

Phone No: 8822008835
Sold To/Issued To
GHD ROYAL AVENUE INF
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For CITIZEN CREDIT
CO-OP BANK LTD.

Authorized Signatory

Name of Purchaser GHD ROYAL AVENUE INFRASTRUCTURE
Pvt. LTD.

2022-BR2-4101

16-9-2022



DEED OF SALE

Registrar

Registrar

GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa, on this 16th day of the month of September of the year 2022.

BETWEEN

1.MR. CLIFF CYRIL SEQUEIRA, son of Mr.Antonio Sequeira, 52 years of age, business, married, Indian National, holding Permanent Account Number _____, Aadhar card No. _____ resident of H.No.738/1, MuddoVaddo, Cansa, Tivim, Bardez, Goa, and his wife:

2.MRS. PARMELA BETSY SEQUEIRA, wife of Mr. Cliff Sequeira, age around 51 years, married, housewife, Indian National, holding Permanent Account Number _____ Aadhar card No. _____ resident of H.No.738/1, MuddoVaddo, Cansa, Tivim, Bardez, Goa.

3.MR.SHABBIR ABIDBHAI KHOKHAWALA alias **SHABBIER A. KHOKHAWALA**, son of Abidbhai Khokhawala, 62 years of age, business, married, Indian National, having Permanent Account Number _____, Aadhar card No. _____ resident of Jumat Khana,

[Signature]

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GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

Lunawada, Dist. Panchamahar, Gujarat, presently residing at Tivim, Bardez Goa and his wife:

4.MRS.MASUMA SHABBIR KHOKHAWALA. wife of Mr. Shabbir Khokhawala, aged 55 years, married, in service, Indian National, holding Permanent Account Number _____ resident of JumatKhana, Lunawada, Dist.Panchamahar, Gujarat, presently residing at Dubai U.A.E., hereinafter called as **"THE OWNERS/VENDORS"** (which expression shall unless repugnant to the contest or meaning thereof include their heirs, successors, administrators and assign) of the FIRST PART.

AND

GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED, having reg no.U70109GA2022PTC015328, having PAN card no. _____ through its Director by board resolution no.GHD-ROYALAVENUE-07-2022 dated 19-07-2022, **MR. BHARAT THAKRAN,** son of Shri. Suresh Kumar, age 40 years, married, businessman, Indian National, holding Permanent Account No. _____ and Aadhar card bearing No. _____ mobile No. _____, having corporate office at **1718, Journalist**

Signature
Signature

Signature
GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

Colony, Porvorim, Bardez, Goa and residing at **Porvorim, Bardez, Goa**, hereinafter called as "**THE PURCHASER/DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, administrators and assign) of the SECOND PART.

WHEREAS the **Vendor No.4** represented herein by her lawful attorney, **Vendor No.3** namely her husband Mr. Shabbir Abidbhai Khokhawala alias Shabbir A Khokhawala, by virtue of Power of Attorney, registered before Anita Gupta, Vice Consul, Consulate General of India, Dubai (U.A.E) dated 16th August 2022 having registration no.UAED18262722 and UAED18262922 which has been adjudicated before Additional Collector 1 of North Goa District at Panaji Goa with receipt no. 3423 dated 14-09-2022.

WHEREAS there exists an immovable property called "CHICHULEACHY MUDDY" or "KANTURLI" situated in the village Tivim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, within the limits of Tivim village Panchayat, neither registered in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue office of Bardez but is presently surveyed under no.150/2 of village Tivim, and admeasures

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Director

2000 sq.mts in area and more particularly described in Schedule I herein under written.

AND WHEREAS the said property originally belonged to Mrs.Ana Rita Carmelina D'Souza and her husband Caetano Pascoal Pereira, who died on 6/8/1948 and 26/2/1955 respectively.

AND WHEREAS upon the death of said Mrs.Ana Rita Carmelina D'Souza and her husband Caetano Pascoal Pereira, Deed of Partition dated 7/5/1970 duly registered in the office of Sub Registrar of Bicholim under No.1320 of Book No.I, Volume No.17 at pages 20 to 24 was executed between the legal heirs of Mrs. Ana Rita Carmelina D'Souza and her husband Caetano Pascoal Pereira and as per the said partition deed, the above said property was allotted to Mr. Antonio Cassiano Pereira and his wife Mrs.Rosy Purificacao Pereira alias Regina Purificacao Pereira or Regina Purificacao Fernandes e Pereira.

AND WHEREAS said Mr. Antonio Cassiano Pereira expired on 18/1/1975 at Mumbai.


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AND WHEREAS vide deed of sale dated 20/11/1979 duly registered in the office of Sub Registrar of Bicholim under reg.no.379 at pages 348 to 364 of book No.1, Volume No.42 on 9/12/1976 said Mrs. Rosy Purificacao Pereira or Regina Purificacao Fernandes e Pereira and her children sold the said property to Mrs. Leonor Clementina Crasto and her husband Mr.Alexender Marcus Crasto.

AND WHEREAS said Mr.Alexender Marcus Crasto expired on 11/07/2015 and upon his death regular Inventory Proceeding was initiated at Bicholim. In the said Inventory Proceedings, the said property was listed as Item No.1 in the description of assets, which was taken in auction by Mrs. Leonor Clementina Crastso. The chart of Partition in the said Inventory Proceeding was confirmed in terms of law by the Civil Judge Junior Division at Bicholim on 12/04/2017.

AND WHEREAS vide Deed of Sale dated 20/12/2016 duly registered in the office of Sub Registrar of Mapusa, Goa, under Book 1 Document bearing Registration No.BRZ-BK1-00081-2017, Owners/Vendors herein

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Director

jointly purchased the said property from said Mrs. Leonor Clementina Crasto.

AND WHEREAS upon purchase of the said property the Vendors herein above became absolute owners in possession of the said property.

AND WHEREAS the names of the owners/Vendors are duly recorded in the survey records form No.1 and XIV bearing survey no.150/2 of village Tivim, as occupants.

AND WHEREAS the Owners/Vendors herein obtained the conversion sanad for the said property from the office of Additional Collector -III North Goa District Mapusa, bearing No.4/199/CNV/AC-III/2017/164 dated 19/2/2018.

AND WHEREAS on 6/2/2020 the village Panchayat Tivim Issued a construction license under No.F. 38/19-20/3057 and vide Development Permission/order bearing No.TPB/ 3850/ TIVIM/ TCP-19/4710 dated

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Director

16/10/2019 issued by Town and Country Planning Department, Mapusa, Bardez, Goa, for construction of building in the said plot.

AND WHEREAS the said property is free from all encumbrance, charges, demands, and/defect in title and the owners/Vendors herein above are absolute owners in possession and enjoyment of the said property.



AND WHEREAS the VENDORS have therefore represented that they have a clear and marketable title to the said property.

AND WHEREAS the Vendors are in exclusive possession as owners thereof and are interested in selling the said property along with construction licenses issued by concerned authorities'.

AND WHEREAS the PURCHASER herein is interested in developing the said property at his own costs an expense and subsequently selling flats/shops premises in the said building to the prospective purchasers.

R. S. Segur
Sequeira

[Signature]

[Signature]
GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

AND WHEREAS based on the above documents and on the representation that the Vendors have a clear and marketable title, the Purchaser has proposed and the Vendors have agreed to sell the said property to the Purchaser for a total consideration of **Rs.1,10,00,000/- (Rupees one crore ten lakhs only)** to be paid as set out hereunder:

AND WHEREAS the Vendors have agreed to sell the said property (more particularly described in the Schedule I herein under) admeasuring an area of 2000sq.mts. to the Purchaser for a total consideration of **Rs.1,10,00,000/- (Rupees one crore ten lakhs only).**

AND WHEREAS the PURCHASER has requested the VENDORS to execute the requisite Deed of Sale which the VENDORS have agreed to do so.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

THAT in pursuance of the said sale and in consideration of a total sum of **Rs.1,10,00,000.00/- (Rupees one crore ten lakhs only)** paid by the Purchaser in following manner:-

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GHD Infrastructure Pvt. Ltd.

Director

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[Signature]

- I. vide RTGS dated 20/05/2022 amount Rs. 5,00,000/- (Rupees Five Lakhs only), IndusInd Bank Limited, Porvorim Branch, Goa to **Vendor No. 1**
- II. vide Cheque bearing No. 000015 dated 30th October 2022 amount Rs. 20,00,000/- (Rupees Twenty Lakhs only), drawn on IDFC FIRST Bank, Mapusa Branch, Goa to **Vendor No.3**
- III. vide Cheque bearing No. 000016 dated 30th December 2022 amount Rs. 20,00,000/- (Rupees Twenty Lakhs only), drawn on IDFC FIRST Bank, Mapusa Branch, Goa to **Vendor No.3**
- IV. vide Cheque bearing No. 000019 dated 30th February 2023 amount Rs. 20,00,000/- (Rupees Twenty Lakhs only), drawn on IDFC FIRST Bank, Mapusa Branch, Goa to **Vendor No. 3**
- V. vide Cheque bearing No. 000020 dated 31st December 2023 amount Rs. 15,00,000/- (Rupees Fifteen Lakhs only), drawn on IDFC FIRST Bank, Mapusa Branch, Goa to **Vendor No. 1**
- VI. vide Cheque bearing No. 000018 dated 31st December 2024 amount Rs. 30,00,000/- (Rupees Thirty Lakhs only), drawn on IDFC FIRST Bank, Mapusa Branch, Goa to **Vendor No. 1**

unto the said Vendors at the time of execution of the present sale deed, the receipt of which the VENDORS do hereby accepts, admits and confirms and the said Vendors do hereby transfer, convey and assign by way of sale of the said property (more particularly described in Schedule I hereunder written) and delineated in the plan annexed hereto forever and absolutely, together





 GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

with all area, ways, compounds, parks, passages, drains, water sources, plants, trees, light, liberties, easements profits, privileges, advantages, rights, members and appurtenances, whatsoever to the said property belonging or in any way appertaining to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof be appurtenant thereto and all the estate, right, title, interest, use, inheritance, plot/property, possession, benefit, claim and demand, whatsoever both at a law and inequity of the VENDORS into, out of or upon the said property to have and to hold all and singular the said property sold, assigned, released, conveyed, assured and confirmed or intended the use and benefit of the PURCHASER forever absolutely to all the rents, taxes, assessments, rates, duties, now chargeable upon the same or which may hereafter become payable.

THE VENDORS do hereby covenant with the PURCHASER, that notwithstanding any act, deed or thing whatsoever by him/them, the VENDORS or any person lawfully and equitably claiming by, from through, under or in trust for them, made, done, committed or knowingly or willingly suffered to the contrary, the VENDORS now have good right, full power and absolute authority to grant sell, assign, release, convey, transfer and assure the said plot/property hereby sold, granted, assigned, assured, transferred and conveyed to the use and benefit of the PURCHASER in the manner aforesaid.



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Director

Requies
Requies

THE PURCHASER shall and may at all times hereafter peacefully and quietly enter upon own held, occupy, possess and enjoy the said property and receive the rents issues and profits, thereof and of every part thereof to and for their/his own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the VENDORS or her heirs or her person or persons, lawfully and equitably claiming or to claim by, from under or in trust for them/her. And further that they the VENDORS and all the persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the said plot/property or any part thereof from under, or in trust for the VENDORS or his respective heirs, executors and administrator or any of them shall and will from time to time and at all times hereafter at the request and the cost of the PURCHASER does and executes or cause to be done or executed all such further and other acts, deeds, matters, things conveyances and assurances in law whatsoever for the better and more perfectly granting conveying transferring and assuring the said property and every part there unto and to the use and benefit of the Purchaser or his heirs, executors, successors and assigns as shall be reasonably required in the manner aforesaid, and the VENDORS shall attend the Sub Registration Office and admit execution of the present Deed of Sale.

The VENDORS hereby assure the Purchaser that the said Property is free from encumbrances, liens, mortgages, attachment or charges of any nature



GHD Royal Avenue Infrastructure Pvt. Ltd.

Director



whatsoever and that there is no decree of the court or tribunal in respect of the said property/plot.

The VENDORS covenant that if for any defect in the title of the VENDORS the PURCHASER or their successors in title, heirs, executors, administrators, assigns, legal representatives, nominees and transferees are at any time dispossessed of the said property, subject matter of this deed, then the VENDORS undertake to remove all the defects in title of the same at the cost and expensed of the VENDORS and make good the title of the said property.

The VENDORS further covenant that they have not received any notice of acquisition or requisition from any authorities in respect of the said property, the subject matter of this deed, neither there are any litigations or dispute pending in any courts, any Forum or before any authorities concerning the said property.

THAT the VENDORS assures the PURCHASER that there are no arrears of any tax and / or dues payable on the said property to village Panchayat of Tivimor any other local or Government body.




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Director



THAT the VENDORS waive his right to receive notice in respect of the mutation in favour of the Purchaser. The Vendors shall have no objection of whatsoever nature if the said property is recorded in the name of the Purchaser in the Record of Right by deleting the name of Vendors.

AND THE PURCHASER shall and may at any time hereafter peaceably hold, use the said property, receive rents and profits thereof for his own benefit without any suit, eviction interruption, claim or demand from the Vendors or any person claiming through them and the Vendors undertake to indemnify whomsoever if any third party put forth her/his claim or title to that property which is hereby sold or to pay the purchase price to the Purchaser in case the rights which are claimed by the third person should partly or wholly render this sale null and void or ineffective.

AND WHEREAS the VENDORS assure the PURCHASER that no other person has any right over the said property by reason of heir ship, inheritance, sale, prescription or otherwise.

The VENDORS assure that they have not entered into any other agreement in respect of the said plot/property with any other person/s.



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Director



That the said property is not a subject matter or acquisition or there is any tenancy or Mundkar claim over the said property which is being sold free from any encumbrances.

THAT the VENDORS and the PURCHASER are hereby declare that said Property in transaction does not belong to schedule caste or schedule tribe pursuant to the notification under No. RD/LAND/LRC/318/77 dated 21/08/1978.

THAT the market value of the said property is **Rs.1,10,00,000/- (Rupees one crore ten lakhs only)** and the Deed is typed on stamp papers of Rs.4,95,000/- which is borne by the PURCHASER.



GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

SCHEDULE -I

ALL THAT immovable property called "Chichuleachy Muddy" or "KANTURLI" situated in the village Tivim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, within the limits of Tivim village Panchayat, neither registered in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue office of Bardez but is presently surveyed under no.150/2 of village Tivim, and admeasures 2000 sq.mts in area and bounded as under:

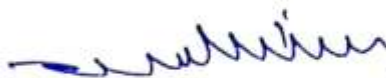
ON THE NORTH : By Road

ON THE SOUTH: By property bearing survey No.150/7 of village Tivim belonging to Santan D'Souza

ON THE EAST : By property bearing survey No.150/3 of village Tivim being Comunidade Pedestrian way.

ON THE WEST : By property bearing survey No.150/1 of village Tivim belonging to Comunidade.

IN WITNESS WHEREOF the VENDORS and the PURCHASER have signed this Deed of Sale at Mapusa, Bardez, Goa, on the day, month and the year, herein above mentioned.



GHD Royal Avenue Infrastructure Pvt. Ltd.

Director



SIGNED, SEALED & DELIVERED
by within named **VENDOR No.1**

MR. CLIFF CYRIL SEQUEIRA



CS

L.H.F.P

R.H.F.P



CS
Sequeira

Pharm
GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

SIGNED, SEALED & DELIVERED
by within named **VENDOR No.2**
MRS. PARMELA BETSY SEQUEIRA

Sequeira



Betsy

L.H.F.P

R.H.F.P



Sequeira

Sequeira

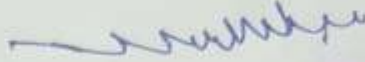
[Signature]

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GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

SIGNED, SEALED & DELIVERED

by within named **VENDOR No.3**



MR. SHABBIR ABIDBHAI KHOKHAWALA

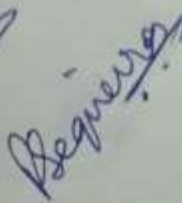
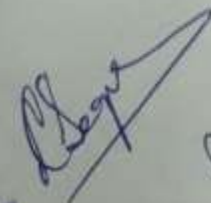
alias **SHABBIER A. KHOKHAWALA**

For self and POA holder for Vendor No.4



L.H.F.P

R.H.F.P



GHD Royal Avenue Infrastructure Pvt. Ltd.

Director

SIGNED, SEALED & DELIVERED

By within named **PURCHASER**



GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED

Though its director **MR. BHARAT THAKRAN**

L.H.F.P

R.H.F.P



In the presence of

1. Achv Pankaj Dilip Dabholkar
2. Ashindra Sureshwar Chavhan

GHD Royal Avenue Infrastructure Pvt. Ltd.

Director



SITE PLAN



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Sep-2022 12:55:41 pm

Document Serial Number :- 2022-BRZ-4101

Presented at 12:47:10 pm on 16-Sep-2022 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	495000
2	Registration Fee	330000
3	Mutation Fees	2500
4	Processing Fee	1520
Total		829020

Stamp Duty Required :495000/-

Stamp Duty Paid : 495000/-

Presenter

sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bharat Thakran Director Of GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED ,Father Name:Suresh Kumar, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Office at 1718 Journalist Colony Porvorim Bardez Goa, Address2 - , PAN No.:			

Executor

sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CLIFF CYRIL SEQUEIRA , Father Name:Antonio Sequeira, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.738-1, MuddoVaddo, Cansa, Tivim, Bardez, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	PARMELA BETSY SEQUEIRA , Father Name:JOSEPH MATHEW DMELLO, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No.738-1, MuddoVaddo, Cansa, Tivim, Bardez, Goa, PAN No.:			
3	SHABBIR ABIDBHAI KHOKHAWALA Alias SHABBIER A KHOKHAWALA , Father Name:Abidbhai Khokhawala, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, Jumat Khana, Lunawada, Dist.Panchamahar, Gujarat, PAN No.:			
4	SHABBIR ABIDBHAI KHOKHAWALA Alias SHABBIER A KHOKHAWALA , Father Name:Abidbhai Khokhawala, Age: 62, Marital Status: ,Gender:Male,Occupation: Business, Jumat Khana, Lunawada, Dist.Panchamahar, Gujarat, PAN No.: , as Power Of Attorney Holder for MASUMA SHABBIR KHOKHAWALA			
5	Bharat Thakran Director Of GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED , Father Name:Suresh Kumar, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Office at 1718 Journalist Colony Porvorim Bardez Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Athindra Chari, Age: 33, DOB: , Mobile , Email: , Occupation: Service , Marital status : Married , Address: 403507, Bastora, Bardez, North Goa, Goa			
2	Name: Pankaj Dabholkar, Age: 34, DOB: , Mobile , Email: , Occupation: Advocate , Marital status : Married , Address: 403114, Reis-magos, Bardez, North Goa, Goa			

Sub-Registrar

SUB-REGISTRAR

BARDEZ

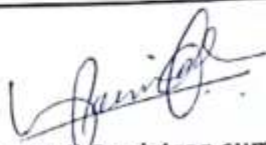
Document Serial Number :- 2022-BR7-4101

Document Serial No:-2022-BRZ-4101

Book :- 1 Document

Registration Number :- **BRZ-1-3981-2022**

Date : 16-Sep-2022



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

**SUB-REGISTRAR
BARDEZ**

Scanned by Deepika Nait (DC)
Nait

