(Rupees Six routes eighty six thousand fire hundred only)

Phone No 3867711886 Sold To/Issued To: Purple Aster Leisure For Thom/ID Proof: Pancard







For CITIZENCREDIT CO-OP BANK LTD.

Authorised Signatory

Name of Purchaser: Purple Aster Leisure Homes LLP

2022-BR2-1525

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DEED OF SALE

Purple Aster Leisure Hornes LLP

Authorised Signatory

FOR AVANT HOUSING & DEVELOPMENT PVT LTD

Director

Mr. Maria

on this 31 day of March 2022 BETWEEN:-

(1).-AVANT HOUSING AND DEVELOPMENTS PVT. LTD., a Company incorporated under the Companies Act 1956, having its registered Office at F-12, 1st Floor, Global Orchid Arcade, Near Gobal Business Park, Mehrauli Gurgaon Haryana, Holding Pan Card No. , herein represented by its Director SHRI DILIP KRISHNA MAULANKAR, aged 59 years, son of Shri. Krishna Maulankar, occupation business, married, holding PAN Card no. Aadhaar Card no. Email ID: d maulankar@rediffmail.com, Mobile No. , residing at H.no.537, Lima Waddo, Socorro, Porvorim Bardez Goa-403501, duly authorized vide resolution dated 23-7-2018 of Roard of Director hereinafter referred to as the "OWNER/VENDOR" which expression shall mean and include its heirs, successors, representatives, Directors, administrators, shareholders, and assigns) as Party of the **FIRST PART**;

AND

(2)-PURPLE ASTER LEISURE HOMES LLP, a Company incorporated under the Companies Act 1956, having its registered Office at Flat no.5S1, Prudential Palms-Chogm Road, Porvorim Bardez Goa, Holding Pan Card No.1, herein represented by its Director SHRI. ROHAN SUBHASH VAZARKAR, aged 37 years, son of Shri Subhash Vazarkar, occupation business, married, holding PAN Card no., Aadhaar Card no., Email ID: rohanvazarkar@gmail.com, Telephone Phone No., residing at House no.1023, Zoswado, Socorro, Bardez Goa-403501, duly authorized vide resolution dated

Purete Aster Leisure Homes LLP

Authorised Signatory

FOR AVANT HOUSING & JEVELOPMENT EVELTD

Director

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7-2-2022 of Board of Director hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof include its heirs, executors, administrators shareholders and assigns) as Party of the SECOND PART.

All Indian Nationals

WHEREAS there exist all that property identified as "GORBATA" also known as "TORDA" situated at Torda, within the limits of Village Panchayat of Salvador-do-Mundo, Taluka and Registration Sub-District of Bardez, District North Goa in the State Goa, surveyed under no.47/1-A admeasuring 1845 sqmts. more particularly described in detail in the Schedule hereunder written, and hereinafter referred to as the "SAID PROPERTY".

WHEREAS the said property originally belonged to Manuel Antonio de Saturnimo Mendonha having allotted the same to him by virtue of Public Deed of Division, amicable Partition and Gift dated 8-2-1892 executed between himself, his wife Smt. Anna Barreto and his sister Ana Ditosa Margelina Mendonsa (in status of spinster), whereby the said property was listed at item no.1 and one half was allotted to the said Manuel Mendonza and other to his sister Ana Ditosa Margelina Mendonsa who in terms of the same deed gifted her half share in the said property to her brother said Manuel Antonio de Saturnimo Mendonha, which deed is registered under Book no.94 at Pages 58v in the office of Notary Public Jose Paulo Teles, Judicial Division Ilhas.

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WHEREAS on 26-9-1892 the said property thus stands inscribed in favour of said Manuel Antonio de Saturnimo Mendonha under inscription No.2890 at folio 5 of Book G-5 in the office of Land Registrar Bardez.

WHEREAS the said Manuel Antonio de Saturnimo Mendonha died on 01-10-1894 and his widow Ana Luciana Barretto died on 15-03-1924 and upon their demise Inventory proceedings under no.27/75 were initiated in the Court of Civil Judge Senior Division at Panaji by their Grandson Shri. Aleixo Manuel de Costa (who was the son of late. Filipe Manuel de Costa, son of the said late Manuel Antonio de Saturnimo Mendonha and Ana Luciana Barreto), whereby the said property was listed at item no.2 and the same was bidded in auction and allotted to Shri. Aleixo Manuel de Costa and the same is confirmed by partition Order of Homologation dated 15-11-1977 passed by the Court of Civil Judge Senior Division at Panaji.

WHEREAS the name of Aleixo Mauel Costa thus stands recorded in the Survey Records of Rights in the Form I and XIV bearing survey no.47/1 of Village Salvador-do-Mundo.

WHEREAS on having acquired the said property surveyed under no.47/1 it appears that the said Shri. Aleixo Manuel de Costa divided the said property into various plots.

WHEREAS by Deed of Sale dated 19-01-1978 the said Shri.Aleixo Manuel de Costa with his wife Smt.Olga Dina Vaz sold to Smt.Romaldina

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Uslina Fernandes all that plots NO.2,3 and 4 totally admeasuring 1845 sqmts. out of the said property surveyed under no.47/1, which Deed is registered under no.252 at pages 225 to 229 of Book I Vol-131 in the office of Sub-Registrar Bardez.

WHEREAS upon having acquired the said Plots 2,3 and 4 totally admeasuring 1845 sqmts., Smt.Romaldina Uslina Fernandes carried out partition of her holding and the said plots as one single unit admeasuring 1845 sqmts. was allotted fresh Survey no.147/1-A and thus her name stands mutated in Survey Records of Rights in the Form I and XIV concerning survey no.147/1-A admeasuring 1845 sqmts. of village Salvador do Mundo and thereafter she constructed a small structure on the said plot.

WHEREAS by a Deed of sale dated 01-03-2011 Smt.Romaldina Uslina Fernandes with her husband Shri. Maximiano James Salvador Fernandes sold to Avant Housing and Development Pvt. Ltd the OWNER/VENDOR hereto, the said plot admeasuring 1845 sqmts. surveyed under no.147/1-A along with old dilapidated structure admeasuring approx 167 sqmts. standing thereon, which Deed is duly registered under no.Book-1 Document, Registration Number BRZ-BK1-01064-2011,CD Number BRZD141 on 2-3-2011 in the office of Sub-Registrar Bardez, described in detail in the schedule I hereunder written and hereinafter referred to as the SAID HOUSE PROEPRTY.

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WHEREAS on having acquired the same the Owner/Vendor carried out mutation proceedings and thus its name stands mutated in the survey records of rights in the Form I and Xiv concerning Survey no.47/1-A under Mutation no.38402.

WHEREAS on 30-01-2013 Sanad under no.RB/CNV/BAR/AC-I/42/2012 was issued by the office of Add. Collector North Goa for the conversion of the said plot admeasuring 1845 Sqmts. of survey no.47/1-A for residential purpose.

WHEREAS the Owner/Vendor is the sole and lawful Owner in possession of the SAID HOUSE PROEPRTY admeasuring 1845 Sqmts. of survey no.47/1-A of village Salvador-do-Mundo.

HEREAS the Owner/Vendor now does not desire to retain the SAID HUSE PROPEPRTY and have offered to sell the same unto the PURCHASER hereto and the PURCHASER has agreed to purchase the same for a total consideration of Rs.1,52,50,000/-(Rupees One Crore fifty two lakhs fifty thousand Only), which is the present fair market value of the same.

WHEREAS the Purchaser hereto has now approached the Owner/Vendor to execute the Deed of Sale and at the instance of the Purchaser the Owner/Vendor thus hereby execute this Deed on the terms expressed hereunder.

For AVANT HOUSING & DEVELOPMENT PVT.

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Director



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NOW THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:-

1.- In pursuance of the above and in consideration of Rs.1,52,50,000/-(Rupees One Crore fifty two lakhs fifty thousand Only), out of which an amount of Rs.1,52,500/- (Rupees One lakh fifty two thousand five hundred Only) is deducted towards TDS (Tax Deducted at source 1%) the receipt of which is acknowledged and admitted by the Owner/Vendor hereto and the certificate will be issued by the Purchaser to the Owner/Vendor in due course of Time and the balance amount of Rs.1,50,97,500/- (Rupees One Crore fifty lakhs ninety seven thousand five hundred only) has been paid by the Purchaser to the Owner/Vendor, the receipt whereof The Owner/Vendor does hereby acknowledge and discharge the Purchaser of the same and the Owner/Vendor as absolute and lawful owner does hereby transfer by way of and convey and deliver unto the Purchaser The SAID PLOT adn auring 1845sq.mts. bearing survey no.47/1-A of village Salvador-do-Man o along with an old dilapidated structure admeasuring approximately 167 samts, standing thereon, described in detail in the schedule hereunder written and hereinafter referred to as the SAID HOUSE PROPERTY, together with the trees, structures, accesses, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owner/Vendor in or to the SAID PLOT hereby conveyed and

Purple Aster Leisure Homes LLP

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rom one or

every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.

- 2.- The OWNER/VENDOR has put the PURCHASER in exclusive peaceful vacant possession of the SAID HOUSE PROPERTY upon receiving the full amount of consideration herein mention in clause 1, to be held by the PURCHASER in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the OWNER/VENDOR and/or any other person claiming through the OWNER/VENDOR and/or the predecessors-in-title of the OWNER/VENDOR. The OWNER/VENDOR further covenant with the PURCHASER that the SAID HOUSE PROPERTY hereby sold is free from tenants, mundkars, or any other person/s having any right of possession or obligation therein.
- 3.- The OWNER/VENDOR hereby further covenant with the PURCHASER as under:-
- (a)-That the SAID HOUSE PROPERTY is free from encumbrances and claims of any nature whatsoever.
- (b)-That the Title of the OWNER/VENDOR to the SAID HOUSE PROPERTY is clear, valid and marketable and is subsisting and the OWNER/VENDOR is lawfully entitled to sell and alienate the same.
- (c)-That as on this date the OWNER/VENDOR has not created any encumbrances and/or Third Party rights upon and to the SAID HOUSE

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For AVANT HOUSING & DEVELOPMENT PVT LTD

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PROPERTY nor is the SAID HOUSE PROPERTY the subject matter of any lis-pendens or order of attachment or Order of Injunction or any execution proceedings under any Judicial Order nor is there any notice of Land Acquisition issued against the SAID HOUSE PROPERTY and nor are there any dues, taxes and cesses payable against the SAID HOUSE PROPERTY which can be recovered as the arrears under the Land Revenue Act.

(d)-The OWNER/VENDOR hereto does hereby further assure the Purchaser that they have not entered into an Agreement with any other person/persons/body of individuals for the sale of transfer by any other nature of the SAID HOUSE PROPERTY or any part thereof and indemnify the PURCHASER against any third Party claim if made from any person on the SAID HOUSE PROPERTY hereby sold and The OWNER/VENDOR does hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the PURCHASER.

(e)-That the SAID HOUSE PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the OWNER/VENDOR or any other person whomsoever.

(f)-The OWNER/VENDOR do hereby assure the Purchaser that the OWNER/VENDOR has paid up-to-date all the Taxes, bills, cess, fees, levies, charges, etc. payable to any Government Authority and that there are FOR AVANT HOWSING & DEVELOPMENT PUTLID

Purple Aster Leisure Homes LLP

Authorised Signatory

Director

no arrears of any House Tax, Water Bills, Electricity Bills or any other utilities related to the SAID HOUSE PROPERTY.

(g)-. The OWNER/VENDOR does hereby give No Objection to the Purchaser hereto to get the electricity meter connection, water meter connection transferred in the name of the PURCHASER hereto and also for the transfer of the House Tax Receipt unto the PURCHASER as and when required.

the OWNER/VENDOR shall and will from time to time and at all times her after at the request and cost of the PURCHASER do and execute or ause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the SAID HOUSE PROPERTY hereby sold to and unto the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

5.-The OWNER/VENDOR does hereby give their explicit consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of Village Panchayat Salvador-do-Mundo and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The OWNER/VENDOR does hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

FOR AVANT HOUSING & DEVELOPMENT PVT LTD

Director

Purple Aster Leisure Homes LLP

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6.-The OWNER/VENDOR and PURCHASER does hereby declare that they do not belong to Schedule Caste/Schedule Tribe as required to be declared in terms of notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

7.-That, the market value of the SAID HOUSE PROPERTY is Rs.1,52,50,000/- (Rupees One Crore Fifty Two Lakhs Fifty Thousand Only) as such the Stamp Duty of Rs.6,86,500/- (Rupees six lakhs eighty six thousand five hundred Only) is affixed hereto, which is borne by the PURCHASER.

SCHEDULE

All that Plot of land totally admeasuring 1845sq.mts. comprising of three plots 2,3 and 4 and as one single unit is surveyed under no.47/1-A of Village Salvador-do-Mundo along with the old dilapidated House admeasuring 167 sqmts. standing thereon, forming part of the property identified as "GORBATA" also known as "TORDA" situated at Torda,

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For AVANT HOUSING & DEVELOPMENT PVT LT

within the limits of Village Panchayat of Salvador-do-Mundo, Taluka and Registration Sub-District of Bardez, District North Goa in the State Goa, which property is described in the office of Land Registrar Ilhas under no.5024 at folio 321 of Book B-13 (new) and enrolled in the Taluka Revenue Office under Matriz no.891.

The SAID PLOT surveyed under no.47/1-A is bounded as under:-

Towards the North: By Plot no.1 Surveyed under no.47/1 of Salvador-do-Mundo

Towards the South: By Plot No.5 Surveyed under no.47/2 of Salvador-do-Mundo

Towards the East: By paddy fields of communidade Serula Surveyed under no.47/7; 8 and 9 of Salvador-do-Mundo

Towards the West: By Tarred Road.

IN WITNESS WHEREOF this Deed of Sale is signed at Mapusa Goa, on day, month and year first hereinabove mentioned. FOR AVANT HOUSING & DEVELOPMENT

Authorised Signatory

Director

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THE COLOR SIGNED AND DELIVERED

BY THE OWNER/VENDOR



AVANT HOUSING AND DEVELOPMENTS PVT. LTD.

herein represented by its Director

SHRI DILIP KRISHNA MAULANKAR OWNER/VENDOR

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FOR AVANT HOUSING & PEYED PRIENT PUT LTD

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SIGNED AND DELIVERED BY THE PURCHASER





PURPLE ASTER LEISURE HOMES LLP herein represented by its Director SHRI. ROHAN SUBHASH VAZARKAR

PURCHASER

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Survey Plan

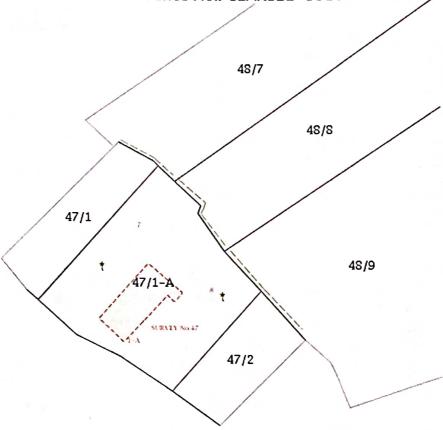
Bardez Taluka, Salvador-Do-Mundo Village

Survey No.: 47, Subdivision No.: 1-A

Scale 1:1000

Reference No.: CBAR122-3318-832423





Purple Aster Leisure Homes LLP

Authorised Signatory

This record is computer generated on 08-02-2022 10:39:36. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in/.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



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आकार J.No. 1 S.No. 1 Other Name o	Name of कब्जेदाराचे न Avant Housi Name of Rights इतन् f Person holdin	the Occi	upant evelopme ant कुळा Nil nd nature क्कि प्रकार Nil	फोर ents PVT. चि नांव of rights:	LTD Cropped A Name of Crop	rea पिका	प्रेदिय Khata N खाते नंबर Khata खाते नं	No. Mutatio फेरफार	utation No. रफार नं 3402 Mutation फेरफार नं n No. नं	No. f Remai शेरा	रेंट Remark शेरा rks	ks s Source of irrigation	शेग
S.No. 1 Other Name o	Name of कब्जेदाराचे न Avant Housi Name of Rights इतः f Person holdi धारण करणा-य Name of the Cultivator लागण करणा-य	the Occi	upant evelopme ant कुळा nd nature क्क प्रकारNil De	फोर ents PVT. ाचे नांव of rights:	LTD Cropped A	rea पिका Irrigated वागायत Ha.Ars.Sq.	प्रेदिय Khata N खाते नंबर Khata खाते नं Graph of the second of the s	No. Mutatio फेरफार :	utation No. रफार नं 3402 Mutation फेरफार नं n No. नं शील Land not A cultivation Nature	No. f Remai शेरा	रेंट Remark शेरा rks	Ks. o.f	रोग Rema
S.No. 1 Other Name o	Name of कब्जेदाराचे न Avant Housi Name of Rights इतन् f Person holdin	the Occi	upant evelopme ant कुळा nd nature क्क प्रकारNil De	फोर ents PVT. ाचे नांव of rights:	LTD Cropped A Name of Crop	rea पिका Irrigated वागायत	प्रेदिय Khata N खाते नंबर Khata खाते नं Graph of the second of the s	No. Mutatio फेरफार :	utation No. रफार नं 3402 Mutation फेरफार नं n No. नं	No. f Remai शेरा Availab	रेंट Remark शेरा rks	ks s Source of irrigation	शेग Rema

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Purple Aster Leisure Homes LLP

Authorised Signatory

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तालुका		सर्वे नंबर	
Village	Salvador-do-Mundo	Sub Div. No. 1-A	
गांव		हिस्सा नंबर	
Name of the Field	Torda	Tenure	
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