(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507

D-5/STP(V)/C.R./35/1/2013-RD

भारत INDIA

STAMP DUTY
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Rs. ≈ 1000000 ≈

365430

GOA
NON JUDICIAL

17.2.2021

GOA

9089 7227325

For CITIZENCREDIT™ CO-OP BANK LTD.

Authorised Signatory

Name of Purchaser COSME COSTA & ASSOCIATES

2021-BRZ-729

18/02/2021

DEED OF SALE

(RUPEES ONE LAKH FIFTY FOUR THOUSAND TWO HUNDRED FIFTY ON

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D-5/STP(V)/C.R./35/1/2013-RD

भारत
INDIA

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Rs. 0154250
36:5430

GOA
NON JUDICIAL
17.2.2021
GOA
Zero*OneFive*Four*Two**Five*Zero***

9090 5535494

For CITIZENCREDIT CO-OP BANK LTD

Authorised Signatory

Name of Purchaser COSME COSTA & ASSOCIATES

DEED OF SALE

2

THIS DEED OF SALE is executed at Mapusa, on this 17th day of February 2021 between

(1) MR. ALAN VICTOR JOHN D'MELLO alias ALLAN D MELLO alias ALAN VICTOR JOHN D MELLO alias ALAN V DMELLO, alias ALAN D'MELLO, 43 years of age, married, service, holder of PAN Aadhar , Mbl. , son of late Victor D'Mello, and his wife

(2) MRS. SHYAMASHREE CHAKRAVARTY E D'MELLO alias SHYAMASHREE DMELLO, alias SHYAMASHREE D'MELLO, 45 years of age, married, service, holder of PAN , Aadhar , Mbl. wife of Alan Victor John D'Mello, both Indian Nationals, resident of Mumbai – 400 102, Maharashtra, India, is represented herein by her husband, POA holder, MR. ALAN VICTOR JOHN D'MELLO alias ALLAN D MELLO vide Power of Attorney executed before Advocate & Notary G. K. Wadhwa having Reg. no. 39-2021 dated 10/02/2021, hereinafter called the "VENDORS / OWNERS" (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 AND ASSOCIATES, (PAN card no.) a registered partnership firm, having their office at Altinho, Mapusa, Goa, through its partners (1) Mr. Carminho Caetano dos Milagres de Souza e Costa also known as Carminho Costa, 84 years of age, son of late Jose Xavier Cosme Costa, holder of PAN No. ,
(2) Mrs. Aida Costa, 73 years of age, wife of late Cesar Costa, holder of PAN No. ,
(3) Mr. Ryan Savio Cosme Costa also known as Ryan Costa, 46 years of age, married, businessman, son of Carminho Costa, holder of PAN No.
and (4) Mr. Carl Joseph Cosme Costa also known as Carl Costa, 38 years of age, son of Carminho Costa; holder of PAN No. , all Indian National, Partners at sr. no: 1, 3 and 4 resident of , Goa, and Partner at sr. no: 2 resident of , Goa.

Partners at sr. no: 1, 2 and 3 represented herein by its partner at sr. No: 4 MR. CARL JOSEPH COSME COSTA, 38 years of age, married, businessman, son of Carminho Costa, holder of PAN , Indian National, resident of Altinho, Mapusa, Bardez, Goa, by virtue of a POA executed on 08/05/2013 before Sub-Registrar, Bardez, under Reg. no.28/13, hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators and assigns) OF THE SECOND PART;

WHEREAS there exist a property known as PIMPLACHEM BATA or BAUTAWADO situated in the ward Bountavaddo of Assagao, within the limits of Village Panchayat of Assagao, 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 Records of Rights under survey no 213/3 corresponding to Old Cadastral survey no. 1921, now found to be having an area of 950 square metres, which property is more particularly described in the Schedule hereinunder written and hereafter referred to as THE SAID PROPERTY.

AND WHEREAS the said property originally belonged to Idalina Conceicao Pinto alias Adelina Consecao Pinto and her husband John Philip D'Mello alias Joao Felipe de Melo.

AND WHEREAS in the old survey records, it is found recorded in the name of Jose Antonio Xavier de Melo alias Antonio Jose D'Mello alias Anthony D'Mello alias Jose Anthony Xavier D'Mello, Luis Gonzaga de Melo alias Luis Gonsac D'Mello and Leticia de Melo alias Leticia Albuquerque widow of Jose Assis Albuquerque alias Jose Assencao Albuquerque.

AND WHEREAS the said property was subject matter of Inventory Proceedings no: 94/2000/A in the Court of the Civil Judge Senior Division at Mapusa and was described at Item No: 6 of the Description of Assets.

AND WHREAS by orders dated 28.4.2016 the Hon'ble Civil Judge Senior Division at Mapusa confirmed the Chart of Allotment whereby the said property was allotted one half to Saira Filomena Alvares and the other half to the vendors herein.

AND WHEREAS the said property was subsequently subject matter of Suit for Partition bearing Special Civil Suit No: 32/2019/B before the Civil Judge Senior Division "B" Court at Mapusa and the Hon'ble Civil Judge Senior Division "B" Court at Mapusa decreed the said suit on 26.8.2019 whereby the said property described at item no.3 of para 2 thereof came to be allotted to the vendors herein.

AND WHEREAS consequent to the said decree the vendors have carried out the mutation in survey records and the said property now stands in the name of the Vendor at serial no.1 as occupant thereof.

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

AND WHEREAS the purchaser has now proposed and the vendors have agreed to sell the said property to the purchaser for a consideration of Rs.2,56,50,000/- (Rupees Two Crores fifty six lakhs fifty thousand Only).

AND WHEREAS as abundant caution the purchasers published public notices in local newspapers THE NAVHIND TIMES and HERALD published on 31/01/2021 but no objections to the proposed sale have been received.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of Rs.2,56,50,000/- (Rupees Two Crores fifty six lakhs fifty thousand Only) paid by the purchaser to the vendors, as herein mentioned, 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 PIMPLACHEM BATA or BAUTAWADO situated in the ward Bountavaddo of Assagao, within the limits of Village Panchayat of Assagao, 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 Records of Rights under survey no 213/3 corresponding to Old Cadastral survey no. 1921, now found to be having an area of 950 square metres, which property is more particularly described in the Schedule hereinunder written and hereafter referred to as THE SAID PROPERTY.

The said consideration of Rs.2,56,50,000/- (Rupees Two Crores fifty six lakhs fifty thousand Only) is paid by the purchaser to the vendors as follows:

I) A sum of Rs.1,27,28,812.50 (Rupees One Crore Twenty seven lakhs twenty eight thousand eight hundred and twelve and paise fifty Only) is paid by the purchaser to the vendor No.1 by Demand Draft No. 024941 dated 16/02/2021 drawn on HDFC Bank, Mapusa branch and Tax deducted at source (TDS) of Rs.96,188.00 (Rupees Ninety six thousand one hundred and eighty eight Only) is paid favouring the Vendor No.1 vide Certificate No. CIN:051030817022113723, BSR Code 0510308 challan no.280, Challan serial no.13723 dated 17/02/2021 deposited at HDFC Bank, Netbanking.

II) A sum of Rs.1,27,28,812.50 (Rupees One Crore Twenty seven lakhs twenty eight thousand eight hundred and twelve and paise fifty Only) is paid by the purchaser to the vendor No.2 by Demand Draft No. 024942 dated 16/02/2021 drawn on HDFC Bank, Mapusa branch and Tax deducted at source (TDS) of Rs.96,188.00 (Rupees Ninety six thousand one hundred and eighty eight Only) is paid favoring the Vendor No.2 vide Certificate No. CIN:051030817022113947, BSR Code 0510308 challan no.280, Challan serial no.13947 dated 17/02/2021 deposited at HDFC Bank, Netbanking.

2. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the said property to 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, at the cost and expense of the purchaser.

4. That the price paid corresponds to the market value of the said property. The requisite stamp duty is paid accordingly by the purchaser.

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.

7. That the vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the purchaser and his 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 Vendors, on execution of this Deed of Sale do hereby grant their consent and state that they have no objection for the purchaser to get the said property mutated unto their name.

9. 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.

SCHEDULE

All that property known as PIMPLACHEM BATA or BAUTAWADO situated in the ward Bountavaddo of Assagao, within the limits of Village Panchayat of Assagao, 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 Records of Rights under survey no 213/3 corresponding to Old Cadastral survey no. 1921, now found to be having an area of 950 square metres, and is bounded as under:

EAST: By property bearing survey no 213/4

WEST: By property bearing survey no 213/2

NORTH: By road

SOUTH: By road

IN WITNESS WHEREOF the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

THE VENDOR :

AT SR. NO. 1

MR. ALAN VICTOR JOHN D'MELLO
alias ALLAN D MELLO alias ALAN VICTOR JOHN D MELLO
alias ALAN V DMELLO alias ALAN D'MELLO
(For Self and POA Holder for Vendor at Sr. No. 2)

1._____ 1._____

2._____ 2._____

3._____ 3._____

4._____ 4._____

5._____ 5._____

THE PURCHASER :

M/s COSME COSTA & ASSOCIATES
(represented by its Partner,
MR. CARL JOSEPH COSME COSTA).

1._____

1._____

2._____

2._____

3._____

3._____

4._____

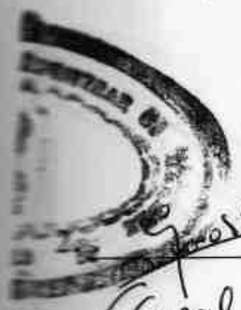
4._____

5._____

5._____

THE WITNESSES :

1. _____
(Jacqueline Naik)



_____
(Gopal Morvoskar)

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

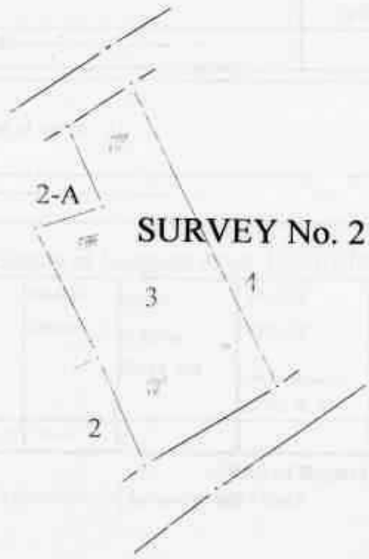
N

CBAR 121-3457

Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 213/ 3
Scale : 1 :1000

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.

Rs.5 FIVE RUPEES INSPECTOR OF SURVEY & LAND RECORDS MAPUSA-GOA



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 10-02-2021

Compared By:

100012019275

FORM I & XIV

Date : 09/02/2021 नमुना नं 1 व 14 Page 1 of 1

Taluka BARDEZ
तालुका
Village Assagao
गांव
Name of the Field Bhawato Wado
क्षेताचें नांव

Survey No. 213
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop बिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.09.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.50

Remarks शेरा

Assessment : आकार Rs. 0.00 Foro फोर Rs. 0.00 Predial प्रेदियाल Rs. 0.00 Rent रेंट Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Alan Victor John D Mello alias Allan D Mello		57594	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

CITIZEN SERVICE CENTRE, MAPUSA
09 FEB 2021
GOVERNMENT OF GOA

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **18-Feb-2021 10:02:51 am**

Document Serial Number :- **2021-BRZ-729**

Presented at **10:02:46 am** on **18-Feb-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

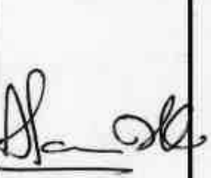
Sr.No	Description	Rs.Ps
1	Stamp Duty	1154300
2	Registration Fee	897750
3	Mutation Fees	1000
4	Processing Fee	560
	Total	**2053610**

Stamp Duty Required :**1154300/-** Stamp Duty Paid : **1154300/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**CARL JOSEPH COSME COSTA ,Father Name:**CARMINHO COSTA,**Age:** 38, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, **Address1 -** ALTINHO MAPUSA BARDEZ GOA, **Address2 -** , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**ALAN VICTOR JOHN D MELLO ALIAS ALLAN D MELLO ALIAS ALAN V DMELLO ALIAS ALAN D MELLO , Father Name:LATE VICTOR D MELLO, Age:** 43, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Service, JOGESHWARI WEST MUMBAI, **PAN No.:**			
2	**ALAN VICTOR JOHN D MELLO ALIAS ALAN D MELLO , Father Name:LATE VICTOR D MELLO, Age:** 43, **Marital Status:** ,**Gender:**Male,**Occupation:** Advocate, JOGESHWARI WEST MUMBAI 400102 MAHARASHTRA INDIA, **PAN No.: , as Power Of Attorney Holder for SHYAMASHREE CHAKRAVARTY E D MELLO ALIAS SHYAMASHREE DMELLO ALIAS SHYAMASHREE D MELLO**			
	Carl Joseph Cosme Costa , Father Name:Carminho			

3	**Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Altinho Mapusa Bardez GoaBARDEZ, **PAN No.:** , **as Power Of Attorney Holder for CARMINHO COSTA**			
4	**CARL JOSEPH COSME COSTA , Father Name:CARMINHO COSTA, Age:** 38, **Marital Status: ,Gender:**Male,**Occupation:** Business, ALTINHO MAPUSA BARDEZ GOA, **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **GOPAL MADHUSUDAN MOROSKAR,Age: 35,DOB: ,Mobile: ,Email: carl@cosmecosta.in ,Occupation:Service , Marital status : Married** , Address:403507, , Mapusa, Bardez, NorthGoa, Goa			
2	Name: **JACQUELINE NAIK,Age: 49,DOB: ,Mobile: ,Email: carl@cosmecosta.in ,Occupation:Service , Marital status : Married** , Address:403507, , Mapusa, Bardez, NorthGoa, Goa			

18/02/2021

Sub Registrar

SUB REGISTRAR BARDEZ

Document Serial Number :- **2021-BRZ-729**

Document Serial No:-2021-BRZ-729

Book :- 1 Document
Registration Number :- **BRZ-1-719-2021**
Date : 18-Feb-2021

18/02/2021

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

SUB-REGISTRAR
BARDEZ