

Phone No: 9922953944
Sold To/Issued To:
Cosme Costa construc
For Whom/ID Proof:
AABCC9637R



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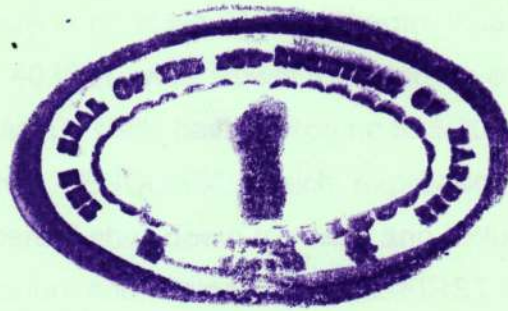
₹ 7978200/-
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3815207 35/02/06/2021-RD11

For APV FINANCIAL

[Handwritten Signature]

Authorised Signatory



Gr. No: - 2021-BRZ-2899

12/08/2021

DEED OF SALE

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THIS DEED OF SALE is executed at Mapusa, on this 06th August 2021.

BETWEEN

(1) MR. JOSE IRINEU DOS AUGUSTIAS DOS REMEDIOS FURTADO alias
MR. JOSE IRINEU DAS ANGUSTIAS DOS REMEDIOS FURTADO alias
MR. JOSE IRINEU A R FURTADO son of Alvaro Paulo Joaquim Taumaturgo
Remedios Furtado, 84 years of age, married, RETIRED, holder of PAN
[REDACTED], Indian National, and his wife

(2) MRS. LIGIA RAIMUNDO E REMEDIOS FURTADO, 80 years of age, married,
HOUSEWIFE, holder of PAN [REDACTED] Indian National, both residents of
H.No.435/2, Chogm Road, Alto-Pilerne, Alto-Porvorim, Bardez – Goa 403521,
herein both represented by their daughter, POA holder, Ms. SHEILA SABINA DOS
REMEDIOS FURTADO, 46 years of age, married, SERVICE, holder of PAN
[REDACTED] Indian National, resident of H.No.435/2, Chogm Road, Alto-
Pilerne, Alto-Porvorim, Bardez – Goa 403521, vide Power of Attorney executed
before Advocate & Notary Mrs. Salome D. Naik having Reg.no.928/2021 dated
26/03/2021, hereinafter called as "THE VENDORS" (which expression unless
repugnant to the context or meaning thereof shall deem to mean and include their
heirs, administrators, successors, executors and assigns) OF THE FIRST PART.

AND

M/S COSME COSTA CONSTRUCTION PVT. LTD., (PAN NO. [REDACTED]) a
Company duly registered with the Registrar of Companies at Panaji, under no.
U26942GA1994PTC001665, having its registered office at Altinho, Mapusa,
Bardez Goa, represented herein by its Director MR.CARL JOSEPH COSME
COSTA also known as CARL COSTA, 38 years of age, married, businessman, son
of Carminho Costa, holder of PAN [REDACTED] Indian National, resident of
Altinho, Mapusa, Bardez, Goa by virtue of a Resolution of its Board of Directors
having RESL. No. 2/2021/3 dated 12/07/2021 hereinafter called the PURCHASER
(which expression shall unless repugnant to the context or meaning thereof be
deemed to include its executors, administrators and assigns) OF THE SECOND
PART.

[Signature]

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[Signature]

WHEREAS there exists an Immovable property named "Ondo Foddo" or "Odo Fondo", situated at Pilerne, within the limits of the Village Panchayat of Pilerne-Marra, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of the Sub-District of Ilhas under No. 16460 at page 143 overleaf of the book B43 new and registered in the Taluka Revenue Office under no. 1102 herein after referred to as "the said Whole property".

AND WHEREAS one Alvaro Joaquim Tamaturgo Dos Remedios Furtado and his wife Sabina Aspulqueta Nazare E Furtado owned and possessed half undivided right in the said whole property.

AND WHEREAS the said erstwhile owners were allotted lots no. 2 and 3 of the said whole property on account of their share in the said whole property, in a suit for partition bearing no. 13/1963 filed before the Civil Judge of the Comarca Court of Ilhas.

AND WHEREAS the said lot no. 2 and 3 were adjoining one another forming one single property and were separately described in the Land Registration Office under description no. 22192 and 22193 at pg 10 and 10 reverse respectively of Book B-60 (N) of Land Registration Records of Ilhas and further the transcription was inscribed in the name of said Alvaro dos Remedios Furtado under Inscription No. 26044 at pages 74 and 74 v of Book no: G-40 of the said office.

WHEREAS thus the said Alvaro Joaquim Tamaturgo Dos Remedios Furtado and his wife Sabina Aspulqueta Nazare Furtado were therefore the owners in possession of the said two plots of the whole property consequently described and inscribed as abovementioned and hereinafter referred to as "the allotted plots".

WHEREAS the said Alvaro Joaquim Tamaturgo Dos Remedios Furtado and his wife Sabina Aspulqueta Nazare Furtado sold part of the said plots, to the Vendor no. 1 herein by a Deed of sale dated 25.9.1968 registered before sub registrar of Ilhas, under no. 589 pg 172 to 177 Book I, Vol 36 dated 30.7.1968.



AND WHEREAS the said plot sold was identified as plot D admeasuring 11463 sq.mts of the said allotted plots in the whole property named "Ondo Foddo" or "Odo Fondo", abovementioned and is now independently surveyed under new Survey no. 59/1 of Village Pilerne, Bardez Goa having an area of 11550 square metres which is the subject matter of this deed, hereinafter referred to as the "SAID PROPERTY" and more particularly described in schedule I herein under written.

AND WHEREAS the Vendor no.1 and 2 are husband and wife married under the law of communion of assets as prevailing in the State of Goa.

AND WHEREAS the Vendors are thus the owners in possession of the said Independent Plot described in Schedule I hereinunder.

AND WHEREAS the purchaser approached the Vendors and the vendors agreed to sell to the purchaser the said independent Plot described in Schedule I hereinunder for a consideration of Rs.17,72,92,500/- (Rupees Seventeen Crores Seventy two Lakhs Ninety Two Thousand Five Hundred only) to be paid by the purchaser to the vendors partly in Cash and partly in Kind by way of allotment of the built up area in the Buildings/complex to be constructed in the said property hereby sold as herein mentioned.



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NOW THIS DEED OF SALE WITNESSETH AS UNDER :

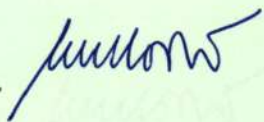
1. That in pursuance of the above agreement and in consideration of payment of Rs.17,72,92,500/- (Rupees Seventeen Crores Seventy two Lakhs Ninety Two Thousand Five Hundred only) paid by the purchaser to the vendors, as herein mentioned, the receipt of which the vendors do hereby admit and acknowledge, they the vendors do hereby sell, convey and transfer unto the purchaser the said independent Plot, all their right, title, interest, possession, lien, claim and ownership to the said property, admeasuring 11550sq mts bearing Survey number 59/1 of Village Pilerne, Bardez, Goa; being part of a bigger property known as "ONDO FODDO" or "Odo Fondo", situated at Pilerne, within the limits of the Village Panchayat of Pilerne-Marra, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of the Sub-District of Ilhas under no: 22192 and 22193 at pages 10 and 10 reverse of Book B 60 new formerly described collectively and with adjoining plot under No.16460 at page 143 overleaf of the book B43 new and registered in the Taluka Revenue Office under no. 1102, more particularly described in Schedule hereinafter written and hereinafter referred to as "THE SAID PROPERTY".

The said consideration of Rs.17,72,92,500/- (Rupees Seventeen Crores Seventy two Lakhs Ninety Two Thousand Five Hundred only) is paid by the purchaser to the vendors as follows.

I) A sum of Rs. 4,01,03,788/- (Rupees Four Crores One lakh Three thousand Seven hundred and Eighty Eight Only) is paid by the purchaser to the vendor No. 1 by Demand Draft No.025155 dated 05/08/2021 drawn on HDFC Bank, MAPUSA branch.

Ia) TDS of Rs.8,86,463/- (Rupees Eight lakhs Eighty six thousand Four hundred and Sixty three Only) is deducted from the consideration as prescribed and deposited under BSR no.0510308 Challan no.280 Challan serial no.97525 dated 06/08/2021 with HDFC bank Netbanking in the account of the Vendor No.1.

II) A sum of Rs. 4,01,03,788/- (Rupees Four Crores One lakh Three thousand Seven hundred and Eighty Eight Only) is paid by the purchaser to the vendor No. 2 by Demand Draft No.025156 dated 05/08/2021 drawn on HDFC Bank, MAPUSA branch.



IIa) TDS of Rs.8,86,463/- (Rupees Eight lakhs Eighty six thousand Four hundred and Sixty three Only) is deducted from the consideration as prescribed and deposited under BSR no.0510080 Challan no.280 Challan serial no.13643 dated 06/08/2021 with HDFC bank Netbanking in the accounts of the Vendor No. 2.

III) The balance amount of Rs.9,53,12,000/- (Rupees Nine Crores fifty three Lakhs twelve thousand only) is deemed to be paid by the purchaser to the vendor by way of allotment agreed to be made to the purchasers by separate agreements for sale executed in this respect, of allotment of Residential flats and Commercial area as follows:

1. Residential apartments having a total RERA Carpet area of 1140.38 sq.mts and balcony area of 187.31 sqmts. corresponding to a Built-Up area of 1430.42 sqmts and a Super Built Up area totally admeasuring 1496 sqmts., inclusive of the proportionate areas of the staircase, landing and other common areas, valued at Rs. 7,03,12,000/- calculated at the cost of Rs.47000/- per sqmt. of super built up area complete in all respects in the building known as Block 'A' to be built in the said independent plot hereby sold as described herein below:

Sr. No.	Description	RERA Carpet Area in sqmts.	Balcony Area in sqmts.	Built-Up Area in sqmts.	Super Built Up Area in sqmts.
1	Flat AF -01	86.31	16.09	111.02	117
2	Flat AF -02	86.31	16.09	111.02	117
3	Flat AS -01	86.31	16.09	111.02	117
4	Flat AS -02	86.31	16.09	111.02	117
5	Flat AS -04	271.23	43.96	335.68	347
6	Flat AT -01	86.31	16.09	111.02	117
7	Flat AT -02	86.31	16.09	111.02	117
8	Flat AT -03	132.49	15.36	158.8	165
9	Flat AT -04	132.49	15.36	158.8	165
10	Flat AFT -01	86.31	16.09	111.02	117

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2. Commercial Shops on the Ground & First Floor having a total RERA Carpet area of 443.78 sq.mts corresponding to a built up area of 474.70 sqmts and a super built up area totally admeasuring 500 sqmts., inclusive of the proportionate areas of the staircase, landing and other common areas valued at Rs.2,50,00,000/- calculated at the cost of Rs. 50000/- per sqmt., of super built up area complete in all respects in the building to be built in the said independent plot hereby sold as described herein below:

Sr. No.	Description	Carpet Area	Built-Up area	Super Built Up Area
1	Ground floor SHOP G1	221.89 sqmts	237.35sqmts	250 sqmts.
2	First floor SHOP F1	221.89 sqmts	237.35sqmts	250 sqmts.

The said Super Built up area shall be handed over to the Purchaser within a period of 36 months from the date of obtaining construction license from V. P. Pilerne.

The Parties have entered into separate Agreements of Sale in this respect.

2. That the vendors on the execution of this Deed of Sale handed over vacant and peaceful possession of the said independent Plot/property hereby sold in favour of the purchaser.

3. That in case of any defect in the title of the vendors in the said plot/property hereby sold and/or in the present conveyance, the vendors do hereby agree and undertake to execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property unto the purchaser.

4. That the price paid is the fair market value of the said property hereby sold. The house is valued at Rs.92,16,000/- and open land is valued at Rs.16,80,76,500/-. The Stamp duty is paid accordingly.

[Handwritten Signature]

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5. That the vendors do hereby assure the Purchaser that the said property hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said Plot by way of sale.

6. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

7. That the vendors shall at all times hereinafter indemnify and keep indemnified the purchaser against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendors or any breach of the covenants herein contained.

8. That the Vendors, on execution of this Deed of Sale do hereby grant their consent and state that they have no objection for the purchaser to get the said property mutated unto their name.

9. The Vendors and the Purchaser hereby declares that the said property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



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SCHEDULE I

ALL THAT property, independently surveyed under new Survey no. 59/1 of Village Pilerne, Bardez Goa, admeasuring 11550 sq.mts being part of a bigger property known as "ONDO FODDO" or "Odo Fondo", situated at Pilerne, within the limits of the Village Panchayat of Pilerne-Marra, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of the Sub-District of Ilhas under no: 22192 and 22193 at pages 10 and 10 reverse of Book B 60 new formerly described collectively and with adjoining plot under No. 16460 at page 143 overleaf of the book B43 new and registered in the Taluka Revenue Office under no. 1102, with a house existing therein bearing House No. 435/2 in the records of Village Panchayat, Pilerne and admeasuring 360 sqmts. which property hereby sold is Bounded as under :

NORTH: By property bearing Survey number 33/2 and property bearing survey number 58/4.

SOUTH: By property bearing survey number 59/1-A of Village Pilerne, Bardez, Goa.

EAST: Boundary of Village Soccoro.

WEST: By property bearing survey number 32/1 of Pilerne Village.

The copy of form I and XIV and the survey plan of the plot bearing survey no. 59/1 hereby sold is annexed hereto.


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

THE VENDOR:

AT SR. NOS. 1 & 2

MR. JOSE IRINEU DOS AUGUSTIAS DOS REMEDIOS FURTADO

alias JOSE IRINEU DAS ANGUSTIAS DOS REMEDIOS FURTADO

alias JOSE IRINEU A R FURTADO

AND MRS. LIGIA RAIMUNDO E REMEDIOS FURTADO



(Represented by their POA Holder
Ms. SHEILA SABINA DOS REMEDIOS FURTADO)

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____



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THE PURCHASER:



Carl Joseph Cosme Costa

M/s COSME COSTA CONSTRUCTION PVT. LTD.

represented by its Director MR. CARL JOSEPH COSME COSTA.



1. _____



2. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



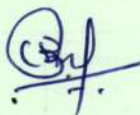
5. _____

Carl Joseph Cosme Costa

Carl Joseph Cosme Costa

THE WITNESSES:

1. Naik
(Jacqueline Naik)

2. Catherine Rodrigues 



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FORM I & XIV
नमुना नं १ व १४

Date : 17/09/2019

Page 1 of 1

Taluka BARDEZ
तालुका
Village Pilerne
गांव
Name of the Field Odo Fondo
शेताचें नांव



Survey No. 59
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)						Total Cultivable Area एकूण लागण क्षेत्र
Dry Crop जिरायत	Garden बागायत	Rice रती	Khajan खाजन	Ker केर	Morad मोरड	
0001.15.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.15.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Remarks शेरा

Pot-Kharab पोट खराब			Grand Total एकूण
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	
0000.00.00	0000.00.00	0000.00.00	0001.15.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jose Irineu Dos Augustias Dos Remedios Furtado		1313	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क
Name of Person holding rights and nature of rights:
इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Mutation No.
फेरफार नं

Remarks
शेरा

Nil

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated शागायत	Unirrigated जिरायत	Land not Available for cultivation उपलब्ध नसलेला क्षेत्र		Source of irrigation सिंचनाचा प्राण	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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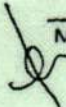
Copy ready for delivering on

Copy delivered on

Copying Fees Rs. 45 Rupees

Paid vide TR 5 Receipt

Dated 17/9/19


Mamlatdar of Bardez
Mapusa - Goa



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 : PILERNE
 Taluka : BARDEZ
 Survey No./Subdivision No. : 59/
 Scale : 1:1000



10.11.2021
 (Rajesh R Par Kuchelkar)
 Inspector of Survey &
 Land Records.

VILLAGE SOCORRO

S.No.58
4

S.No.33
2

1-A

SURVEY No. 59

S.No.32
1

Generated By : Pratap Moulkar (D' Man Gr. II)
 On : 26-02-2021

Compared By:

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Aug-2021 12:00:24 pm

Document Serial Number :- 2021-BRZ-2899

Presented at 11:52:27 am on 12-Aug-2021 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	7978200
2	Registration Fee	5318780
3	Mutation Fees	10000
4	Processing Fee	1680
Total		13308660

Stamp Duty Required : 7978200/-

Stamp Duty Paid : 7978200/-

Presenter







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	CARL JOSEPH COSME COSTA Also Known As CARL COSTA Represented By Its Director MS COSME COSTA CONSTRUCTION PVT LTD ,Father Name:Carminho Costa, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Altinho, Mapusa, Bardez, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	MS SHEILA SABINA DOS REMEDIOS FURTADO , Father Name:Jose Irineu Dos Remedios Furtado, Age: 46, Marital Status: ,Gender:Female,Occupation: Advocate, H No 435-2, Chogm Road, Alto Pilerne, Alto Porvorim, Bardez Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for MRS LIGIA RAIMUNDO E REMEDIOS FURTADO			
2	MS SHEILA SABINA DOS REMEDIOS FURTADO , Father Name:Jose Irineu Dos Remedios Furtado, Age: 46, Marital Status: ,Gender:Female,Occupation: Advocate, H No 435-2, Chogm Road, Alto Pilerne, Alto Porvorim, Bardez Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for MR JOSE IRINEU DOS AUGUSTIAS DOS REMEDIOS FURTADO Alias MR JOSE IRINEU DAS ANGUSTIAS DOS REMEDIOS FURTADO Alias MR JOSE IRINEU A R FURTADO			
3	CARL JOSEPH COSME COSTA Also Known As CARL COSTA Represented By Its Director MS COSME COSTA CONSTRUCTION PVT LTD , Father Name:Carminho Costa, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Altinho, Mapusa, Bardez, Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Jacqueline Naik ,Age: 49,DOB: ,Mobile: 9423813354 ,Email: ,Occupation:Service , Marital status : Married , Address:403507, H No 85A Cunchelim Mapusa Bardez Goa, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Catherine Rodrigues ,Age: 49,DOB: ,Mobile: 9850451762 ,Email: ,Occupation:Service , Marital status : Married , Address:403507, Mapusa, Bardez, NorthGoa, Goa			



[Handwritten Signature]
 Sub Registrar
 SUB-REGISTRAR
 BARDEZ

Document Serial Number :- 2021-BRZ-2899



Book :- 1 Document
Registration Number :- **BRZ-1-2815-2021**
Date : 12-Aug-2021

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

**SUB-REGISTRAR
BARDEZ**



DEED OF SALE