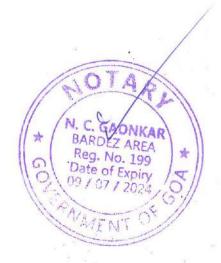
(RUPEES FIVE LAKKS FORTY THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

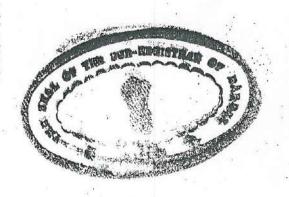
Rs ≈ 0540000 = -6.8.2019

D-5/STP(V)/C.R./35/1/2013-RD INDIA \*\*Zero\*Five\*Four\*Zero\*Zero\*Zero\*Zero

Name of Puralises PARAMOUNT HOMES REALTORS LLP



2019-BRZ-257 07-08-2019



THIS DEED OF SALE is made at Mapusa, Goa, on this 6th day of the month of August, in the year two thousand and nineteen;

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(1)

# BETWEEN

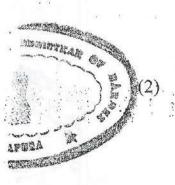
MRS. VIDYA GURUDUTT SANZGIRI, daughter of the late Mr. Shripad Narayan Sinai Mayenkar, alias Shripad Narayan Mayenkar, aged about 69 years, married, Interior Designer, holder of Pan Card bearing No. Andhaar Card No. Mobile No. 9422060306, and her husband; MR. GURUDUTT GAJANAN SANZGIRI, son of the late Mr. Gajanan Sanzgiri, aged about 81 years, married, Architect, holder of Pan Card bearing Z, Aadhaar Card No. Mobile No. 9822100503, both Indian Nationals and residents of Gauri Apartments, A3, Second Floor, Milagres Church, Mapusa, Bardez, hereinafter called or referred to as "THE VENDORS", (which expression shall where the context so require be deemed to include their permit successors, legal representatives, administrators, executors and assigns) of the ONE PART.

# AND

(1) M/s. PARAMOUNT HOMES REALTORS LLP, a Partnership concern having Pan Card bearing No. and Office at Unit C, Paramount Homes, Soares Vaddo, Marna, Siolim, Bardez, Goa, represented herein by its PARTNERS namely:

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(a) MR. AARON FRANZ D'SOUZA, alias MR. AARON FRANK D'SOUZA, son of Mr. Frank D'Souza, alias Frank Conred D'Souza, alias Frank C. D'Souza, alias Frank Conrao D'Souza, aged about 42 years, married, business, holder of Pan Card bearing No. Aadhaar Card No. Mobile No. 9819030170, Indian National, resident of House No. 179/B, Soares Vaddo, Marna, Siolim, Bardez, Goa,



ENT

MR. FRANK D'SOUZA, alias FRANK CONRED D'SOUZA, alias FRANK C. D'SOUZA, alias FRANK CONRAO D'SOUZA, son of the late Mr. Vincent Rosario D'Souza, alias Mr. Vincent R. D'Souza, aged about 73 years, married, businessman, holder of Pan Card bearing No. Aadhaar Card No. Mobile No. 9221328588, Indian National, resident of House No. 179/B, Paramount Homes, Villa Souza, Soares Vaddo, Marna, Siolim, Bardez, Goa, hereinafter called or referred to as "THE PURCHASER" (which expression shall where the context so require or permit, be deemed to include its heirs, successors, legal representatives, administrators, executors and assigns) of the OTHER PART.

WHEREAS, the Purchaser of the Second Part is duly registered under LLP Identification Number: AAK-0129 with the Registrar of Companies, Goa and is also the holder of GST Registration Certificate under Reg. No. 30AAUFP6273E1Z3.

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AND WHEREAS, at ward Xelpem, there exists a property known as "XELPEM INTEIRO", bearing Chalta No. 6 of P. T. Sheet No. 71, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, found described in the Land Registration Office of Bardez under Description No. 7458 at page 382 of Book B-19 New, not found enrolled in the Taluka Revenue Office of Bardez, hereinafter called or referred to as "THE SAID PROPERTY", fully described in the Schedule hereunder.

AND WHEREAS, The Said Property, fully described in the Schedule hereunder, admeasures an area of 970 sq. mts. (nine hundred and seventy square meters) approximately.

AND WHEREAS, The Said Property, fully described in the Schedule hereunder, is bounded:

ON THE EAST: By the property bearing Chalta

No. 5 of P. T. Sheet No. 71;

ON THE WEST: By the property bearing Chalta

No. 7 of P. T. Sheet No. 71;

ON THE NORTH: By the road;

AND

ON THE SOUTH: By Nallah and Communidade

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AND WHEREAS, the Vendor at serial No. (1) of the First Part purchased The Said Property, fully described in the Schedule hereunder, vide Deed of Sale dated 15/04/2009, duly registered in the Office of Sub-Registrar of Bardez at Mapusa, Goa, under Registration Number BRZ-BK1-00557-2009, CD Number BRZD19 of Book-1 Document dated 15/04/2009 from (a) MR. ALEXANDRE LUIS REMEDIOS DE FARIA, married, aged 67 years, service, son of late William Roberto de Faria, Indian National, residing at Morod, Mapusa, Bardez, Goa, and (b) Miss SOPHIA ESPERANCA REMEDIOS **FARIA** alias SOFIA **ESPERANCA** REMEDIOS DE FARIA, unmarried, aged 69 years, service, daughter of the late William Roberto de Faria, Indian National, residing at Morod, Mapusa, Bardez, Goa, both represented by their duly constituted attorney MR. LUCINDO DOMINGOS ANTONIO DE FARIA, married, businessman, aged 56 years, son of the late Antonio Vasco de Faria, Indian National, residing at Morod, Mapusa, Bardez, Goa, by virtue of Power of Attorney dated 12/01/1984 executed before the Notary S. J. Sardesai under Reg. No. 38/1984.

AND WHEREAS, pursuant to the purchase effected as above, the Vendor at serial No. (1) of the First Part sought mutation of her name in the Survey Records of The Said Property, fully described in the Schedule hereunder and presently the name of Vendor at serial No. (1) of the First Part figures in the Survey Records of The Said Property, fully described in the Schedule hereunder, as being the sole present Occupant thereof.

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AND WHEREAS, the Vendor at serial No. (1) of the First Part is married to the Vendor at serial No. (2) of the First Part.

AND WHEREAS, in view of the above, the Vendors of the First Part are the sole and absolute owners in title and possession of The Said Property, fully described in the Schedule I hereunder, and are therefore entitled to dispose off the same by way of a Deed of Sale to any person/s whomsoever.

AND WHEREAS, the Vendors of the First Part have offered to sell and the Purchaser of the Second Part has agreed to purchase The Said Property, fully described in the Schedule hereunder, for the total consideration of Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only) as per its market value and the same is acceptable to the Parties hereto.

AND WHEREAS, the Vendors of the First Part have not created any hypothecation or any kind of lien on The Said Property, fully described in the Schedule hereunder. The Vendors of the First Part have obtained a prior "Nil Certificate of Encumbrance on Property" dated 26/04/2019 from the Office of the Sub-Registrar of Bardez, at Mapusa, Goa, from the period 15/04/2009 to 26/04/2019 which confirms that there are no encumbrances affecting The Said Property, fully described in the Schedule hereunder.

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AND WHEREAS, the Vendors of the First Part do hereby declare to have good and full right to sell and convey "The Said Property, fully described in the Schedule hereunder", hereby sold and conveyed unto the Purchaser of the Second Part in the manner aforesaid.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as under:

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THAT, in pursuance of the above agreement and in consideration of the selling price of Rs. 1,20,00,000/-(Rupees one crore twenty lakhs only) as per the market value of The Said Property, fully described in the Schedule hereunder, which sum the Vendors of the First Part do hereby acknowledge as having received from the Purchaser of the Second Part, being an amount of Rs.,1,20,000/- (Rupees one lakh twenty thousand only) paid by the Purchaser of the Second Part as T.D.S. to the Income Tax Department vide two Challans both bearing No. 280 dated 09/07/2019 drawn on Corporation Bank, Mapusa Branch, having CIN 03502180907201901515 and CIN 03502180907201901550; and three crossed Cheques, the first bearing No. 000133 dated 29/05/2019 for Rs. 12,00,000/- (Rupees twelve lakhs only), the second bearing Cheque No. 000142 dated 10/07/2019 for Rs. 47,40,000/- (Rupees forty-seven lakhs forty thousand only) both first and second cheques drawn in favour of the Vendor at serial No. (1) of the First Part; and the third Cheque bearing No. 000143 dated

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10/07/2019 for Rs. 59,40,000/- (Rupees fifty-nine lakhs forty thousand only) in favour of the Vendor at serial No. (2) of the First Part, all three cheques being drawn on HDFC Bank, Mapusa Branch, Mapusa, Goa, the Vendors of the First Part do hereby sell, convey, transfer unto and to the use of the Purchaser of the Second Part, The Said Property, fully described in the Schedule hereunder, togetherwith all trees, fences, ways, water courses, liberties, privileges and easements and all other appurtenances whatsoever of the Vendors of the First Part, alongwith all the shares, rights, titles, interests, property claims, estate and demand whatsoever of the Vendors of the First Part unto and upon The Said Property, fully described in the hereunder, hereby sold and conveyed Purchaser of the Second Part absolutely and forever.

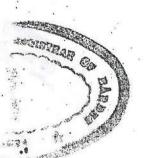
(2) AND THAT, the Purchaser of the Second Part shall hereafter peacefully and quietly hold, use and enjoy "The Said Property, fully described in the Schedule hereunder", as its own chattel and property without any hindrance, interruption, claim or demand by or from the Vendors or any other person or persons whomsoever claiming and demanding any right, title, interest in "The Said Property, fully described in the Schedule hereunder", or any part thereof through the Vendors or any other person or persons alongwith the Vendors of the First Part.

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(3) AND THAT, the Vendors of the First Part and all persons claiming and demanding under them shall and will from time to time upon the request and cost of the Purchaser of the Second Part, do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring "The Said Property, fully described in the Schedule hereunder" hereby sold or any part thereof unto the Purchaser of the Second Part and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.

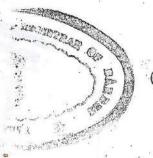


- (4) AND THAT, the Vendors of the First Part shall indemnify the Purchaser of the Second Part against all persons claiming "The Said Property, fully described in the Schedule hereunder", or any part thereof through the Vendors of the First Part.
- (5) AND THAT, the Purchaser of the Second Part shall after this purchase, be the exclusive owner in title and possession of "The Said Property, fully described in the Schedule hereunder".

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(6) AND THAT, the Vendors of the First Part do hereby give their free and voluntary No Objection to delete the name of the Vendor No. (1) of the First Part and to insert therein instead the name of the Purchaser of the Second Part by way of mutation in the Survey Records of The Said Property, fully described in the Schedule hereunder, surveyed under Chalta No. 6 of P. T. Sheet No. 71, of City Survey Mapusa.



(7) AND THAT, the Vendors of the First Part and the Purchaser of the Second Part do hereby declare that "The Said Property, fully described in the Schedule hereunder", which is subject matter of this transaction, does not belong to the Schedule Caste / Schedule Tribe, as required to be declared in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

(8) THAT THIS DEED OF SALE IS WRITTEN on stamp papers of the value of Rs. 5,40,000/- (Rupees five lakhs forty thousand only) in full and final settlement of the stamp duties in respect of this transfer.

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# SCHEDULE

ALL THAT, property "XELPEM known as INTEIRO", situated at ward Xelpem, bearing Chalta No. 6 of P. T. Sheet No. 71, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, found described in the Land Registration Office of Bardez under Description No. 7458 at page 382 of Book B-19 New, not found enrolled in the Taluka Revenue Office of Bardez, admeasuring an area of 970 sq. mts. (nine hundred and seventy square meters) approximately and bounded:

ON THE EAST:

By the property bearing Chalta

No. 5 of P. T. Sheet No. 71;

ON THE WEST:

By the property bearing Chalta

No. 7 of P. T. Sheet No. 71;

ON THE NORTH:

By the road;

AND

ON THE SOUTH:

By Nallah and

Communidade

land.

IN WITNESS WHEREOF, the Vendors of the First Part and the Purchaser of the Second Part sign this Deed of Sale at Mapusa, Bardez, Goa, on the day, month and year hereinabove mentioned in the presence of two witnesses.

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[MRS. VIDYA GURUDUTT SANZGIRI]

(LEFT HAND IMPRESSIONS)

(RIGHT HAND IMPRESSIONS)

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[MR. GURUDUTT GAJANAN SANZGIRI]



(LEFT HAND IMPRESSIONS)



(RIGHT HAND IMPRESSIONS)

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THE PURCHASER:



(1)

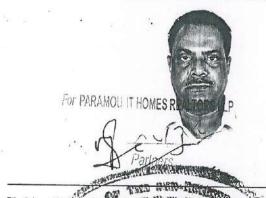
[M/s. PARAMOUNT HOMES REALTORS LLP, represented by its Partners namely MR. AARON FRANZ D'SOUZA, alias MR. AARON FRANK D'SOUZA]

(LEFT HAND IMPRESSIONS)

(RIGHT HAND IMPRESSIONS)

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(2)

[M/s. PARAMOUNT HOMES REALTORS LLP, represented by its Partners namely MR. FRANK D'SOUZA, alias FRANK CONRED D'SOUZA, alias FRANK C. D'SOUZA, alias FRANK CONRAGED D'SOUZA]

(LEFT

HAND

IMPRESSIONS)

(RIGHT

HAND

IMPRESSIONS)

...16/-

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THE WITNESSES:

(1) Rishard D'Sanza

(2) Kohirabi Shautth

Banton Chi

A suga Pouza



Government of Goa Form 'D' See Rule 7

Goa Land Revenue (City Survey)-Rules, 1969
Property Card of Manusa city

Page No:

Pt Sheet No	Chalta	No ·	Area Sq.Mts 970.00	occui	enure - D. CLAS	SS I	Particulars of or rent paid to and when due	Government	Çate Priv	gory vate
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[]Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

END OF REPORT \*\*\*

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Computer Print Generated By: Harish P. Gawas (F.S)

(RAJESH R. PALKUCHELKAR)
Inspector of Survey & Land Records.



NOTA N. C. GAONYAR BARDEZ AYER Date of Agg 107 ZOZA AMENT OF

### 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: MAPUSA Taluka: BARDEZ

P.T. SHEET No. 71 / CHALTA No. 6

Scale:1:500



(RAJESH R. BAT KUCHELKAR)
Inspector of Survey &
Land Records.

1/112

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Compared By:

Generated By : Swapnil B. Bhander D. Man Gr. II )

On: \$5-05-2019



### Government of Goa

## **Document Registration Summary 2**

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

Print Date & Time - 07-Aug-2019 11:08:46 am

Document Serial Number :- 2019-BRZ-2555

Presented at 11:08:43 am on 07-Aug-2019 in the office of the Office of the Civil Registrar-cum-Sub

Registrar, Bardez along with fees paid as follows

Sr.No	Description	ļ į	Rs.Ps
1	Stamp Duty	¥.	540000
2	Registration Fee		420000
3	Mutation Fees		1000
4	Processing Fee		540
		Total	961540

Stamp Duty:Required:540000

Stamp Duty Paid . 540000

# Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Aaron Frank DSouza Alias Aaron Franz DSouza S/o - D/o			
	Age: Marital Status: Gender: Occupation: Address1 - Unit C		1 /	1) 1000
1	Paramount Homes, Soares Vando, Marna, Siolim, Bardez,			1 800
	Goa. Address2			1//
	PAN No.:			//

#### Executer

Sr.NO	Party Name and Address .	Photo	Thumb	Signature
1	Vidya Gurudutt Sanzgiri ,S/o - D/o Late Shripad Narayan Sinai Mayenkar Age: 69, Marital Status: Married ,Gender:Female Occupation: Business, Address1 - Gauri Apartments, A3, Second Floor, Near Milagres Church, Mapusa, Bardez, Goa, Address2 - PAN No.:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Daute

Şr.NO	Party Name and Address	Photo	Thumb	Signature
2	Gurudutt Gajanan Sanzgiri ,S/o - D/o Late Gajanan  Sanzgiri ,  Age: 81,  Marital Status: Married ,Gender:Male Occupation:  Business. Address1 - Gauri Apartments, A3, Second Floor,  Near Milagres Church, Mapusa, Bardez, Goa, Address2 - ,  PAN No.:			Ju
3	Aaron Frank DSouza Alias Aaron Franz DSouza ,S/o - D/o Age: Marital Status: Gender: Occupation: Address1 - Unit C, Paramount Homes, Soares Vaddo, Marna, Siolim, Bardez, Goa, Address2 - PAN No.:			A out
	DSouza Alias Frank Conred DSouza Alias Frank C DSouza Alias Frank Conrao DSouza S/o - D/o Age:  Marital Status: Gender: Occupation: Address1 - Unit C. Paramount Homes, Soares Vaddo, Marna, Siolim, Bardez, Goa, Address2 - , PAN No.:	1		Jan 84

### Witness:

I/We individually/Collectively recognize the Vendor. Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Zahirabi Shaikh, 47 , ,9822989884 , ,Service , Marital status : Unmarried 403507, H.No. 81/10, H.No. 81/10, Telang Nagar, Khorlim Mapusa, Bardez, NorthGoa, Goa			Soll
2	Rishard DSouza, 43 , ,9511730958 , ,Service , Marital status : Married.  •403507, A-8, A-8, Dunhill Apartment Dhuler, Behind Blue Star Restaruant  Mapusa, Bardez, NorthGoa, Goa		6	U.

Hmlullm Sub Registrar 

GARDER

#### Document Serial No:-2019-BRZ-2555

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Book :- 1 Document

Registration Number :- BRZ-1-2508-2019

Date: 07-Aug-2019

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Baldez) BARDEZ

Certified True

N. C. GAONKAR Advocate & Notary

Mapusa, Bardez - Goa

3 MIG 2019'



#### Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 07-Aug-2019 11:52:12

Date of Receipt: 07-Aug-2019

Receipt No : 2019-20/9/1611

Serial No. of the Document . 2019-BRZ-2555 Nature of, Document : **Conveyance - 22** 

Received the following amounts from Aaron Frank DSouza Alias Aaron Franz DSouza for Registration of above Document in Book-1 for the year 2019

Registration Fee	420000	E-Challan	<ul> <li>Challan Number: 201900896899</li> <li>CIN Number: CPT8016970</li> </ul>	: •	420000
Processing Fee	540 %	E-Challan	Challan Number : 201900896899 .     CIN Number : CPT8016970	<del></del>	540
Total Paid .	420540 (	Rupees Four L	akh Twenty Thousands Five Hundred And Fo	orty ordy )	1 8

Probable date of issue of Registered Document:

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

They Registered Document has been handed over to on Dated 07-Aug-2019

gnature of the person receiving the Document .

Signature of the Presenter

Signature of Sub-Begistrar

2/2

### M/s. PARAMOUNT HOMES REALTORS LLP, Office at Unit C. Paramount Homes, Soares Vaddo, Marna, Siolim, Bardez, Goa.

# BOARD RESOLUTION NO. 1 OF PARAMOUNT HOMES REALTORS LLP

We hereby certify that the following is a true copy of the resolution adopted by the Board of Directors of Paramount Homes Realtors LLP, in accordance with their authority, at a meeting duly held at 10.30 am at the Registered Office of the Company at Unit C. Paramount Home. Siolim, Bardez, Goa on 15th July, 2019.

.We confirm that the same has not been subsequently rescinded or modified.

Resolved that the Company be and is hereby authorized to purchase property known as "XELPEM INTEIRO", situated at ward Xelpem, bearing Chalta No. 6 of P. T. Sheet No. 71, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Tahuka and Sub-District of Bardez. District of North Goa, State of Goa, found described in the Land; Registration Office of Bardez under Description No. 7458 at page 382 of Book B-19 New, not found enrolled in, the Taluka Revenue Office of Bardez, admeasuring an area of 970 sq. mts. (nine hundred and seventy square meters) approximately and bounded on the East by the property bearing Chalta No. 5 of P. T. Sheet No. 71; on the West by the property bearing Chalta No. 7 of P. T. Sheet No. 71; on the North by the road; and on the South by Nallah and Communidade land.

Further resolved that MR. AARON FRANZ D'SOUZA, alias MR. AARON FRANK D'SOUZA and MR. FRANK D'SOUZA, alias FRANK CONRED D'SOUZA, alias FRANK C. D'SOUZA, alias FRANK CONRAO D'SOUZA, partners of the Company be and is hereby authorized to execute all documents necessary for purchasing of the said property and to sign a competent Deed of Sale and admitting its registration before the competent Sub-Registrar. Registrar or any other authorities and do such other things as are necessary for the purpose.

MR. AARON FRANZ D'SOUZA, alias MR. AARON FRANK D'SOUZA

MR. FRANK D'SOUZA, alias FRANK CONRED D'SOUZA, alias FRANK C. D'SOUZA, alias FRANK CONRAO D'SOUZA,

**Authorized Signatory**