

For CITIZENCREDIT™
CO-OP BANK LTD

Handwritten signature
Authorised Signatory

(Rupees Ten Lakhs Only)
Citizencredit co-operative Bank Ltd. **भारत** STAMP DUTY **GOA**
Mapusa Branch, 00000 NON JUDICIAL
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes, **Rs. ≈ 1000000 ≈ 22.1.2018**
Mapusa, Goa - 483 507 **365430 GOA**
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD **INDIA **One**Zero*Zero*Zero*Zero*Zero*Zero*****

7584 6425324

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD

(Rupees Ten Lakhs Only)

Citizencredit co-operative Bank Ltd. **भारत** STAMP DUTY **GOA**
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7585 7026265

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD

(Rupees Ten Lakhs Only)

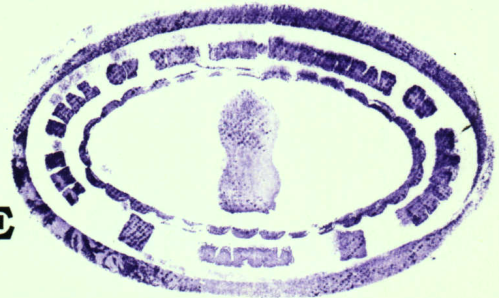
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7586 4927476

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD

Handwritten:
35 8 / 2018
23 / 1 / 2018

DEED OF SALE



Handwritten signature

Handwritten: Mrs Philomena B D Souza

(Rupees One Lakh twenty thousand only)

For CITIZEN CREDIT™
CO-OP BANK LTD

from

Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

00000

GOA
NON JUDICIAL

Rs. ≈ 0120000 ≈ 22. 1 .2018

365430

GOA

Zero*OneTwo**Zero*Zero*Zero*Zero**

7590 7224243

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD



DEED OF SALE

his *Phitmona B D Souza* *Syauli*

For CITIZENCREDIT™
CO-OP BANK LTD
Amr
Authorised Signatory

(Rupees Ten lakhs only)
Citizencredit co-operative Bank Ltd. भारत STAMP DUTY 00000 GOA NON JUDICIAL
Mapusa Branch, Shop No.G - 1,Ground Floor,Block D - 1, Boshan Homes, Mapusa, Goa - 483 507
Rs. ≈ 1000000 ≈ 22.1.2018
365430 GOA
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD INDIA **One**Zero*Zero*Zero*Zero*Zero*Zero*** 7587 6028367

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD

For CITIZENCREDIT™
CO-OP BANK LTD
Amr
Authorised Signatory

(Rupees Ten lakhs only)
Citizencredit co-operative Bank Ltd. भारत STAMP DUTY 00000 GOA NON JUDICIAL
Mapusa Branch, Shop No.G - 1,Ground Floor,Block D - 1, Boshan Homes, Mapusa, Goa - 483 507
Rs. ≈ 1000000 ≈ 22.1.2018
365430 GOA
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD INDIA **One**Zero*Zero*Zero*Zero*Zero*Zero*** 7588 6829288

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD (Rupees Ten lakhs Only)

For CITIZENCREDIT™
CO-OP BANK LTD
Amr
Authorised Signatory

Citizencredit co-operative Bank Ltd. भारत STAMP DUTY 00000 GOA NON JUDICIAL
Mapusa Branch, Shop No.G - 1,Ground Floor,Block D - 1, Boshan Homes, Mapusa, Goa - 483 507
Rs. ≈ 1000000 ≈ 22.1.2018
365430 GOA
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD INDIA **One**Zero*Zero*Zero*Zero*Zero*Zero*** 7589 7730199

Name of Purchaser COSME COSTA CONSTRUCTION PVT LTD



DEED OF SALE

Mrs Philomena B D Souza *[Signature]*

THIS DEED OF SALE, is executed on this 22nd January, 2018 BETWEEN MRS. PHILOMENA BRAGANCA D'SOUZA alias PHILOMENA DSOUZA, 82 years of age, married, housewife, wife of late Januario Braganza de Souza, holder of PAN [REDACTED], Indian National, resident of House no.25A, Usha Sadan, Colaba, Mumbai 400 005, hereinafter called THE VENDOR (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the FIRST PART;

M/S COSME COSTA CONSTRUCTIONS PVT. LTD., (PAN NO. [REDACTED]) a Company duly registered with the Registrar of Companies at Panaji, under no. [REDACTED] having its registered office at Altinho, Mapusa, Bardez Goa, represented herein by its Director MR. RYAN SAVIO COSME COSTA also known as RYAN COSTA, 43 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 dated 10/01/2018 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

Mrs Philomena B D'Souza
Ryan

WHEREAS there exists a property known as VADDI or VADDY or VADDIM or VANGOR BATA, situated in Cunchelim of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under No.24761 at page 11 V of Book B 64 (new), enrolled in the Taluka Revenue Office under No.3 of the third circumscription, surveyed in the Old Cadastral survey under no.494 corresponding to survey No.73 sub division no.12 of P.T.Sheet no.9 admeasuring 10675 square metres which property is more particularly described in the Schedule I hereinunder written and hereinafter referred to as THE SAID PROPERTY.

AND WHEREAS, the said property originally belonged to Meclino Domingos Xavier de Braganca also known as George Domingos Meclino and is found so recorded in the Registo de Agremensor as well as under Inscription No.18020 at pages 124V of Book No.G24 in the Land Registration Records.

AND WHEREAS subsequently the said property is found recorded in favour of Liliana Estela Alice de Braganca alias Liliana Estele Rodrigues and her husband Filipe Rodrigues by Inscription No.35287 at page 62V of Book G 39 having been allotted to her consequent to a Deed of Succession executed on 28.4.1947 on the death of the said Meclino Domingos Xavier de Braganca and his wife Ana Leopoldina de Souza.

Ms Philomena B D Souza

[Signature]

AND WHEREAS the said properties are found inscribed in favour of Caridade de Souza and his wife Maria Rosaria Fernandes having purchased it from Liliana Estela Alice de Braganca and her husband Filipe Rodrigues by a Deed of Sale which is found recorded under inscription no.35310 at page 65V of Book G 39.

AND WHEREAS consequent to the death of said Caridade de Souza the said property was subject matter of inventory proceedings in the second office of the Civil Courts of Bardez and was described at Item No.18.

AND WHEREAS the said property was allotted to the said Maria Rosaria Fernandes alias Maria Rosaria Fernandes e de Souza by a chart of allotment decreed by orders dated 10.11.1952 and has become final for want of contest.

AND WHEREAS the said property is then found inscribed in favour of Maria Rosaria Fernandes widow of Caridade de Souza by inscription No.37691 at page 77 V of Book G 41.

AND WHEREAS the survey records show Smt.Maria R. de Souza wife of late C. de Souza as the original title holder.

Mrs Philomena R D Souza

[Signature]

AND WHEREAS the said Maria Rosaria Fernandes alias Maria Rosaria Fernandes e de Souza alias Maria Rozai D'Souza alias Maria Rusai Fernandes died in Mumbai on 10.8.1989 leaving behind a Will executed on 1.2.1985 bequeathing her entire estate to Mrs.Philomena Braganca D'Souza.

AND WHEREAS the Honourable High Court of Judicature of Bombay in Petition No.328/94 granted the letters of Administration by virtue of the said Will to the said Mrs.Philomena Braganca D'Souza who is the Vendor herein.

AND WHEREAS necessary mutation has been carried out in the survey records and the name of the Vendor herein is found recorded in property card of the said property vide mutation No.442/91.

AND WHEREAS the estate of the said Maria Rosaria Fernandes, is now subject matter to the Inventory Proceedings no.142/17/A before the Civil Judge Senior Division "A" Court at Mapusa, wherein the vendor and the confirming parties are duly notified and the statement of the Head of the Family clearly states that the vendor herein is the sole and universal heir of the said late Maria Rosaria Fernandes.

AND WHEREAS the Vendor herein is therefore the owner in possession of the said property.

Mrs Philomena B D'Souza
[Signature]
7

AND WHEREAS the purchaser has now proposed and the vendor has agreed to sell and convey the said property to the purchaser for a total consideration of Rs.13,60,00,000/- (Rupees Thirteen Crores Sixty Lakhs only).

AND WHEREAS the said consideration of Rs.13,60,00,000/- (Rupees Thirteen Crores Sixty Lakhs only) shall be paid by the purchaser to the vendor as follows:

A) A sum of Rs.15,00,000/- (Rupees fifteen lakhs only) was paid by cheque no.000601 dated 9.1.2016 drawn on HDFC bank Ltd., Mapusa branch by the purchaser to vendor as an advance towards the sale of the said property.

B) That the balance of Rs.13,45,00,000/- (Rupees Thirteen crores Forty Five lakhs only) was paid by the purchaser to the vendors as follows:

a) A sum of Rs.7,15,00,000/- (Rupees Seven Crores Fifteen Lakhs only), is paid / adjusted with TDS by the purchaser to the vendors simultaneously with the execution of this Deed.

Mrs. Antonina B.D. Souza



C) That the balance of Rs.6,30,00,000/- (Rupees Six Crores Thirty Lakhs only) was payable by the purchaser to the vendor in kind by way of construction of 15 flats each having a super built up area of 120 square meters calculated at the cost of Rs.35,000/- per square meter inclusive of the proportionate areas of the staircase, landing and other common areas which shall be as follows:

a) The purchaser shall construct and allot to the vendor fifteen (15) flats each having a super built up area of 120 square meters including the incidence of staircase, landings and other common areas,

b) All the said fifteen flats shall be preferably in one designated building for the vendor.

c) Each flat will have a designated parking slot.

d) The specifications for the construction of the said flats will be as mutually agreed.

e) The flats will be completed and handed over for occupation within 36 months of the approvals and grant of licenses for construction.


Mrs. Philomena B D'Souza

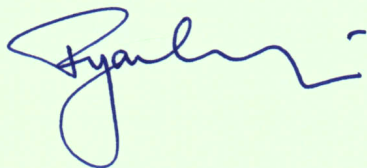
[Signature]

f) That the vendor shall pay to the purchaser a sum of Rs.2000/- per flat as monthly maintenance towards the expenses to the Association account and does hereby undertake to pay all further contributions for the maintenance of the said flat as may be required from time to time.

AND WHEREAS the purchaser has therefore agreed to purchase the said entire property for a consideration of Rs. 13,60,00,000/- (Rupees Thirteen Crores Sixty Lakhs only) and the Vendor has agreed to the said sale of the same on payment of consideration in cash and in kind.

AND WHEREAS, Purchaser has paid the entire consideration for the sale of the said property as indicated herein below.

 Mrs Phulmena B D'Souza



NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of Rs. 13,60,00,000/- (Rupees Thirteen Crores Sixty Lakhs only), paid by the Purchaser to the Vendors as herein mentioned, the receipt of which the Vendor does hereby admit and acknowledge, she the Vendor does hereby sell, convey and transfer unto the purchaser all her right, title, interest, possession, lien, claim and ownership to the said property known as VADDI or VADDY or VADDIM or VANGOR BATA, situated in Cunchelim of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under No.24761 at page 11 V of Book B 64 (new), enrolled in the Taluka Revenue Office under No.3 of the third circumscription, surveyed in the Old Cadastral survey under no.494 corresponding to survey No.73 sub division no.12 of P.T.Sheet no.9 admeasuring 10675 square metres which property is more particularly described in the Schedule I hereinunder written and hereinafter referred to as THE SAID PROPERTY.

The said consideration of Rs.13,60,00,000/- (Rupees Thirteen Crores Sixty Lakhs only), is paid by the purchaser to the vendor as follows:

Ms Philomena B D'Souza



A) A sum of Rs.15,00,000/- (Rupees fifteen lakhs only) was paid by cheque no.000601 dated 9.1.2016 drawn on HDFC bank Ltd., Mapusa branch by the purchaser to vendor as an advance towards the sale of the said property.

B) That the balance of Rs.13,45,00,000/- (Rupees Thirteen Crores Forty five lakhs only) is paid by the purchaser to the vendors as follows:

a) A sum of Rs.7,01,40,000/- (Rupees Seven Crores One Lakh Forty Thousand only), is paid by the purchaser to the vendor by Manager's Cheque no.098353 dated 22/01/2018 drawn on HDFC Bank, Mapusa branch simultaneously with the execution of this deed, the receipt of which the vendor does hereby admit and acknowledge.

b) Rs.13,60,000/- (Rupees Thirteen Lakhs Sixty Thousand only) is paid as Tax Deducted at Source vide Challan No. 280 dated 22/01/2018, BSR Code 0510308 of HDFC Bank Netbanking, having CIN No. [REDACTED] in favour of the vendor.

Ms Philomena B D Souza
[Signature]

c) Rs.6,30,00,000/- (Rupees Six Crores Thirty Lakhs only) by way of sale of a 15 flats each having a super built up area of 120 sq.mts. including of incidence of staircase and common areas to the Vendor as the purchaser in the agreement executed on 23/01/2018.

2. That the vendors on the execution of this Deed of Sale admit and acknowledge that they have handed over vacant and peaceful possession of the property in favour of the purchaser simultaneously with the execution of the agreements of sale mentioned in clause 1(B)(c) hereinabove.

3. That in case any defect is found in the title of the Vendor in the said property hereby sold and / or in the present conveyance then the vendor does hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser.

4. That the consideration paid is the market value of the said property.

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

Ms Philomena B D'Souza


13

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 hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendor or from any person claiming through or under her.

7. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: XXXXXXXXXX dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.



Ms Philomena B D'Souza
Syahri

SCHEDULE

ALL THAT property known as VADDI or VADDY or VADDIM or VANGOR BATA, situated in Cunchelim of Mapusa, within the limits of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under No.24761 at page 11 V of Book B 64 (new), enrolled in the Taluka Revenue Office under No.3 of the third circumscription, surveyed in the Old Cadastral survey under no.494 corresponding to survey No.73 sub division no.12 of P.T.Sheet no.9 admeasuring 10675 square metres and is bounded as under:

EAST: By road.

WEST: By property bearing survey no.1/12 of P.T.Sheet no.9 of Cunchelim Village, Bardez.

NORTH: By road.

SOUTH: By the boundary of the Mapusa City Survey area.

Ms. Antonina B D Souza
[Signature]

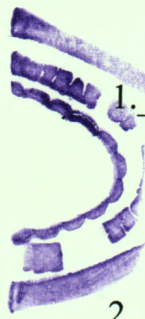
IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below:

THE VENDORS :



Mrs Philomena B D'Souza

MRS. PHILOMENA BRAGANCA D' SOUZA
alias PHILOMENA D' SOUZA



1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

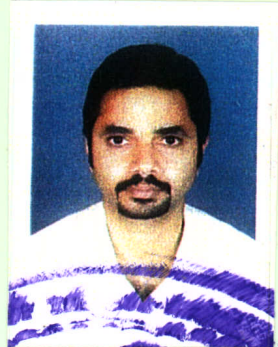
4. _____

5. _____

5. _____

Mrs Philomena B D'Souza
[Signature]

THE PURCHASER :




M/s COSME COSTA CONSTRUCTION PVT. LTD.
represented by its Director MR. RYAN S. COSME COSTA.

1.  _____

1.  _____

2.  _____

2.  _____

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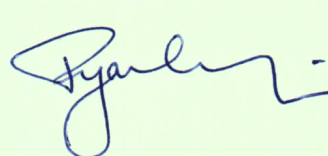
3.  _____

4.  _____


4.  _____


5.  _____



5.  _____

Mrs Philomena B D Souza


THE WITNESSES :


1. JUDE DSOUZA


2. (Deepak N. Bhandari)

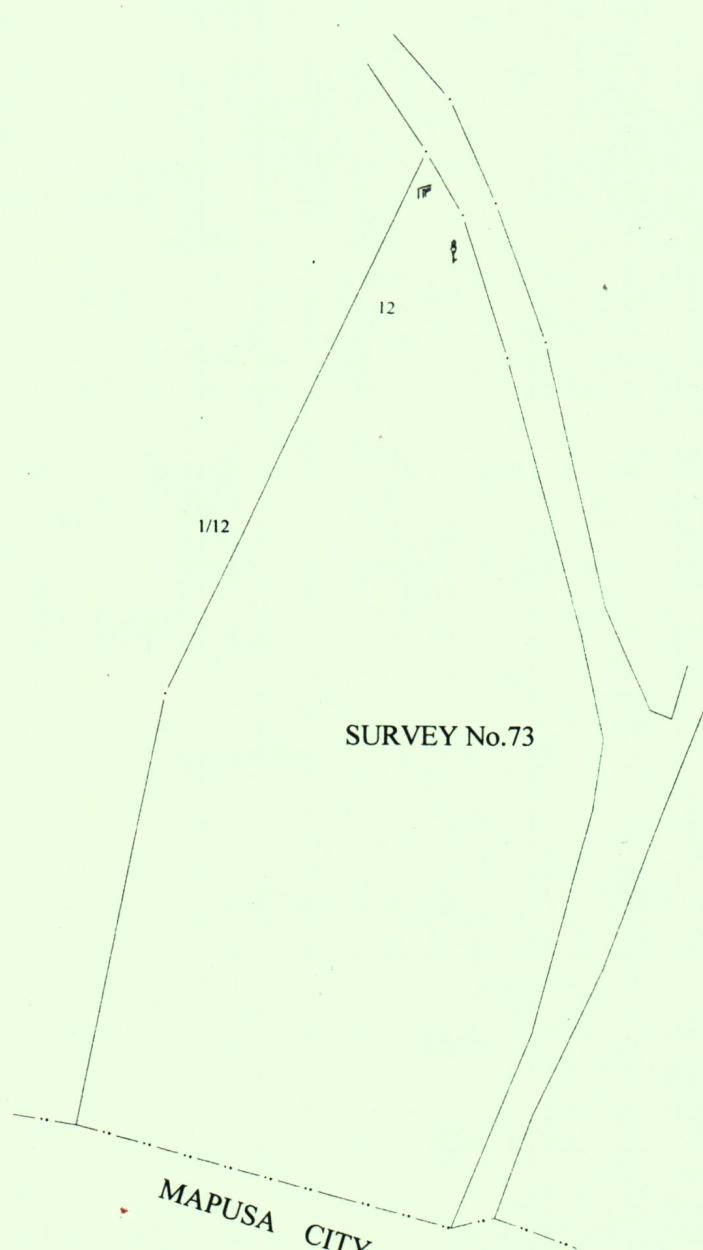

Mrs Philomena B D'Souza




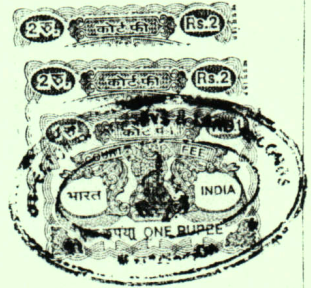
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA



Plan Showing plots situated at
 CITY : CUNCHELMIM
 Taluka : BARDEZ
 P.T Sheet No./Survey No./Subdivision No. : 9 / 73 / 12
 Scale : 1:1000



Anand V. Vaigankar
 29/4/16
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.



Generated By : Vrushali Arolkar (D' Man Gr. II)
 On : 06-04-2016

Philomena Compared By *B. D. Souza*

REG_1_50297_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 23-01-2018 10:51:33 AM




Document Serial Number : 358

Presented at 10:31:00 AM on 23-01-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	4760000.00
2	Processing Fees	340.00
	Total :	4760340.00

Stamp Duty Required: 6120000.00 Stamp Duty Paid: 6120000.00


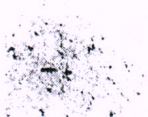
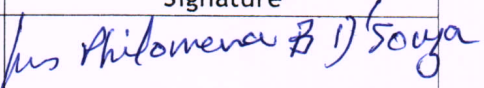
Ryan Savio Cosme Costa @ Ryan Costa presenter

Name	Photo	Thumb Impression	Signature
Ryan Savio Cosme Costa @ Ryan Costa, S/o Carminho Costa , Married, Indian, age 43 Years, Business, r/o Altinho, Mapusa Bardez Goa. Director of M/s Cosme Costa Constructions Pvt Ltd, Having office at Altinho, Mapusa Bardez Goa. vide resolution dated 10/1/2018. PAN CARD NO [REDACTED]			



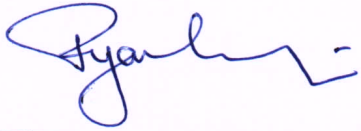
Endorsements

Executant

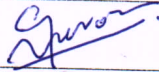

1 . Philomena Braganca D'souza @ Philomena Dsouza, W/o Late Januario Braganca de Souza, Widow, Indian, age 82 Years, House-Wife, r/o H.no 25A, Usha Sadan Colaba, Mumbai 400 005.

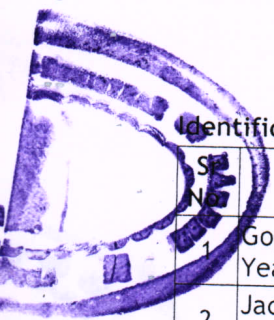
Photo	Thumb Impression	Signature
		

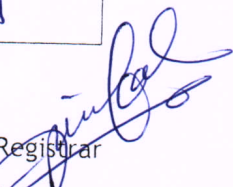
2 . Ryan Savio Cosme Costa @ Ryan Costa, S/o Carminho Costa, Married, Indian, age 43 Years, Business, r/o Altinho, Mapusa Bardez Goa. Director of M/s Cosme Costa Constructions Pvt Ltd, Having office at Altinho, Mapusa Bardez Goa. vide resolution dated 10/1/2018. PAN CARD NO [REDACTED]

Photo	Thumb Impression	Signature
		

Identification

Sl. No.	Witness Details	Signature
1	Gopal Moraskar , S/o Madhusudan Moraskar, Married, Indian, age 30 Years, Service, r/o Khadpavaddo, Cunchelim, Mapusa Bardez Goa	
2	Jacqueline Martins , D/o Mauricio Martins, Married, Indian, age 46 Years, Service, r/o H.no 85, Cunchelim, Mapusa Bardez Goa	



Sub-Registrar

SUB-REGISTRAR
BARDEZ

TDS Paid through HDFC Bank of Rs. 13,60,000/- dated 22/1/2018

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Endorsement
 Mutation fee of Rs 5,000/-
 is paid vide challan no 201800066095
 dated 23/01/2018.

Book-1 Document
Registration Number [REDACTED]
CD Number [REDACTED] on
Date 25-01-2018

Sub-Registrar (Bardez)

Sub-REGISTRAR
BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

