

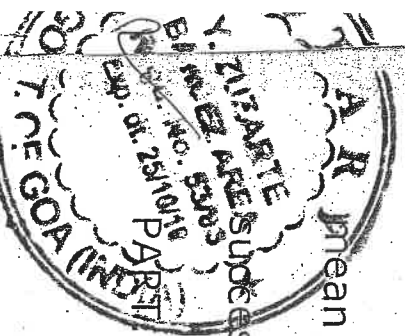
This Deed of Sale is made on 18th day of June, 2015 at Mapusa, Sub District of Bardez Taluka, District of North Goa, State of Goa.

BETWEEN

I. 1. **MR. FRANCISCO XAVIER ANTONIO ALEIXO DE SALDANHA ALIAS FRANCIS SALDANHA**, 71 years of age, married, Retired, son of late Jasmin Saldanha, Indian National, holder of Pan Card No. [REDACTED] and his wife;

2. **MRS. MARIA CLARA LUCIANA ALVIRA DE LIMA E COSTA SALDANHA ALIAS MARIA CLARA SALDANHA**, 66 years of age, Retired, Married, daughter of late Joao Francisco da Costa, holder of Pan card no. [REDACTED] Indian National and both residing at House No. 56, Dannos Waddo, Duler, Mapusa, Bardez - Goa. herein after called "**THE VENDORS / OWNERS**" (which expression unless repugnant to the context got meaning there o shall

mean and include their heirs, administrators, assigns, successors, nominees and representative) OF THE ONE



Mapusa Clara Saldanha

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AND

II. M/S. CLASSIC SQUARES REALTY PVT. LTD., a registered company registered under the Companies Act 1956, holder of Pan Card No. [REDACTED] and having its office at 501, Fortune Square, Morod, Mapusa, Bardez, Goa, and represented by its

Directors:-

(a) **MR. OSWALD FRANCISCO DE MELO**, son of John De Melo, married, 44 years of age and residing at Guirim, Bardez, Goa;

(b) **MR. ATMARAM V. FULARI**, son of Vinayak Fulari, unmarried, 35 years of age and residing at Siolim, Bardez, Goa. Hereinafter called the **"PURCHASERS"**, (which expression shall where the context so require or permit shall include its legal representatives, successors, executors and assigns) **OF THE SECOND PART.**

All the parties to this Deed of Sale are Indian Nationals.



Marina Clara Saldanha

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WHEREAS at ward Mazalwado of village Assagao which is within the limits of village panchayat of Assagao, Sub district of Bardez taluka, District of North Goa State of Goa there exist an immovable property known as "GORCHEM BATULEM" OR "GORXECHER BATTI", totally admeasuring 5,635 sq.mts. and is surveyed under no. 116/2 of Village Assagao Survey Records. The said property surveyed under no. 116/2 of Village Assagao, is not described in the Land Registration of Bardez, nor enrolled in the Taluka Revenue Office but is surveyed under old cadastral no. 579 of Village Assagao. For the sake of brevity the property surveyed under no. 116/2 of Village Assagao shall be herein referred to as "THE SAID PROPERTY",

AND WHEREAS, "THE SAID PROPERTY",
originally belonged to Ana Idalina De souza e Saldanha, widow of Francisco Xavier Caridade de

Saldanha ;



Maria Clara Saldanha

AND WHEREAS, in the Registo do Agreemensor with respect to the old cadastral survey no. 579 reveals the name of Ana Idalina De souza e Saldanha, widow of Francisco Xavier Caridade de Saldanha and her children viz Louis Gondicalo Saldanha, Bertilha Rita de Saldanha and Jasmin Piedade Paulo Saldanha as owners in possession of "THE SAID PROPERTY";

AND WHEREAS, by Will, dated 10/03/1941, the said Ana Idalina De souza e Saldanha, bequeated all her undivided rights and share with respect to "THE SAID PROPERTY", unto her son, Jasmin Piedade Paulo Saldanha;

AND WHEREAS, by Will, dated 10th March, 1941, the said Louis alias Luis Gondicalo Saldanha bequeated all his undivided rights and share in "THE SAID PROPERTY", in favour of his brother Jasmin Piedade Paulo Saldanha. Subsequently the said Louis alias Luis Gondicalo expired in the status of the bachelor;



Hare Clara Saldanha

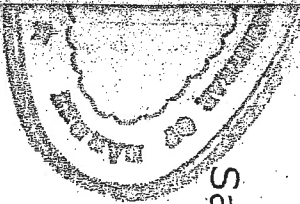
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AND WHEREAS, the said Bertilha Rita de Saldanha, expired in the status of a spinster, without any disposition of her last wish with respect to her share in "THE SAID PROPERTY";

AND WHEREAS, by virtue of a Deed of Succession, dated 04/04/1977, in the Judicial Division of Bardez at Mapusa, the said Jasmin Piedade Paulo Saldanha, was declared as the sole and universal heir of his deceased brother Louis alias Luis Gondicalo Saldanha;

AND WHEREAS, on the demise of Ana Idalina De souza e Saldanha, Bertilha Rita de Saldanha and Luis Gondicalo Saldanha, the said Jasmin Piedade Paulo Saldanha became the exclusive owner in possession of "THE SAID PROPERTY";

AND WHEREAS, the said Jasmin Piedade Paulo Saldanha was married to Bertha Saldanha alias Berta Irene Almeida e Saldanha, and of their wedlock they have an only son, the Vendor no. 1 herein. The said



Maria Clara Saldanha

[Signature]

Jasmin Piedade Paulo Saldanha and his wife Bertha Saldanha alias Berta Irene Almeida e Saldanha expired on 16 February 1987 and 29 March, 1993 respectively;

AND WHEREAS, by Deed of Heirship and inheritance, dated 15/06/1994, the Vendor no. 1 herein was declared as a sole and universal heir in the estate of his late parents viz Jasmin Piedade Paulo Saldanha was married to Bertha Saldanha alias Berta Irene Almeida e Saldanha;

AND WHEREAS, "THE SAID PROPERTY" which is in peaceful ownership and possession of the vendors is bounded on all sides by a loose stone wall and admeasures totally an area of 5,635 sq mts. However, there was an error in the area mentioned in the survey records in Form I & XIV which was 1,350 sq mts instead of 5,635 sq mts. The area when measured at site and measured on the govt survey plan admeasured 5,635 sq mts;

AND WHEREAS, the vendors No 1 filed for LRC section under section 103 of the LRC before the

Wair chaver Saldanha

court of the Dy Collector and SDO at Mapusa in order to rectify the error in the survey records in Form I & XIV;

AND WHEREAS, by virtue of an order dated 30 July, 2014, passed by the Dy Collector and SDO at Mapusa, the honourable Dy Collector was pleased to issue orders to the Mamlatdar of Bardez and the inspector of survey and land records to rectify the error of 1,350 sq mts to 5,635 sq mts;

AND WHEREAS, the vendors herein are in peaceful ownership and possession of "THE SAID PROPERTY" without any obstruction and interference from anyone whatsoever;

AND WHEREAS, at ward Duler, which is within the limits of Mapusa municipal council, sub-district of Bardez taluka, district of North Goa, state of Goa, the ^{WHITE} exists an immovable property surveyed under chalta ^{NO. 164 of 5308} 16 A1 and 18 of P.T. sheet no. 26 of Mapusa ^{25/10/19} to the survey records and totally admeasuring 14,157

Haia Clara Saldanha

sq mts and for the sake of brevity, the said property shall be herein referred to as 'the developed property';

AND WHEREAS, by a development agreement the purchasers herein agreed to develop 'the developed property' by putting up a construction of a multi-storeyed building consisting of stilt parking on the ground floor and residential apartments on the upper floors;

AND WHEREAS, after obtaining all construction licences and approvals, the purchasers herein have completed the construction work of the entire project and obtained the occupancy certificate. The said project constructed in 'the developed property' is in the name and style of "ZION SQUARE" Phase-I

AND WHEREAS, the Purchaser has now approached the Vendor that he desires to purchase **"THE SAID PROPERTY"** which is better described in Schedule-I, for a total value of a sum of **Rs. 70,32,000/- (Rupees One Crore Seventy**

Moula Chandra Saldanha

Lakhs Thirty Two Thousand only) which shall consist of two residential apartments in the project known as "ZION SQUARE" Phase-I bearing flat No 001 located on the Upper Ground floor of block D-3, bearing Municipal/house no. 2/100/A156, admeasuring 133.00 sq mts without car park and flat No 001 located on the Upper Ground floor of block C-2, bearing Municipal/house no. 2/100/A100, admeasuring 145.00 sq mts, along with car park, both flats valued at **Rs.1,10,00,000/- (Rupees One crore ten lakhs only)** and in consideration of a sum of **Rs. 60,32,000/- (Rupees Sixty Lakhs Thirty Two Thousand only)** and accordingly this deed is typed on Non Judicial Stamp Papers valued at **Rs. 8,51,600/- (Rupees Eight Lakhs Fifty One Thousand Six Hundred Only)**. From the above mentioned value of **Rs. 1,70,32,000/- (Rupees One Crore Seventy Lakhs Thirty Two Thousand only)**, necessary TDS

(Tax Deducted at Source) is deducted and deposited by the Purchaser in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013;

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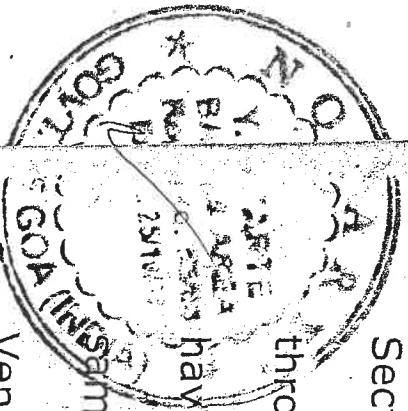
NOW THIS DEED OF SALE WITNESSES AS

UNDER:-

1. That in consideration of a total value of
**Rs.1,70,32,000/- (Rupees One Crore
Seventy Lakhs Thirty Two Thousand only),**

which consists of two residential flats bearing
Nos. 001 in Block D-3 and 001 in Block C-2 in
the project "ZION SQUARE" Phase-I, valued at
Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs
only) and in consideration of a sum of **Rs
60,32,000/- (Rupees Sixty Lakhs Thirty
Two Thousand Only)** paid by the Purchasers
to the Vendors, a sum of **Rs. 1,70,320/- (One
Lakh Seventy Thousand Three Hundred
Twenty Only)** is deducted and deposited by
the Purchaser as TDS (Tax Deducted at
Source) in compliance with the provision of

Section 194-1A of Income Tax Act, 1961,
through the Finance Act, 2013 and the Vendors
having hereby acknowledged the receipt of the
same (after necessary TDS deductions), the
Vendors do hereby sell to the Purchasers, "**THE**



Manu Chauhan Subdhar

[Signature]

SAID PROPERTY" which is described in schedule-I in favour of the Purchasers absolutely and forever and that the Purchasers shall enjoy the same as his own chattel without any interference from the Vendors or anyone on their behalf.

- 2) That on signing this present Deed of Sale, the Vendors do hereby acknowledge having received the sum of **Rs.58,61,680/- (Rupees Fifty Eight Lakhs Sixty One Thousand Six Hundred Eighty only)** by virtue of cheque bearing no. 110922, Drawn on Axis Bank Mapusa Branch and dated 18-06-2015. The amount of **Rs. 1,70,320 (Rupees One Lakh Seventy Thousand Three Hundred Twenty Only)** is deposited by way of T.D.S. in favour of Vendor No 1 & 2.

- 3) And the Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer "**THE SAID PROPERTY**" to the Purchasers.



Harveer Chava Saldade

[Signature]

4) The Vendors do hereby agree to save and keep indemnified the Purchaser from and against all losses, damages, claims or costs which they may sustain by reasons of any claim being made by anybody with respect to "**THE SAID PROPERTY**".

5) The Vendors have today put the Purchaser in unconditional, exclusive, peaceful, and vacant possession of "**THE SAID PROPERTY**" which is described in schedule-I and the Purchaser may from time to time or at all times hereafter, peaceably and quietly enter upon, occupy or possess and enjoy

"**THE SAID PROPERTY**" which is described in schedule-I hereby conveyed with its appurtenances and the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, or demand whatsoever from or by the Vendors or their heirs or any person or persons claiming or to claim under or in trust for them or any of them.

6) The Purchasers shall absolutely and exclusively hold "**THE SAID PROPERTY**" which is described in

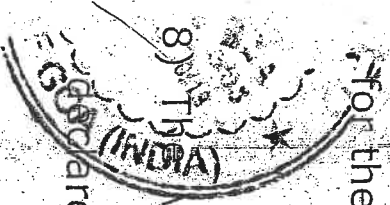
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schedule-I, free and clear, and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estate title charge and encumbrances whatsoever had made, executed, occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by from under or in trust for them.

7) The Vendors do hereby indemnify the Purchaser that they shall cooperate and aid the Purchaser to carry out the Mutation proceedings before the Office of the Mamlatdar in order to insert the name of the Purchaser in the Survey Records in Form I & XIV and the Vendor shall give their No Objection / Affidavits for the same.

8) The Vendors do hereby covenant, undertake and are as under:-



Prerna Clara Saldank

(a) That "**THE SAID PROPERTY**" which is described in schedule-I is free from all encumbrances, charges, equities, claims or demands, whatsoever and that the Vendors have not done anything whereby "**THE SAID PROPERTY**" is a subject matter to any attachment or lien of any Bank, Court or person whatsoever.

(b) That there are no pending suits, appeals, litigations or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to "**THE SAID PROPERTY**" which is described in schedule-I.

(c) That "**THE SAID PROPERTY**" which is described in schedule-I is a not subject matter of any acquisition or requisition nor affected by any Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending, by the Government or Central Government or any other authority or local body.

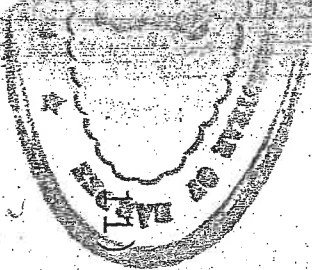
That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition

Hansa Chava Saldanha

setbacks, easements with respect to "**THE SAID PROPERTY**" which is described in schedule-I affected by any prohibitory order of injunction or attachment either before or after judgment.

9) The Vendors shall handover to the purchaser all the original title documents pertaining to the "**THE SAID PROPERTY**".

10) The Vendors and the Purchaser hereby declare that they do not belong to Schedule Caste/Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/ 318/77 dated 21.08.1989.



The Vendors/Owners shall execute a Deed of Transfer or a Deed of sale to transfer the ownership right of the said two residential apartments unto them, pay the required stamp duty and registration fees on the value of the Residential Apartment ~~which~~ is equivalent to **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)** and thereafter handover the possession of the said Residential Apartment.



Hansa Chava Saldut

[Signature]

SCHEDULE-I

All that immovable property known as "GORCHEM BATULEM" OR "GORXECHER BATTI", situated at ward Mazalwado of village Assagao, which is within the limits of village panchayat of Assagao, Sub district of Bardez taluka, District of North Goa State of Goa, totally admeasuring 5,635 sq.mts. and is surveyed under no. 116/2 of Village Assagao Survey Records. The said property surveyed under no. 116/2 of Village Assagao, is not described in the Land Registration of Bardez, nor enrolled in the Taluka Revenue Office but is surveyed under old cadastral no. 579 of Village Assagao and is bounded as under:

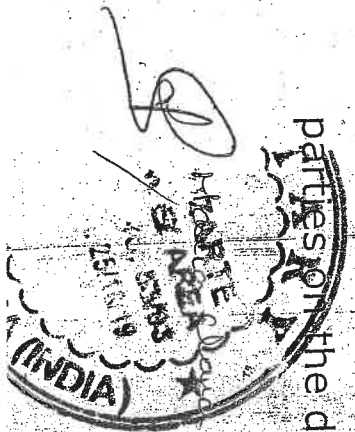
NORTH : A property surveyed under no.115/2.

SOUTH : By road/ survey no 115

EAST : By property surveyed under no 115/3.

WEST : By property surveyed under no.115/1 and 115/2.

IN WITNESS WHEREOF this Deed is signed by the parties on the day, month and year first above written.

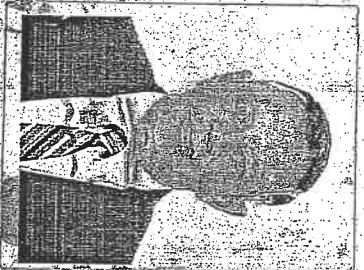


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SIGNED, SEALED AND
DELIVERED BY THE
WITHINNAMED
VENDOR/OWNER NO.1:



Francis Saldanha

(MR. FRANCISCO XAVIER ANTONIO
ALEIXO DE SALDANHA ALIAS
FRANCIS SALDANHA,)
LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

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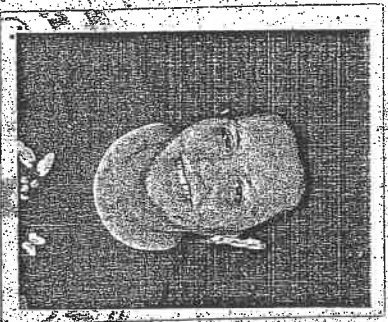
5.



Hana Clara Saldanha

✕

SIGNED, SEALED AND
DELIVERED BY THE
WITHINNAMED VENDOR/
OWNER NO.2:



Maria Clara Saldanha

(MRS. MARIA CLARA
LUCIANA ALVIRA DE LIMA
E COSTA SALDANHA ALIAS
MARIA CLARA SALDANHA)
RIGHT HAND FINGER PRINTS

LEFT HAND FINGER PRINTS

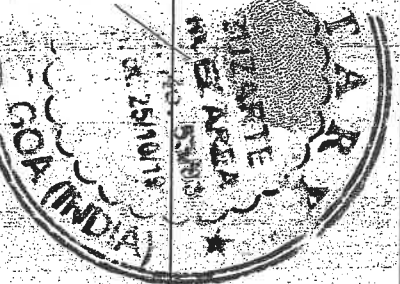
1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____



(Signature)

Maria Clara Saldanha

(Signature)

(Signature)



SIGNED AND SEALED AND
DELIVERED BY THE WITH NAMED
PURCHASERS
M/S CLASSIC SQUARES REALTY
PRIVATE LIMITED
REPRESENTED BY ITS DIRECTOR

(MR. OSWALD FRANCISCO DE
MELO)

LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

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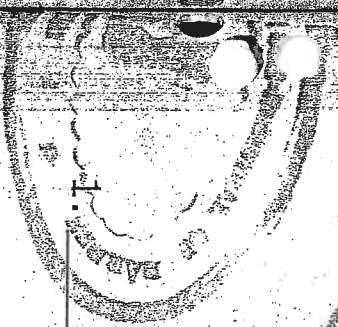


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SIGNED AND SEALED AND
DELIVERED BY THE WITH NAMED
PURCHASERS
M/S CLASSIC SQUARES REALTY
PRIVATE LIMITED
REPRESENTED BY ITS DIRECTOR



(MR. ATMARAM V. FULARI)
LEFT HAND FINGER
RIGHT HAND FINGER



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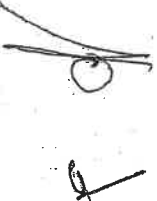


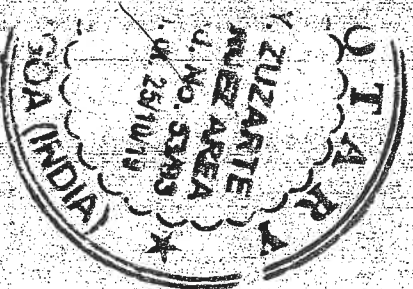
Haia Clara Sudary

IN THE PRESENCE OF WITNESSES:-


Dnyil Dasya 

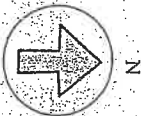
Nikita Rokhane 

 Maria Clara Saldana 

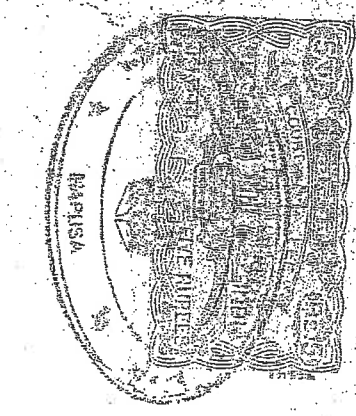




GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village: ASSAGAO
Taluka: BARDEZ
Survey No./Subdivision No.: 116/ 2
Scale: 1:1000



Blagant
Inspector of Surveys &
Land Records
C/o, Survey, Mapusa

S. No. 115

Halla da Sutor

VENDORS

SURVEY No. 116

S. No. 115

PURCHASERS

Generated By: Swapnil bhonsle
On: 18-07-2013

Compared By:

Shirvalkar





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 19-06-2015-12:04:41 PM

Document Serial Number : 2919

Presented at 11:39:00 AM on 19-06-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	681280.00
2	Processing Fees	360.00
Total :		681640.00

Stamp Duty Required: 851600.00

Stamp Duty Paid: 851600.00

Presented by: Oswald Francisco De Melo presenter

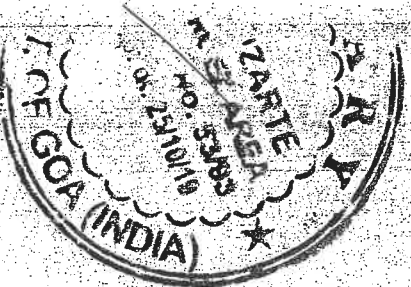
Name	Photo	Thumb Impression	Signature
Oswald Francisco De Melo, s/o John De Melo , Married, Indian, age 44 Years, Business, r/o Gaurim Bardez Goa Director of M/S Classic Squares Realty Pvt. Ltd office 501, Fortune Square, Moros Mapusa, Bardez Goa having Co. pan No. AAEECC2521M,			

Endorsements

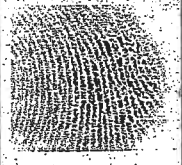
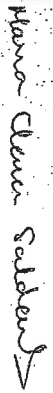
Executant

1. Francisco Xavier Antonio Aleixo De Saldanha alias Francis Saldanha, s/o Late Jasmin Saldanha, Married, Indian, age 71 Years, Retd, r/o H.No. 56, Dannos Waddo, Duler, Mapusa Bardez - Goa Pan No. AGSP59157L

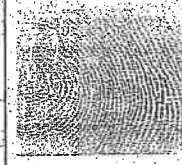
Photo	Thumb Impression	Signature



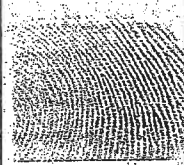
2. Maria Clara Luciana Alvira De lima E Costa Saldanha alias Maria Clara Saldanha, d/o late Joao Francisco da Costa, Married, Indian, age 66 Years, Retd, r/o H.No. 56, Damos Waddo, Duler, Mapusa Bardez - Goa Pan No. BOFP57132K

Photo	Thumb Impression	Signature
		

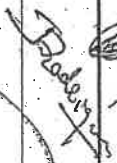
3. Oswald Francisco De Melo, s/o John De Melo , Married, Indian, age 44 Years, Business, r/o Guirim Bardez Goa Director of M/S Classic Squares Realty Pvt. Ltd office 501, Fortune Square, Moros Mapusa Bardez Goa having Co. pan No. AAEGC2521M,

Photo	Thumb Impression	Signature
		

Atmaram V. Fulari, s/o Vinayak Fulari, UnMarried, Indian, age 35 Years, Business, r/o Siolim, Bardez-Goa Director of M/S Classic Squares Realty Pvt. Ltd office 501, Fortune Square, Moros Mapusa Bardez Goa having Co. pan No. AAEGC2521M

Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Danzil D'Souza , s/o Peter S'Souza, Married, Indian, age 29 Years, Service, r/o H.No. 12, Poyan yaddo, Kerim Pernem Goa	
2	Jason Rodrigues , S/o John Rodrigues, UnMarried, Indian, age 22 Years, Service, r/o F-6, Pnyaga Apart., Peddem mapusa, Bardez Goa	



SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number-BRZ-BK1-06542-2015
CD Number-BR/0769 on
Date-19-06-2015

Sub-Registrar (Bardez)

Scanned By:-

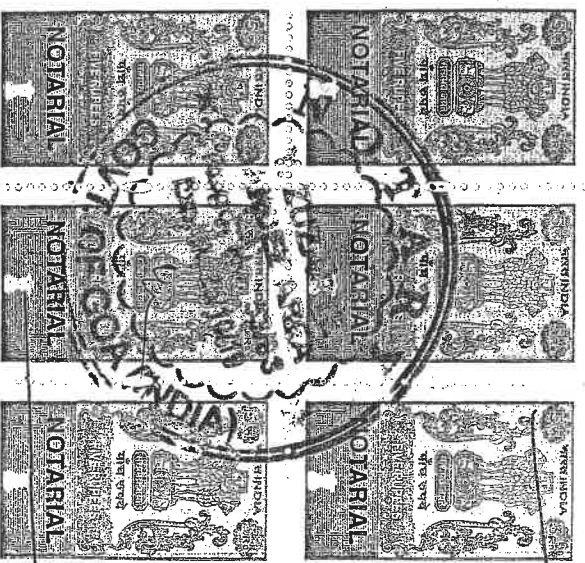
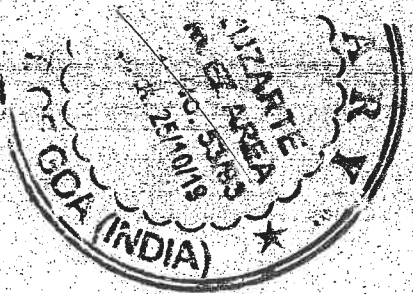
Salvador Bardez

Signature:-

Mapusa

Designed and Developed by C-DAC, ACTIS, Pune

Delivered by
23/06/15



Certified that this is a True Copy
Mapusa on 23-06-2015

Y. ZUZARTE
B.Sc.LLB
NOTARY
Bardez Division

Reg. No. 6967/2015