Builders, a Proprietary Concern, being represented for the purpose of execution of this Deed and admission thereof by its Proprietor, Mr. Levin Da Costa, son of Dr. Lanfredo Da Costa, aged about 36 years, Indian National, residing at Ascanio Costa Road, Margao, Salcete – Goa, hereinafter referred to as THE VENDOR (which expression shall unless

Wt. 
3
Ralph de Souza 



Registrar
Cum-
Registrar
Salcete

Treasury Officer

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH 20 NOV 2007 17253



517
Value of stamp
Name of the party
Reading of stamp
Signature of the St-official reads

Rs Twenty five Thousand only
Santa Fe Realty Pvt Ltd

12000/-
along with

Signature of Partner
5818 of
20 sheets
Sub-Registrar

34

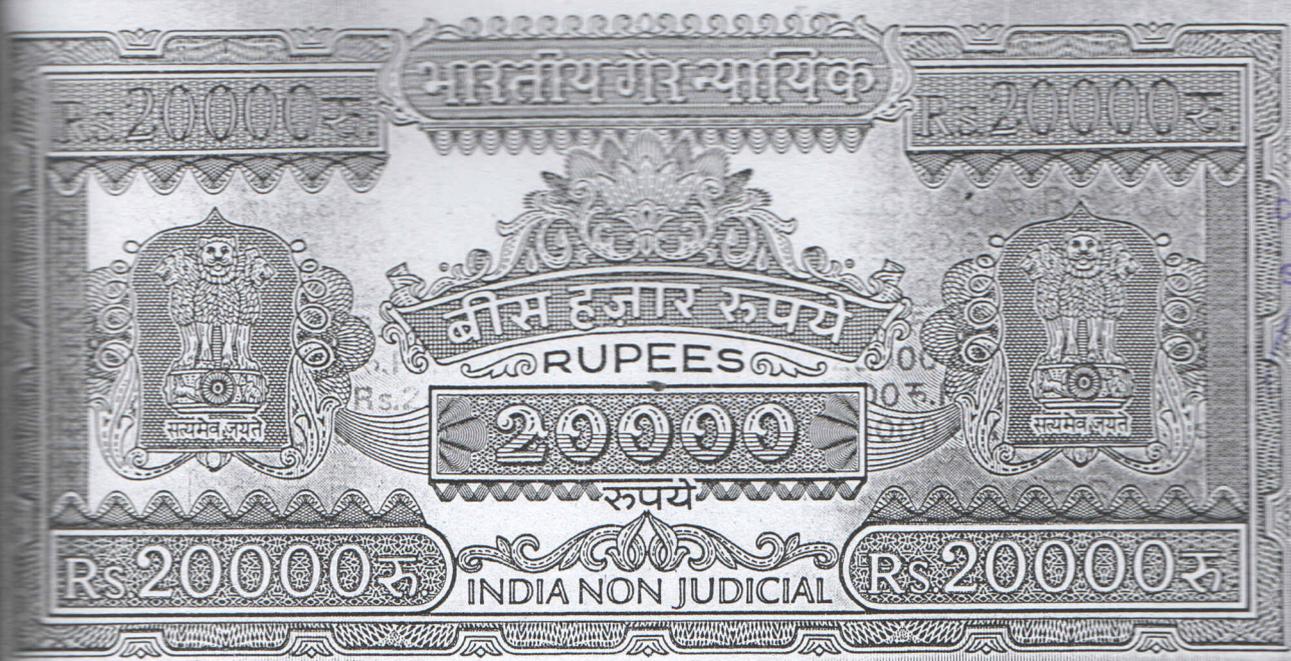
repugnant to the context or meaning thereof mean and include
it's heirs, legal representatives, administrators, successors,
executors and assigns) of THE ONE PART;

AND

Handwritten signature/initials

4

Ralph de Souza



Dual Registrar
Cum-
Sub Registrar
Calcutta



Treasury Officer
GOVERNMENT OF GOA
DISTRICT MARGAO SOUTH 20 NOV 2008 915
MARGAO - GOA

577
 Value of Rs Twenty thousand only
 Name of Santa Fe Realty Pvt Ltd
 Address Margao
 As there is additional stamp
 Signature of the Applicant

1.20.08
 along with
 Signature of Facilitator
 Copy of document No. 5818 of
 Book I contains 20 sheets
 Sub-Registrar

35

SANTA FE REALTY PRIVATE LIMITED, a private limited Company, registered under the Indian Companies Act 1956 and having its registered office at De Souza Chambers, Behind Grace Church Margao, Goa, being represented for the

(Handwritten signature)

Ralph de Souza *(Handwritten signature)*

Sub-Registrar

Civil Registrar
Cum-
Sub Registrar
Salcete

purpose of execution of this Deed of Sale by its authorized signatory, Mr. Ralph De Souza, son of Dr. Blasio De Souza, major of age, businessman, Indian National, resident of Shangrila Royale, Sonsodo, Raia, Goa, which Company is hereinafter referred to as THE PURCHASER (which expression unless it be repugnant to the context and meaning thereof shall mean and include its agents, administrators, attorneys, representatives and assigns) of THE SECOND PART;

WHEREAS there exists a landed property known as "PATEAPUR" situated within the limits of the Village Panchayat of Nuvem, Salcete Taluka, District- South Goa, State of Goa, surveyed under Survey No. 254 Sub Division 3 of NUVEM Village, which property is not registered in the Land Registration Office but enrolled in the Land Revenue Office at Salcete, Margao under matriz no. 14 and the said property is better described in the Schedule I appearing hereunder;

AND WHEREAS as per the Certificate dated 03/10/2005 issued by Head of Taluka Revenue Office, Salcete Taluka at Margao in respect of Matriz No. 14, it is evident that the said property was owned as reflected in the Revenue Records by Shri Jose Avelino Aleixo Correia of Nuvem;

Mr. (A)

Ralph de Souza

37

Copy of document No. 5818 of
Book I contains 20 sheets

mm

Civil Registrar
-Cum-
Sub Registrar
Salcete

AND WHEREAS as per the Certificate dated 14th December 1966 issued by Superintendent of the Second Office of the Judge of Salcete, Goa, it is seen that Inventory Proceedings were initiated upon the death of Jose Avelino Aleixo Correia by his wife Tereza Elizabeth D'Silva and that she was appointed as Head of the Family in the said Inventory Proceedings and the immovable assets belonging to aforesaid Jose Avelino Aleixo Correia were rateably distributed by and amongst the heirs of aforesaid Jose Avelino Aleixo Correia i.e. Tereza Elizabeth D'Silva being his wife as well as moiety holder as also their only two children namely Plautildo Constancio Antonio Correia and Maria Juliana Rosa Benedita Correia and the said property was allotted to Teresa Elizabeth D'Silva; and Plautildo Constancio Antonio Correia and Maria Juliana Rosa Benedita Correia were duly paid their share as was due to them in the said property in terms of order dated 11th June 1935 which had become final at the time of issuance of the aforesaid certificate;

AND WHEREAS upon the death of Teresa Elizabeth D'Silva, Maria Juliana Rosa Benedita Correia along with her husband Sabino Salvador Dourado executed a Deed of Relinquishment dated 04th September 1976, who by virtue of the said Deed, relinquished all the right, title and interest in terms of Article

Handwritten signature/initials

Handwritten signature: Ralph de Souza Dourado



Sub-Register

Civil Registrar
-Cum-
Sub Registrar
Salcete

2029 of the Code of Civil Procedure and as such Mr. Luis Antonio Plautildo Constancio Correia who was married to Maria Hilda Leonora Correia came to be the sole and exclusive owners of the said property;

AND WHEREAS by virtue of Deed of Sale dated 28th April 2006 Nuno Alexio Sardar Correia, Melody Ann Fonseca, Dorris Correia, Christopher Sebastian Correia and Sharon Vaz, Kevin Bosco Vaz, Loretta Vaz, Samantha Maria Vaz, Karishma Tereza Vaz, Maurice Almeida, Joyce Francisca Vaz, Amilcar Crispino De Noronha Fernandes and Maria Hilda Leonora Correia, the Vendors to the aforesaid Deed of Sale sold their rights, titles and interests in the said property in favour of M/s LDC Builders representing that they were the successors in interest of Mr. Luis Antonio Plautildo Constancio Correia;

AND WHEREAS by virtue of Deed of sale dated 30th June 2006 Mr. Brian Valantine Almeida sold his right, title and interest in the property in favour of M/s LDC Builders representing that he also was one of the successors in interest of Mr. Luis Antonio Plautildo Constancio Correia;

AND WHEREAS subsequent to the representations so made in the Deed of Sale dated 28th April 2006 and Deed of sale dated

8
Luis Antonio Plautildo Constancio Correia



39

Copy of document NO. 5618 of
Book II contains 20 sheets
Sub-Registrar

Civil Registrar
Cum-
Sub Registrar
Salcete

30th June 2006, a Deed of Succession dated 02nd August 2006 came to be drawn and the said Deed of Succession confirms that the representations so made were true and correct;

AND WHEREAS by virtue of Deed of Rectification dated 21st November 2006 the area of the said property has been rectified and clarified to be having 67,140 square metres;

AND WHEREAS pursuant to the execution of the aforesaid Deeds the revenue authorities have carried out the necessary mutation and the name of M/s LDC Builders, i.e., the Vendor herein, has been shown in the occupants column of Form I & XIV;

AND WHEREAS as per Form I & XIV the area of the said property is 67,000 square metres;

AND WHEREAS the Purchaser after having verified the land records maintained by government authorities has approached the Vendor with a request to sell to the Purchaser an area of 26960 square metres of the aforesaid property "PATEAPUR" which area is better described in Schedule II and identified as Plot A in the plan annexed hereto;

Ati. (Signature)



Kalyan de Souza Shampin

[Handwritten notes and signatures at the top right of the page]

AND WHEREAS the Vendor has represented to the Purchaser that the title of the VENDOR to the property described in Schedule II herein below is valid, legal, clear, marketable and unencumbered and that the VENDOR is the exclusive owner of the same and has further represented that the said property described in Schedule II herein below is absolutely free from any encumbrances, charges, liens, and that the Vendor has neither obtained any loan by encumbering the said property nor created any charge on the same;



AND WHEREAS the Vendor has represented to the Purchaser that no attachment or notices from the Central or State Government, any local body or authority, whether under the Municipality Act or any other act of any scheme or legislative enactment; Government ordinance or order or notification including any notice/proceedings for acquisition or requisition has/had been received by or served upon the VENDOR and that the said property or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act or any statutory law or regulation;

AND WHEREAS there exists an amicable relationship by and between the Vendor and the Purchaser, however would like to record the terms of this Deed of Sale as under:

[Handwritten signature]

[Handwritten signatures at the bottom of the page]

A1

Copy of document No. 5518 of
Book I contains 26 sheets

[Signature]
Sub-Registrar

Civil Registrar
Cum-
Sub Registrar
Salcete

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in Consideration of an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs) only, the VENDOR does hereby SELL, CONVEY, TRANSFER, GRANT, ASSIGN AND ASSURE unto the PURCHASER free from all encumbrances, liens and charges whatsoever an area of 26960 square metres which area forms an integral part of the larger property known as "PATEAPUR" situated within the limits of the Village Panchayat of Nuvem, Salcete Taluka, District- South Goa, State of Goa, surveyed under Survey No. 254 Sub Division 3 of NUVEM Village, which property is not registered in the Land Registration Office but enrolled in the Land Revenue Office at Salcete, Margao under matriza no. 14 and the said area of 26960 square metres sold herein is better described in the Schedule II appearing hereunder and is identified as Plot A in the plan annexed hereto, TOGETHER WITH all the hedges, ditches, ways, paths, passages, water courses, liberties, privileges, easements, rights and appurtenances of whatsoever to the said Plot A or in anyway appertaining or usually held or occupied therewith or reputed to belong or be



[Signature]

Kayin de Souza Albuquerque

42

Copy of document No. 5818 of
Book I contains 20 sheets
mm
Sub-Registrar

Civil Registrar
-Cum-
Sub Registrar
Calcutte



appurtenant thereto AND ALL the estate, rights, title, interest, claim, demand whatsoever of the VENDOR in or to the said Plot A hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto "the PURCHASER", his successors, administrators and/or assigns absolutely and forever, as ordinarily pass on such sale.

- 2. That the VENDOR does hereby covenant with the PURCHASER that the VENDOR is the lawful owner of the said Plot A which is hereby conveyed and that the VENDOR has full power and absolute authority to sell the same in the manner aforesaid.
- 3. That the PURCHASER may hereafter peacefully and quietly possess and enjoy the said Plot A hereby conveyed, transferred and assured without any claim or demand from the VENDOR or any other person or persons claiming through or under him and the VENDOR covenants to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever.
- 4. That the VENDOR further covenants that he shall at

Wt. (Signature)

Rajesh de Souza Arjun

43

Copy of document No. 5818 57
Book I contains 20 sheets

Sub-Registrar
Civil Registrar
Dum-
Sub Registrar
Salcele

the cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the said Plot A hereby conveyed and every part thereof in the manner aforesaid as also putting the PURCHASER in possession of the same according to the true intent and meaning of this Deed.



5. That the present sale is subject to a specifically and mutually agreed covenant that the access to be acquired for the presently land locked Plot A hereby sold shall also be used as a common access, either by the Vendor or the Purchaser or their respective successors in title, to the area identified as Plot A-1 located to the east of the said Plot A and for that purpose appropriate access of a minimum width of 8 metres shall be provided to the Plot A-1 through the said Plot A hereby sold and it is further agreed by the parties to this sale that this condition shall be specifically enforceable.

6. That the present market value of the area sold herein is Rupees Sixty Lakhs and appropriate Stamp Duty is being paid herewith.

Wt. (Signature)

Rajendra Singh

44

copy of document No. 5618 of
Book I contains 20 sheets

Sub-Registrar

Civil Registrar
-Cum-
Sub Registrar
Salcete

SCHEDULE I

All that part and parcel of the landed property known as "PATEAPUR" situated within the limits of the Village Panchayat of Nuvem, Salcete Taluka, District- South Goa, State of Goa, surveyed under Survey No. 254 Sub Division 3 of NUVEM Village, admeasuring as per Form I & XIV 67,000 square metres, which property is not registered in the Land Registration Office but enrolled in the Land Revenue Office at Salcete, Margao under matriz no. 14 and which is bounded as under:

On the East: By the property bearing survey No.255;

On the West: By the property bearing survey No.254/2, 254/2 -A and 254/2-B;

On the North: By nalla and

On the South: By the property bearing survey No.264/1 and 264/2;

[Handwritten signature]

Karpi de Souza

AS

Copy of document No. 5618 of Book I contains 20 sheets

Sub-Registrar

Civil Registrar -Cum- Sub Registrar Salcete

SCHEDULE II

All that piece and parcel of land admeasuring 26960 square metres in area which area forms an integral part of the larger property described in Schedule I hereinabove and the said area of 26,960 square metres for the sake of brevity is identified as Plot A and marked in red in the plan annexed hereto and the same is bounded as follows:

- On the East: By Plot A-1 of the said property bearing Survey No. 254/3;
- On the West: By the property bearing survey No.254/2, 254/2 -A and 254/2-B;
- On the North: By Plots W, V, R, Q, P & O of the said property bearing Survey No. 254/3 and the nalla and
- On the South: By the property bearing survey No.264/1 and 264/2;

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS DEED ON THE DAY, MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN IN THE PRESENCE OF TWO WITNESSES.

(Handwritten signature)

(Handwritten text at the bottom of the page)



Civil Registrar
-Cum-
Sub Registrar
Salcete

SIGNED AND DELIVERED BY
LEVIN DA COSTA, PROPRIETOR
OF THE WITHIN NAMED VENDOR
LDC BUILDERS



RIGHT HAND FINGER PRINTS

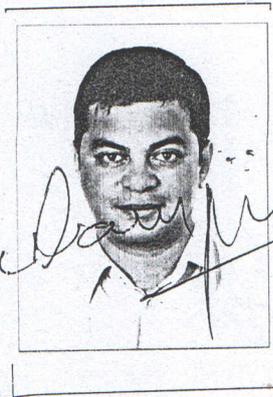
Handwritten signature and initials

Levin da Costa



LEFT HAND FINGER PRINTS

SIGNED AND DELIVERED BY
RALPH DE SOUZA, AUTHORIZED
SIGNATORY OF THE WITHIN
NAMED PURCHASER
SANTA FE REALTY PVT. LTD.



Ralph de Souza¹⁷

CS 7511 /
anya 5. 7510

[Signature]
Sub-Registrar

Civil Registrar
-Cum-
Sub Registrar
Salcete



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS

WITNESSES:

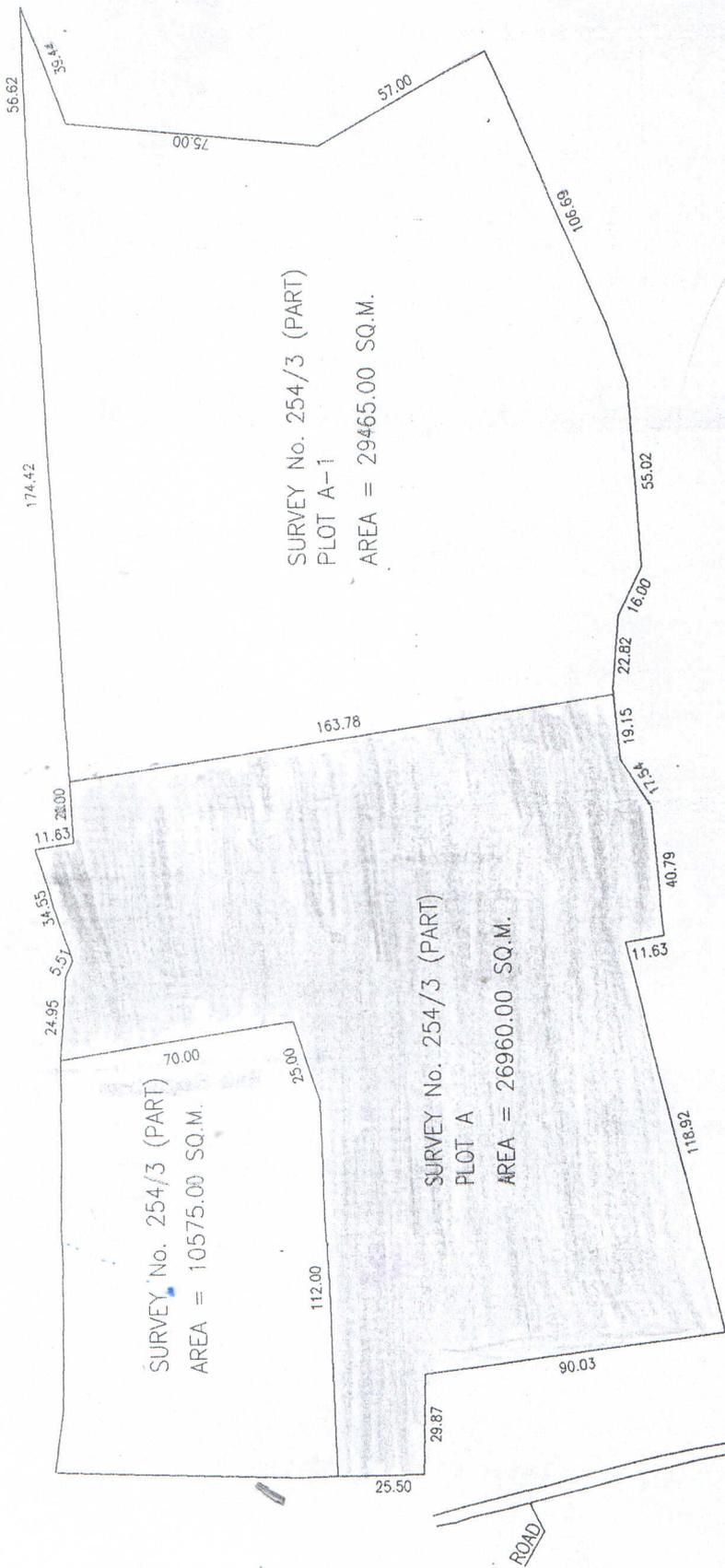
1. *[Signature]*

2. *[Signature]*

[Signature]

Basal de Souza *[Signature]*

SCALE 1:2000



SURVEY No. 254/3 (PART)
PLOT A-1
AREA = 29465.00 SQ.M.

SURVEY No. 254/3 (PART)
PLOT A
AREA = 26960.00 SQ.M.

SURVEY No. 254/3 (PART)
AREA = 10575.00 SQ.M.

AREA STATEMENT

TOTAL AREA OF PLOT : 67000.00 SQ. METRS. *mm*
 AREA OF PLOT A-1 : 29465.00 SQ. METRS.
 AREA OF PLOT A : 26960.00 SQ. METRS.

Civil Registrar
Cum-
Sub Registrar
Muzaffarpur

Handwritten signature and stamp

Kajal de Souza *Arjun*

Registered No. 5682
at pages 31 to 52
Book No. 1 Volume No. 2728
Date 23/11/2007
Sd/- C. Prasanna
Sub-Registrar

Copy of endorsement & certificate:

Copy of document No. 5818 of
Book I contains 20 sheets

mm
Civil Registrar
Sub-Registrar - Cum -
Sub Registrar
Salcete

Executing parties:-

- 1 - M/s LDC Builders & Proprietary Concern being represented for the purpose of execution of this Deed and admission thereof by its profractor Mr. Levin Da Costa Sp. Dr. Cayetano. Dr Costa, aged 36 years Indian National, residing at Ascario Cos Road, Margao Salcete Goa.
- 2 Sants be Realty Private Limited a Pvt. Ltd. Co. having its registered office at Margao being represented for the purpose of execution of this Deed by its authorized signatory Mr. Ralph De Souza Sp. Dr. Blacio De Souza major of age, business man, Indian National, residing at J. Shangols, Royale, Bonsole, Rais, Goa.

Executing party
Nos. 1 and 2
admits execution of the so called
Sak

Mr. Levin Da Costa

Mr. Ralph de Souza

Margao dated 21.11.2007.

mm
SUB-REGISTRAR
SALCETE

Registered No. 5682
at pages 31 to 52
Book No. I Volume No. 2728
Date 23/11/2007

atc, prosalekan
Sub-Registrar



No. of mistakes: *Nil*
True copy

mm
SUB-REGISTRAR
SALCETE

Endorsement copied by
True copy & endorsement of *chya*
Compared by

Reader: *chya s. Hask*
Examiner: *at*

mm
SUB-REGISTRAR
SALCETE

[Signature]
Civil Registrar
-Cum-
Sub Registrar
Salcete