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For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory



Name of Purchaser C. Pinto Builders

Citizencredit co-operative Bank Ltd.

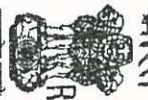
Mapusa Branch,

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

Boston Homes,

Mapusa, Goa - 403 507 /

D-51STPN/ICR/35/112013-RO



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GOA
NON JUDICIAL

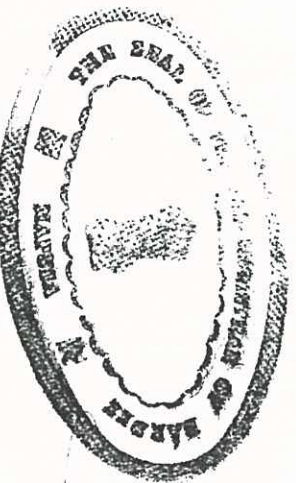
RS ≈ 0571500 ≈ 14.5.2019

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2903 7632246



2019-BRZ-1924

26-06-2019



DEED OF SALE

..2/-

[Signature]

[Signature]

C. Pinto

C. PINTO BUILDERS
PARTNER



2

THIS DEED OF SALE is made at Mapusa, Bardez, Goa on this 16th day of May, 2019, (16/05/2019),

B E T W E E N

M/S. PRESTIGE BUILDERS AND DEVELOPERS, a Construction Firm having its office at Comunidade Ghor, First Floor, Office No. (1), Mapusa, Bardez, Goa, a sole proprietary concern of **MR. CEDRIC WILLIAM FRANCIS PINTO alias CEDRIC PINTO**, son of Casmiro Francis Pinto, aged 60 years, married, business, holding PAN card No. ADNPP5679C, having Aadhar Card bearing no. 3265 6593 2872, Indian National, mobile no. 9823054983 and resident of House no. 339, Shetyewado, Duler, Mapusa, Bardez, Goa. (Hereinafter called the **VENDOR**, which expression shall unless repugnant to the context and meaning thereof include its successors, administrators, executors and assigns) **OF THE FIRST PART;**

AND

C. PINTO BUILDER'S, a Partnership Firm registered before the Registrar of Firms under registration no. 246/17, dated 30/10/2017 of Volume No. 13 having its office at Comunidade Ghor, First Floor, Mapusa, Bardez, Goa, PAN card No. AAMFC9429M, GST No. 30AAMFC9429M1Z3, Office Phone No. 8888788025. The Partnership Firm is being represented by its Partners:-




C. PINTO BUILDER'S
PARTNER



1. **MR. CEDRIC WILLIAM FRANCIS PINTO**, son of Casmiro Francis Pinto, aged 60 years, married, business, holding PAN card No. ADNPP5679C, having Aadhar Card bearing no. 3265 6593 2872, mobile no. 9823054983, Indian National and resident of House no. 339, Shetyewado, Duler, Mapusa, Bardez, Goa.

2. **MR. CARLTON FRANCIS PINTO**, son of Cedric Pinto, aged 27 years, bachelor, business, Indian National, holding PAN Card No. BDLP3734M, Aadhar Card No. 5836 2205 7717, mobile no. 8888788025, resident of House No. 339, Shetyewado, Dhuler, Mapusa, Bardez, Goa. (Hereinafter called the **VENDEE**, which expression shall unless repugnant to the context and meaning thereof include its successors, administrators, executors, partners and assigns) **OF THE OTHER PART; SHEWETH:**

AND WHEREAS at Mapusa, Bardez, Goa, there is a property surveyed under Chalta no. 71 of P.T. Sheet No. 101 of City Survey Mapusa admeasuring 1127 Sq. Mts., situated at Billow, Ward No. 4, within the Jurisdiction of the Mapusa Municipal Council, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa, more particularly described in the Schedule below. (Hereinafter called the said property)

AND WHEREAS originally the said property belonged to late Francis Abreu alias Francisco Sebastiao de Abreu alias Sebastiao Abreu, Mrs.

**C. PINTO BUILDER'S
PARTNER**





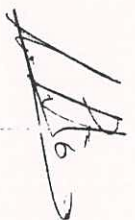
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Rosaria Piedade De Mello alias Mrs. Maria Rosario Piedade de Mello and Miss Magdalena Abreu alias Madelena Abreu.

AND WHEREAS after the death of the said late Francis Abreu alias Francisco Sebastiao de Abreu alias Sebastiao Abreu, Mrs. Rosaria Piedade De Mello alias Mrs. Maria Rosario Piedade de Mello and Miss Magdalena Abreu alias Madelena Abreu, an Inventory proceeding was filed bearing no. 49/2001/D in the Court of Civil Judge Senior Division of Mapusa and the said property which was listed in the list of asset as item no. 2 was allotted to Mrs. Peity Antonetta Domitilla De Souza. The said allotment is confirmed by the Order dated 06/01/2009 passed by the Civil Judge Junior Division in the said Inventory Proceeding.

AND WHEREAS thereafter the said Peity Antonetta Domitilla De Souza and her husband Mr. Lewis Hector De Souza executed a Deed of Transfer on 12/03/2011 and transferred all their right in the said property in favour of Mrs. Merlyn Celia Abreo and Mr. Sebastian Francis Abreo. The said Deed of Transfer was duly registered in the Office of the Sub-Registrar of Bardez under Registration No. BRZ-BK1-01287-2011, dated 14/03/2011.

AND WHEREAS by virtue of the said Deed of Transfer the said Mrs. Merlyn Celia Abreo and Mr. Sebastian Francis Abreo became the exclusive owners in possession of the said property.


**C. PINTO BUILDER'S
PARTNER**



5

AND WHEREAS the said Mrs. Merlyn Celia Abreo along with her husband Mr. Hygino Minguel Abreo and the said Mr. Sebastian Francis Abreo entered into an Agreement for Sale with Mr. Cedric W. F. Pinto, the sole Proprietor and Managing Director of **M/S. PRESTIGE BUILDERS AND DEVELOPERS** and agreed to sell the said property to the said Cedric W. F. Pinto. The said Agreement for Sale was duly registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-BK1-01804-2014, dated 25/04/2014.

AND WHEREAS subsequently the said Mrs. Merlyn Celia Abreo along with her husband Mr. Hygino Minguel Abreo and the said Mr. Sebastian Francis Abreo along with his wife Mrs. Juliana Conceicao Abreo at the request of the said Mr. Cedric Pinto executed Deed of Sale on 28/04/2014 in favour of the said **M/S. PRESTIGE BUILDERS AND DEVELOPERS**, sole Proprietary concern of the said Mr. Cedric W. F. Pinto and sold the said property to the said **M/S. PRESTIGE BUILDERS AND DEVELOPERS** and handed over peaceful possession to it. The said Deed of Sale was duly registered in the Office of Sub-Registrar of Bardez under registration no. BRZ-BK1-03873-2014, dated 27/08/2014.

AND WHEREAS by virtue of the said Sale Deed the said **M/S. PRESTIGE BUILDERS AND DEVELOPERS**, the **VENDOR** herein became the exclusive owner in possession of the said property surveyed under Chalta no. 71 of P.T. Sheet no. 101 of City Survey Mapusa

**C. PINTO BUILDER'S
PARTNER**



6

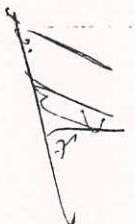
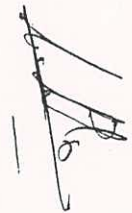

admeasuring an area of 1127 Sq. mts. situated at Mapusa, Bardez, Goa.

AND WHEREAS the **VENDOR** herein had purchased the said property for the purpose of development and construction of Building Project and accordingly the said Cedric Pinto the sole Proprietor/Managing Director of the **VENDOR** has already obtained permission from N.G.P.D.A. bearing No. NGPDA/M/1461/502/18, dated 03/07/2018, so also construction licence from Mapusa Municipal Council bearing licence no. 15, dated 11/09/2018 for the construction of the building in the said property. Thereafter the **VENDOR** herein obtained Sanad bearing No. 4/273/CNV/AC-III/2018/1391, dated 20/12/2018 from the Office of the Additional Collector - III North Goa District, Mapusa, Goa.

AND WHEREAS due to some genuine difficulties the Managing Director/Sole Proprietor of the **VENDOR** wants to transfer the said property in the name of his Partnership Firm i.e. **C. PINTO BUILDER'S**, the **VENDEE** herein, by way of Sale.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. **That** the **VENDOR** does hereby sell, convey, transfer and assign to the **VENDEE** in consideration of Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lakh Only), and free from encumbrances the said property without any specific name, surveyed under




C. PINTO BUILDER'S
PARTNER



7

Chalta no. 71 of P.T. Sheet No. 101 of City Survey Mapusa, admeasuring 1127 Sq. Mts., situated at Billow, Ward No. 4, more particularly described in Schedule below and shown in red colour in the plan attached hereto, TOGETHER WITH ALL ways, waters, water courses, liberties, privileges, easements and appurtenances whatsoever belonging to the said property or in any way reputed to, belong to or be occupied therewith or be appurtenant thereto; AND ALL the right, title, estate, interest, claims and demands whatsoever of the **VENDOR** to the said property hereby conveyed and every part thereof; TO HOLD the same to the **VENDEE**, its successors, executors, administrators, partners and assigns absolutely and forever.

2. The **VENDOR** at the time of execution of this Deed of sale does hereby hand over the possession of the said property to the **VENDEE**.

3. **THAT** the **VENDOR** declares that notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or by any person/s claiming by, from, through, under or trust for them, the **VENDOR** has not made, done, committed, omitted or knowingly or willingly suffered to the contrary, and that the **VENDOR** has in itself whilst executing this deed of sale good right, full power, lawful title and absolute authority to execute this deed and convey, transfer and assure the said



C. PINTO BUILDER'S
PARTNER



8

property hereby conveyed, transferred or assured or intended so to be unto and to the use and benefit of the **VENDEE** in the manner hereby done.

4. The **VENDOR** declares that on execution of this sale deed the **VENDEE** becomes the exclusive owner in possession of the said property. That the Building Project which will be constructed in the said property shall exclusively belong to the **VENDEE** as the same will be constructed by the **VENDEE** with its own costs, expenses and efforts.

5. **THAT** the **VENDOR** at any time heretofore have not made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the **VENDOR** is prevented from conveying, transferring and assuring the said property or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

6. **THAT** it shall be lawful for the **VENDEE** from time to time and at all times hereafter peacefully and quietly to hold, have, occupy, possess and enjoy the said property hereby conveyed, transferred and assured with its appurtenances and receive an appropriate income, issues and profits thereof. The **VENDEE** shall own, use and

**C. PINTO BUILDER'S
PARTNER**








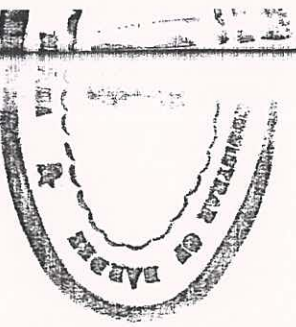
enjoy the said property without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the **VENDOR** or its sole Proprietor/Managing Director, administrators, executors, legal representative, successor/s and/or permitted assigns or any of them or from or by any person or persons claiming by, from, under or in trust for them or any of them.

7. **THAT** the **VENDOR** shall and will from time to time and at all times hereafter at the request and costs of the **VENDEE** hereafter sign such further and other documents from time to time required by the **VENDEE** for the purpose of perfecting **VENDEE'S** title to the said property; Notwithstanding anything herein contained the **VENDOR** expressly grant its 'No Objection' for including the name of the **VENDEE** as 'Owner/Occupant' in 'D' Card (survey records) of the said property by deleting its name. The **VENDEE** shall do all the procedure of mutation of the said property at its own cost.

8. **THAT** all rates, taxes and outgoings due and payable in respect of the said property and every part thereof have been paid regularly and no part thereof is in arrears.

9. **THAT** there are no suits or litigations in respect of the said property hereby conveyed.




C. PINTO BUILDER'S
PARTNER





10

10. **THAT** the said property and every part thereof is free from all or any encumbrances, charges, mortgages, whatsoever or howsoever. Moreover, there is no other person or persons who have or can have any claim or any right, title and interest of whatsoever or howsoever nature in, to, upon the said property or any part thereof.

11. **THAT** the parties hereto shall admit execution of this deed of sale before the Registering Authority and comply with all other requirements of law, if any, within the time stipulated by law.

12. The total consideration is Rs. 1,27,00,000/- (Rupees One Crore Twenty Seven Lakh Only), which is the market value of the said property and the stamp duty amounting to Rs. 5,71,500/- (Rupees Five Lakh Seventy One Thousand Five Hundred Only) is paid herewith. The cost of stamp duty payable on this Deed of Sale shall be borne and paid by the **VENDEE** who shall likewise bear and pay the registration fees thereon.

IN WITNESS WHEREOF this deed is made and signed by the **VENDOR** and the **VENDEE** in the presence of witnesses who sign below on the day and year first herein above mentioned.




C. PINTO BUILDER'S
PARTNER





11

S C H E D U L E

ALL THAT property surveyed under Chalta no. 71 of P.T. Sheet No. 101 of City Survey Mapusa, admeasuring 1,127 Sq. Mts., Situated at Billow, Ward No. 4, within the Jurisdiction of the Mapusa, Municipal Council, Taluka Bardez, Sub-District Bardez, District North Goa, State of Goa. The said property is bounded as under:-

East: By road.

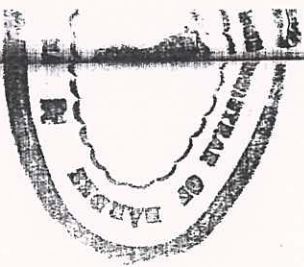
West: By Chalta no. 57 of P.T. Sheet No. 101 of City Survey Mapusa.

North: By Chalta no. 70 of P.T. Sheet No. 101 of City Survey Mapusa.

AND

South: By road.


**C. PINTO BUILDER'S
PARTNER**

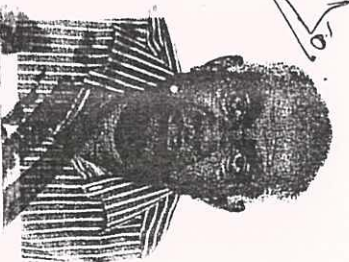




L.H.F.P.

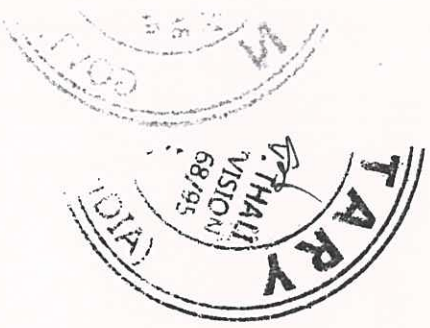
R.H.F.P.

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THE VENDOR. MR. CEDRIC WILLIAM FRANCIS PINTO alias CEDRIC PINTO,
(Managing Director/sole Proprietor of M/S. PRESTIGE BUILDERS AND DEVELOPERS)

C. PINTO BUILDER'S
PARTNER



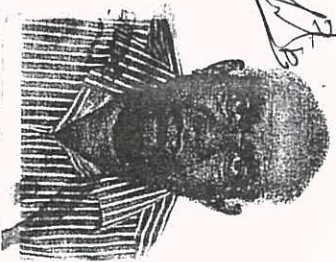
L.H.F.P.

R.H.F.P.



THE VENDEE.

MR. CEDRIC WILLIAM FRANCIS PINTO
(Partner no. 1 of C. PINTO BUILDER'S)



C. PINTO BUILDER'S
PARTNER

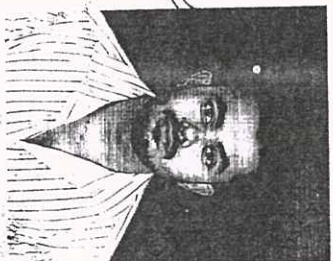


L.H.F.P.

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R.H.F.P.

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THE VENDEE. Mr. Carlton Francis Pinto
(Partner no. 2 of C. Pinto Builder's)

C. PINTO BUILDER'S
PARTNER



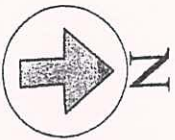
1. Joseph Agnel Constancio Soares
(MR. JOSEPH AGNEL CONSTANCIO SOARES)

2. Utkrant Dinanath Vellip
(MR. UTKRANT DINANATH VELLIP)

C. PINTO BUILDER'S
PARTNER

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

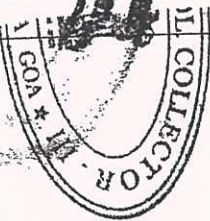
PLAN



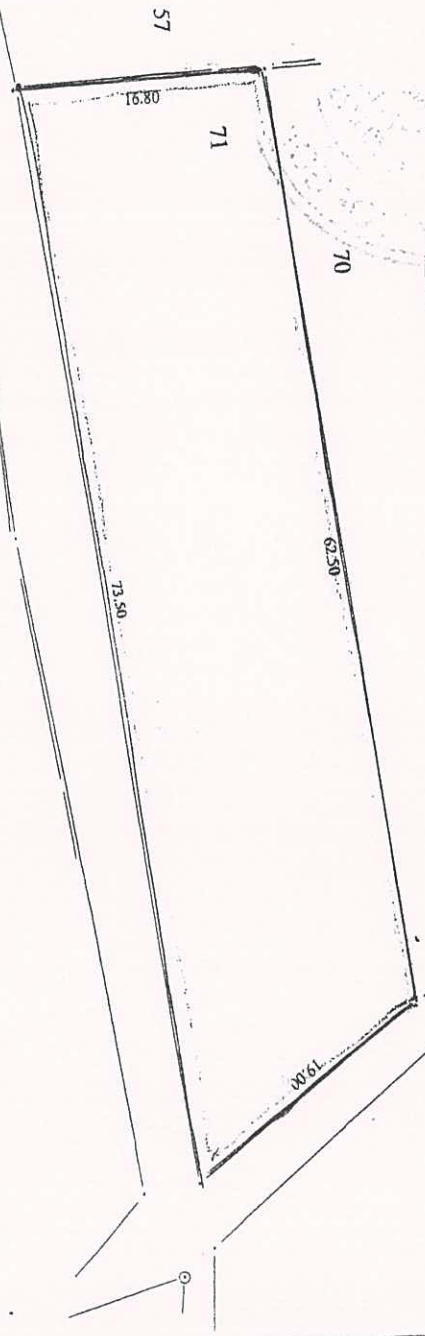
OF THE LAND BEARING CHALTA . No. 71 OF P.T.SHEET No.101
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA,
APPLIED BY M/S. PRISTIGE BUILDERS & DEVELOPERS.
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.4/273/CNV/AC-III/2018/1179 DATED 26-10-2018
FROM THE OFFICE ~~Additional Collector~~, Collector, MAPUSA-GOA.

SCALE : 1:500

AREA APPLIED FOR CONVERSION. 1127 Sq. Mts.



Rajesh R. Patkuchelkar
RAJESH R. PATKUCHELKAR
INSPECTOR OF SURVEYS & LAND RECORDS
CITY-SURVEY MAPUSA



PREPARED BY

Vivek Bude
VIVEK BUDE
Field Surveyor

SURVEYED ON: 02/11/2018

VERIFIED BY

Yogesh B. Maskelkar
YOGESH B. MASKELKAR
Head Surveyor

[Signature]
Additional Collector - III
North, Mapusa - Goa

FILE No. 78/CNV/CITY/MAP/18

[Signature]
[Signature]



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 26-Jun-2019 10:06:33 am

Document Serial Number :- 2019-BRZ-1924

Presented at 10:06:58 am on 26-Jun-2019 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	571500
2	Registration Fee	444500
3	Mutation Fees	2500
	Processing Fee	440
Total		1018940



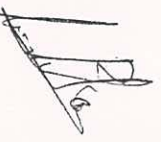
Stamp Duty Required : 571500

Stamp Duty Paid : 571500

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	NDIA Carlton Francis Pinto, S/o - D/o Cedric William Francis Pinto Age: 27, Marital Status: , Gender:Male,Occupation: Business, Address1 - House No. 339, shetyewado, Duler, Mapusa, Bardez, Goa, Address2 - , PAN No.: BDLPP3734M			







Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Cedric William Francis Pinto, S/o - D/o Casmiro Francis Pinto Age. 60, Marital Status: Married, Gender:Male,Occupation: Business, Address1 - Comunidade Ghor, First Floor, Mapusa, Bardez, Goa, Address2 - Morod, Mapusa, Bardez, Goa, PAN No.: AAMFC9429M			
2	Cedric William Francis Pinto, S/o - D/o Casmiro Francis Pinto Age: 60, Marital Status: , Gender:Male,Occupation: Business, Address1 - House No. 339, Shetyewado, Duler, Mapusa, Bardez, Goa, Address2 - , PAN No.: ADNPP5679C			
3	Carlton Francis Pinto, S/o - D/o Cedric William Francis Pinto Age: 27, Marital Status: , Gender:Male,Occupation: Business, Address1 - House No. 339, shetyewado, Duler, Mapusa, Bardez, Goa, Address2 - , PAN No.: BDLPP3734M			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MS PRESTIGE BUILDERS AND DEVELOPERS A Sole Proprietary Concern Of Mr Cedric William Francis Pinto ,S/o - D/o Casmiro Francis Pinto Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 339, Shetyewado Duler, Mapusa, Bardez, Goa, Address2 - , PAN No.: ADNPP5679C			
4				

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Joseph Agnelo Constancio Soares, 49 ,1970-02-20 ,9823075180 , ,Service , Marital status : Married 403507, A2-F2, A2-F2, Near Ganesh Puri Marg Mapusa, Bardez, NorthGoa, Goa			
2	Utkarant Dinanath Velip, 40 ,1979-03-31 ,7083099746 , ,Service , Marital status : Married 403702, House No. 742-B Mahalwada Poinguinim Canacona South Goa., House No. 742-B Mahalwada Poinguinim Canacona South Goa. Poinguinim, Canacona, SouthGoa, Goa			



Sub Registrar

S.S.V. THAKUR
BARDEZ

Document Serial No:-2019-BRZ-1924

Book :- 1 Document

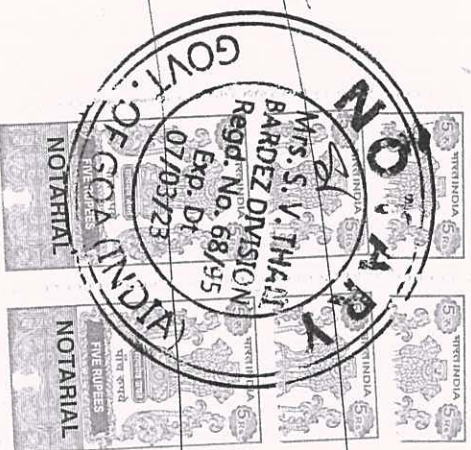
Registration Number :- **BRZ-1-1890-2019**

Date : 26-Jun-2019

Amal Kumar

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

BARDEZ



Certified that this is

a true copy of Original

Mapusa on 09/07/2019

Steel

MRS. S. V. THALI
NOTARY-BARDEZ-DIVISION
MAPUSA-BARDEZ-GOA (INDIA)

Reg. No:- 313 / 2019