

For CITIZENCREDITTM
CO-OP. BANK LTD.

Forwina L. D.
Authorized Signatory

(Rupees Nine Lakh Eighty Thousand only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVOREM
BARDEZ - GOA - 403521
D-5/STPMV/C.R./35/34/2011-RD

91777 07756 NON JUDICIAL
135935 JUL 28 2014
R.0980000/- PB7147

INDIA

GOA

STAMP DUTY

Name of Purchaser Cosme Costa Construction Pvt. Ltd.



DEED OF SALE

Doc.

By Cosme

Signature

Signature

THIS DEED OF SALE is executed in the City of Mapusa on this 28th July, 2014 BETWEEN

(1) FR. EMILE COELHO S.J., alias Emile Coelho 67 years of age, unmarried, Roman Catholic Jesuit Priest, son of late Etienne Coelho, holder of PAN BBLPC3208B, Indian National, resident of Jamshedpur Jesuit Society, H-15 Straight Mile Road, Sakchi, Jamshedpur.

(2) MR. JOHANNES COELHO alias JOHANNES YVON COELHO, 66 years of age, retired, divorcee, son of late Etienne Coelho, holder of PAN ASSPC8913E, Indian National, resident of Rama Prasad, Flat No.3, 1st Floor, 24 Babulnath Road, Chowpatty, Mumbai - 400 007.

(3) MRS. RACHELLE MASCARENHAS alias RACHELLE G. MASCARENHAS, 65 years of age, Divorcee, housewife, daughter of late Etienne Coelho, holder of PAN AKHPM5811A, Indian National, resident of 'Rama Prasad' Flat No.3, 1st Floor, 24 Babulnath Road, Chowpatty, Mumbai - 400 007.

(4) MRS. ZELIE DE SOUZA, 63 years of age, married, housewife, daughter of late Etienne Coelho, holder of PAN ACCPD7080K and her husband

(5) MR. JOSEPH CELESTINE DE SOUZA, 64 years of age, married, retired, son of Cosmo Florencio De Souza, holder of PAN ABZPD4181B, both Indian Nationals, residents of 'Bonita Casa' Plot No. 50-B, Goa Housing Board Colony, Mapusa, Bardez

- Goa 403 507.

Esg. Lucas
for

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(6) MR. ANDRE CLAUDE COELHO alias MR. ANDRE ETIENNE COELHO alias MR. ANDRE COELHO, 56 years of age, Divorcee, retired, son of late Etienne Coelho, holder of PAN ADWPC6417C, Indian National, resident of 'Rama Prasad' Flat No.3, 1st Floor, 24, Babulnath Road, Chowpatty, Mumbai - 400 007, represented herein by his Power of Attorney holder Mrs. RACHELLE MASCARENHAS vide Power of Attorney executed before Notary Satish Kumar Anand, Amritsar having registration no. 339 dated 13/02/2014, hereinafter collectively referred to as THE SAID VENDORS (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the FIRST PART AND

M/S COSME COSTA CONSTRUCTION PVT. LTD., PAN card no.AABCC9637R, a registered Company having its office at Altinho, Mapusa, Goa represented herein by its Director MR. RYAN S. COSME COSTA, 40 years of age, married, businessman, son of Carminho Costa, Indian National, resident of House No. E-8-56 Altinho, Mapusa, Bardez, Goa, vide Resolution of the Board of Directors dated 18/07/2014, hereinafter called THE PURCHASER (which expression shall unless repugnant to the context or meaning thereof be deemed to include its heirs, executors, administrators and assigns) of the SECOND PART.

Ecq. de Luas 3

[Signature]

[Signature]

WHEREAS there exists an immovable property known as "GHORBHAT" with a residential house therein bearing House no.24(old) corresponding to new House no.416, situated at Aradi of Socorro, within the limits of Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office surveyed for Record of Rights under survey no.153/14 of Socorro, admeasuring an area of 3500 square metres which property is more particularly described in the Schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.

AND WHEREAS the said property alongwith the adjoining property bearing survey no.165/3 of Socorro, originally formed a larger property described in the Land Registration Office under no.1773 at page 206 of Book B 5(new).

AND WHEREAS the said larger property described under no.1773 of Book B 5 new is found enrolled in the name of Caetano Manuel de Sao Francisco Conceicao Coelho under Inscription No.23931 at page 108 V of Book G 30.

ccy. by Lucas  

July

AND WHEREAS on the death of the said Caetano Manuel de Sao Francisco Conceicao Coelho and his wife Geraldina Cunha Coelho the said property was subject to inventory proceedings bearing no.281/98/E before the Civil Judge Junior Division E Court at Mapusa.

AND WHEREAS the said property was described at Item no.1 of the said Inventory Proceedings and was allotted as follows:

a) 1/5th to Fr. Emile Coelho S.J., the vendor at sr.no.1 abovenamed.

b) 1/5th to Johannes Coelho, the vendor at sr.no.2 abovenamed.

c) 1/5th to Rachelle Mascarenhas, the vendor at sr.no.3 abovenamed.

d) 1/5th to Zelig De Souza and her husband Joseph Celestine De Souza, the Vendors at sr.no.4 and 5 abovenamed and

e) 1/5th to Andre Coelho, the vendor at serial no.6 abovenamed.

AND WHEREAS the Vendors are therefore the owners in possession of the said property.

AND WHEREAS with the intention of selling their undivided right to the said property and in order to avoid any claims, the Vendors at serial no.4 and 5 published a Notice in the local newspaper The Navhind Times dated 10-05-

Ecst. de Tena's  R



2014 calling upon objections to their proposed sale.

AND WHEREAS no objections were received from any quarter. However the purchasers approached the said Vendors with a proposal to buy their share in the said property and also contacted the other Vendors to collectively buy the entire property.

AND WHEREAS after the proposal to the vendors the purchasers published a Notice in The Navhind Times dated 30-05-2014 calling for objections for the proposed purchase of the said property but no objections were filed.

AND WHEREAS on the proposal of the purchasers the vendors have agreed to sell the said property to the purchasers for a consideration of Rs.2,45,00,000/- (Rupees Two crore forty five lakhs only).

That the said consideration of Rs.2,45,00,000/- (Rupees Two crore forty five lakhs only), shall be paid by the parties of the second part to the parties of the first part as follows:

i) A sum of Rs.48,51,000/- (Rupees Forty Eight lakhs fifty one thousand Only) being payable to Fr. Emile Coelho S.J., the vendor at sr.no.1, is paid in favour of Jamshedpur Jesuit Society (PAN No. AAATJ0638H) in terms of the

Ecq. to Tinas  



requirement of his Society by Bankers Cheque no.000795 dated 28/07/2014 drawn on HDFC bank, Mapusa branch and TDS of Rs.49000/- (Rupees Forty nine thousand Only) is deducted and paid, as part payment of consideration, the receipt of which the party of the first part do hereby admit and acknowledge.

ii) A sum of Rs. 48,51,000/- (Rupees Forty Eight lakhs fifty one thousand Only) being payable to Mr. Johannes Coelho, the vendor at sr.no.2, is paid by Bankers Cheque no.000804 dated 28/07/2014 drawn on HDFC bank, Mapusa branch and TDS of Rs.49000/- (Rupees Forty nine thousand Only) is deducted and paid, as part payment of consideration, the receipt of which the party of the first part do hereby admit and acknowledge.

iii) A sum of Rs. 48,51,000/- (Rupees Forty Eight lakhs fifty one thousand Only) being payable to Mrs. Rachele Mascarenhas, the vendor at sr.no.3, is paid by Bankers Cheque no.000805 dated 28/07/2014 drawn on HDFC bank, Mapusa branch and TDS of Rs.49000/- (Rupees Forty nine thousand Only) is deducted and paid, as part payment of consideration, the receipt of which the party of the first part do hereby admit and acknowledge.

Ecst. *per Finas* 



iv) A sum of Rs. 48,51,000/- (Rupees Forty Eight lakhs fifty one thousand Only) being payable to Mrs. Zelig De Souza and her husband Joseph Celestine De Souza, the vendors at sr.no.4&5, is paid by Bankers Cheque no.000801 dated 28/07/2014 drawn on HDFC bank, Mapusa branch and TDS of Rs.49000/- (Rupees Forty nine thousand Only) is deducted and paid, as part payment of consideration, the receipt of which the party of the first part do hereby admit and acknowledge.

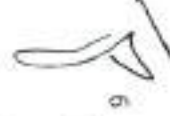
v) A sum of Rs. 48,51,000/- (Rupees Forty Eight lakhs fifty one thousand Only) being payable to Mr. Andre Coelho, the vendor at sr.no.6, is paid by Bankers Cheque no.000802 dated 28/07/2014 drawn on HDFC bank, Mapusa branch and TDS of Rs.49000/- (Rupees Forty nine thousand Only) is deducted and paid, as part payment of consideration, the receipt of which the party of the first part do hereby admit and acknowledge.

Ecch. de Tinas⁸ ✓
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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.2,45,00,000/- (Rupees Two crore forty five lakhs only) paid by the purchaser to the vendors, the receipt of which the Vendors do hereby admit and acknowledge, they the vendors do hereby sell, convey and transfer unto the purchaser all their right, title, interest, possession, lien, claim and ownership to the said property known as GHORBHAT with a residential house therein bearing no.24(old) corresponding to house no.416(new), situated in Aradi of Socorro, within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa, being part of the property described in the Land Registration Office under no.1773 at page 206 of Book No.B5(new), not enrolled in the Taluka Revenue office and as a whole surveyed under no.153/14 which property is more particularly described in the schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.

Ecdy. Dr Lucas,  



2. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the property in favour of the purchaser.

3. That in case any defect is found in the title of the vendors in the said property hereby sold and / or in the present conveyance then the vendors do 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.



That the price paid corresponds to the market value of the said property.

5. That the vendors do hereby assure the Purchaser that the property hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said property 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 hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

Ecly. & Tinas ¹⁰  



7. That the vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the purchaser and her transferees 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 hereunder contained.

8. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.



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[Signature]

SCHEDULE

ALL THAT property known as GHORBHAT with a residential house therein bearing no.24(old) corresponding to house no.416(new), situated in Aradi of Socorro, within the limits of the Village Panchayat of Socorro, Taluka and Sub District of Bardez, District of North Goa, State of Goa, being part of the property described in the Land Registration Office under no.1773 at page 206 of Book No. B5(new), not enrolled in the Taluka Revenue office and as a whole surveyed under no.153/14 of Socorro admeasuring 3500 square metres, which property bounded as under:



WEST: By road.

WEST: By property bearing survey no.164/13,14 and 15.

NORTH: By pathway bearing survey no.153/18 and property bearing survey no.153/13,15 and 16.

SOUTH: By property bearing survey no.153/19.

EC2. *Dr. Thomas J. P.*
12
for

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:



Emile Coelho S.J.

EMILE COELHO S.J.
has EMILE COELHO



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5. _____

ED. L. Lucas ¹³ *Lucas* *Lucas*

THE VENDORS :



MR. JOHANNES COELHO
alias JOHANNES YVON COELHO

1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

Er. J. de Linares ¹⁹ ↓
R

THE VENDORS :



MRS. RACHELLE MASCARENHAS
alias RACHELLE G. MASCARENHAS

For self and as POA Holder

For vendor at Srl.No.6

MR. ANDRE CLAUDE COELHO

alias MR. ANDRE ETIENNE COELHO

alias MR. ANDRE COELHO.

1. _____

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ecdy. Dr. Lucas ¹⁵ D. C.
Sign

THE VENDORS :



MRS. ZELLE DE SOUZA



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

ccy. de Souza R. P.
Zelle

THE VENDORS :



de Souza
MR. JOSEPH CELESTINE DE SOUZA



1. _____



2. _____



3. _____



4. _____



5. _____



2. _____



3. _____



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Edg. de Farias Jr. @

Edg.

THE PURCHASER :



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



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Adv. L. Funes  P



THE WITNESSES:

- Balashing*
1. (G. BALASUBRAMANIAN)
Dempo House, Campal,
Panaji - Goa

2. *Pauline*
(Jacqueline Martens)

Adv. L. Lucas ¹⁰ *✓* ^P
John



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Plan Showing plots situated at

Village : SOCORRO

Taluka : BARDUEZ

Survey No./Subdivision No. : 153/ 14

Scale : 1 : 1000

Record No. 29650

Sanle
Inspector of Survey &
Land Records



Bhargavi
By : Vidhya Shingali
25-2014

Ecq. lv Ruas R
MP

Indumol
16/5/14
Compd By: *Indumol*
C.A.D.

2. Fr. Emile Coelho S. J alias Emile Coelho, s/o Late Etienne Coelho, UnMarried, Indian, age 67 Years, Priest, r/o Jamshedpur Jesuit Society, H-15 Straight Mile Road, Sakchi Jamshedpur Pan No. BBLPC32088

Photo	Thumb Impression	Signature
		

3. Johannes Coelho alias Johannes Yvon Coelho, s/o Late Etienne Coelho, Divorce, Indian, age 66 Years, Retd, r/o Rama Prasad, Flat No. 3, 1st Floor, 24 Babunath Road, Chowpatty Mumbai 400007 Pan No. ASSPC8913E

Photo	Thumb Impression	Signature
		

4. Zelle De Souza, d/o late Etienne Coelho, Married, Indian, age 63 Years, House-Wife, r/o Bonita Casa Plot No. 50-B Goa Housing Board Colony Mapusa Bardez Goa 403507 Pan No. ACCPD7080K

Photo	Thumb Impression	Signature
		

5. Joseph Celestine De Souza, s/o Cosmo Florencio De Souza, Married, Indian, age 64 Years, Retd, r/o Bonita Casa Plot No. 50-B Goa Housing Board Colony Mapusa Bardez Goa 403507 Pan No. ABZPD4181B

Photo	Thumb Impression	Signature
		

6. Ryan S. Cosme Costa, s/o Carminho Costa, Married, Indian, age 40 Years, Business, r/o E-8-56 Altinho Mapusa Bardez Goa Director of M/S Cosme Costa Construction Pvt Ltd Office Altinho Mapusa Goa Having Pan No. AABCC9637R, vide Resolution dated 18.07.2014

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Arvind Rama Mishal , s/o Rama Mishal, Married, Indian, age 70 Years, Service, r/o H.No. 245 Angod Mapusa Bardez Goa	A R Mishal
2	Jacqueline Martins , d/o Mauricio Martins, Married, Indian, age 42 Years, Service, r/o H.No. 85 Cunchelim Mapusa Bardez Goa	Harline


Sub Registrar

Sub-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03428-2014
CD Number BRZD709 on
Date 30-07-2014

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

**DR. REGISTRAR
BARDEZ**
4/8/14



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 30-07-2014 10:58:54 AM

Document Serial Number : 3317

Presented at 09:47:00 AM on 30-07-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	980000.00
2	Processing Fees	420.00
	Total :	980420.00

Stamp Duty Required: 980000.00

Stamp Duty Paid: 980000.00

Ryan S. Cosme Costa presenter

Name	Photo	Thumb Impression	Signature
Ryan S. Cosme Costa, s/o Carminho Costa, Married, Indian, age 40 Years, Business, r/o E-8-56 Altinho Mapusa Bardez Goa Director of M/S Cosme Costa Construction Pvt Ltd Office Altinho Mapusa Goa Having Pan No. AABCC9637R, vide Resolution dated 18.07.2014			

Endorsements

Executant

1. Rachelle Mascarenhas alias Rachelle G. Mascarenhas, d/o late Etienne Coelho, Married, Indian, age 65 years, House-Wife, r/o Rama Prasad, Flat No. 3, 1st Floor, 24 Babulnath Road, Chowpatty Mumbai 400007 Pan No. AKHPM5811A For self and POA for Vendor No. 6 Vide POA dated 13.07.2014 executed before Notary Satish Kumar Anand Amritsar under Reg. No. 339/2014

Photo	Thumb Impression	Signature
		