

For CITIZENCREDIT™
CO-OP BANK LTD


Authorised Signatory

(RUPEES TWO 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



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GOA

NON JUDICIAL

19.9.2019

GOA

4277 7422265

Name of Purchaser REALCON RESIDENCY LLP

2019-BR2-3083
23-09-19



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez,
Goa, on this 23rd day of the month of ~~October~~ ^{SEPTEMBER} of the year Two
Thousand and Nineteen (23.09.2019)

Realcon Residency LLP


Authorised Signatory

D. H. Remedios

BETWEEN

MR. DICK HARRY REMEDIOS, s/o Harry Remedios, 66 years, Indian National, PAN card No. ATHPR8679N, r/o Mulgaon Road, Tamtaloa, Post Office Bassein, Vasai, Thane, Maharashtra-401201 hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

REALCON RESIDENCY LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, having PAN No. AAZFR2477H and their Registration office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Director **MR. VARUN NAGPAL**, Son of Vijay Kumar Nagpal, aged 36 years, businessman, married, Indian National, Holder of PAN No. ACDPN0237D resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the, **SECOND PART**; vide Board of Directors resolution dated 10.07.2019, represented herein through duly constituted Power of Attorney Holder **MR. SAVIO MONTEIRO**, son of Fausto Monteiro, 28 years of age, Indian National, having PAN No. BFQPM7473B,

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D. H. Remedios

resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 10.07.2019, duly notarized before the Notary Public Sanyogita, Tis Hazari Courts bearing Registration No. 7517 at Delhi, of the, **SECOND PART**

WHEREAS there exist ALL THAT PROPERTY known as "AFRAGMENT", situated in the Village of Marna, Siolim within the jurisdiction of Village Panchayat of Siolim-Marna, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is not described in the Land Registration Office nor enrolled in the Taluka Revenue Office, which property bears Survey No. 362/6 more particularly, described in the Schedule I hereto, and shall hereinafter be referred to as the "Said Property."

AND WHEREAS the Said Property originally belonged Mr. Preciosa Antonio De Sequeira.

AND WHEREAS, in the survey record of the said property that is in the 1 & XIV form the name of Mr. Preciosa Antonio De Sequeira herein was wrongly found recorded as Pessu D'Souza instead of Preciosa A. Sequeira.

AND WHEREAS, to correct the said mistake the Preciosa A. Sequeira herein had filed application under Section 103 of Land Revenue Code, 1968, before the Deputy Collector & Sub Divisional Officer, Mapusa, Bardez, Goa, which was registered under Case No. 18/311/89/LRC/ MISC. The Deputy Collector &

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D. H. Remedy

Sub Divisional Officer, Mapusa, Bardez, Goa by order 'dated 31 July, 1990 directed the Mamlatdar of Bardez to correct the name of the Preciosa A. Sequeira herein in the Occupant's column of I & XIV form as Preciosa A. Sequeira instated of Pessu D'Souza.

AND WHEREAS, on the basis of the said order Preciosa A. Sequeira herein had carried out the Mutation in the survey record under Mutation entry No. 3753 and that is how Preciosa A. Sequeira herein acquired rights, title, interest in the said Property and have got legal and marketable title to convey/ Sell the said property to any other third Property.

AND WHEREAS Preciosa A. Sequeira on becoming the owner in possession of the said property sold to Mrs. Blossom H Remedius vide Deed of Sale dated 02/12/2010, duly registered before the Sub-Registrar of Bardez under registration No.3722 at page no.194 to 208 at book no.1, volume no.2686, date 15/07/2008.

AND WHEREAS Mrs. Blossom H Remedius became the absolute owner of the said property gifted the same to her brother Dick Harry Remedios vide Deed of Gift dated 19/05/2017 duly registered before the Sub-Registrar of Bardez under registration No.BRZ-BK1-01963-2017 at CD no.BRZD787 at book no.1, dated 19/05/2017.

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AND WHEREAS in light of above, the said Dick Harry Remedios (Vendor hereinabove); became owner of the said property which is more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as **the SAID PROPERTY**.

AND WHEREAS, Mr. Dick Harry Remedios, is married, under the family laws of the Republic of India, (i.e. outside of the operation of the Family Laws of Goa) and he is not subject to any regime of comunhao de bens or communion of assets.

AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS have agreed to purchase the SAID PROPERTY for the total consideration of **Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)**.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

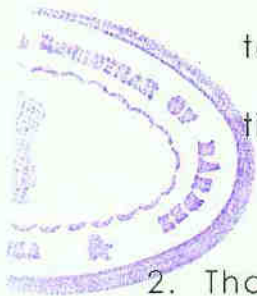
1. That in consideration of payment of **Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)** is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I**

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D. H. Remedios

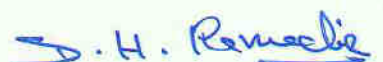
together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done

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anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASERS today. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.
4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

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5. That the VENDORS hereby assure the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.
7. That on the execution of this Deed of Sale, PURCHASERS 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.
8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

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S. H. Renuka

9. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of Rs. 2,00,000/- (RUPEES TWO LAKH ONLY) has been affixed herewith.

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D. H. Ramesh



SCHEDULE I

All that property and/or part and/or parcel of land admeasuring about 950 m², known and/or denominated as 'Aframent', situated at Marna, Siolim, Bardez, Goa, situated at Marna, Siolim, Bardez, Goa, forming part of the property not described in the Land Registration Office nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 362/6 of the village, Siolim, taluka and sub-district of Bardez, district of North Goa, in the State of Goa, and bounded as under:

On/towards the North: By the property under Survey No. 362/4 of the village of Siolim;

On/towards the South: By the property under Survey No. 362/7 of the village of Siolim;

On/towards the East: By a nalla; and,

On/towards the West: By the property under Survey No. 362/5 of the village of Siolim.

SCHEDULE II

Total Payable to Vendor	Rs. 57,00,000/-
Less TDS deducted @ 1%	Rs. 57,000/-
Net Paid on execution of this Deed for Sale by way of Demand Draft	Rs. 56,43,000/-

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

Realcon Residency LLP


Authorized Signatory

D. H. Renedy

D. H. Remedios



D. H. Remedios

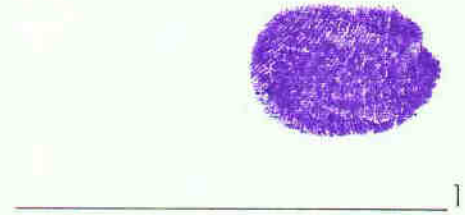
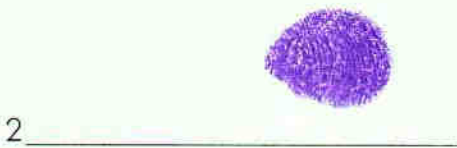
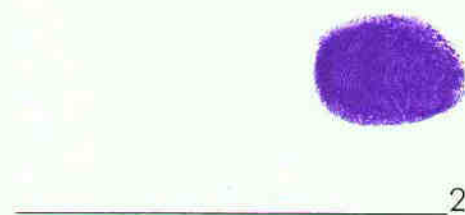
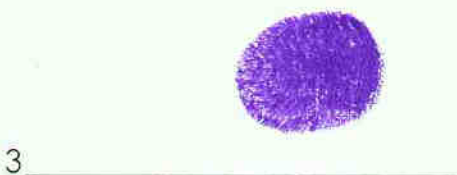
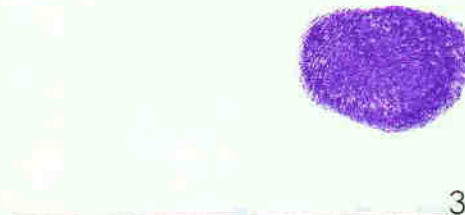
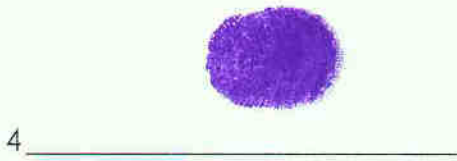
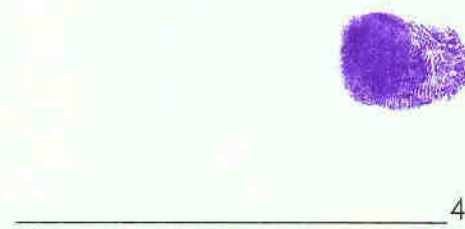
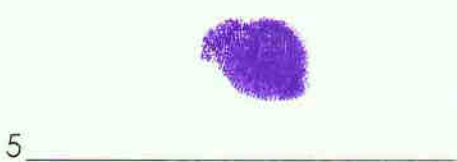
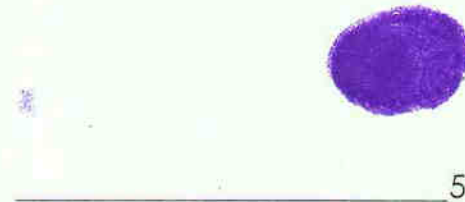
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR MR.

DICK HARRY REMEDIOS of the First Part



Left Hand Finger Impressions

Right Hand Finger Impressions



Realcon Residency LLP


Authorised Signatory

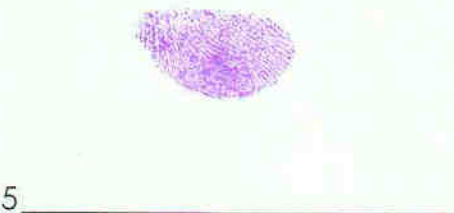
D. H. Remedios




SIGNED AND DELIVERED by the within named PURCHASER
REALCON RESIDENCY LLP Represented by its Managing Director-
MR. VARUN NAGPAL through his POA holder **Mr. SAVIO MONTEIRO**
 of the Second Part.

Left Hand Finger Impressions

Right Hand Finger Impressions



Realcon Residency LLP
 Authorised Signatory



S. H. Remedy

WITNESSES:

1. Name: Mrs. Shradelha Kamat
 Father's Name: Late. Duresh Nagvenkar
 Age: 28 years
 Residential Add.: A/102, Panikar Retreat, Dattawadi, Mapusa, Goa
 Signature: Dagvenkar



2. Name: DURGESH. V. TINEIKAR
 Father's Name: VIJAY. M. TINEIKAR
 Age: 22
 Residential Add.: H.N.-50 KHORLIM MAPUSA GOA.
 Signature: D.V. Tineikar

Realcon Residency LLP

[Signature]
 Authorised Signatory

S. H. Remally

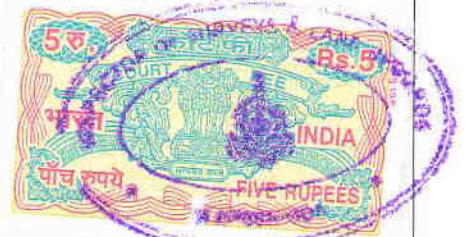


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 362/ 6
 Scale : 1:1000

Inward No: 5664



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



Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 16-07-2019

Compared By:

Realcon Residency LLP

[Signature]
 Authorised Signatory

[Signature]
 D. H. Remick



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Sep-2019 12:09:49 pm

Document Serial Number :- 2019-BRZ-3083

Presented at 12:09:08 pm on 23-Sep-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	199500
2	Registration Fee	142500
3	Mutation Fees	1000
4	Processing Fee	590
Total		343590

Stamp Duty Required :199500

Stamp Duty Paid : 199500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: BFQPM7473B			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dick Harry Remedios ,S/o - D/o Harry Remedios Age: 66, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - Mulgaon Road, Tamtaloa, Post office Bassein, Vasal, Thane, Maharashtra, Address2 - , PAN No.: ATHPR8679N			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: BFQPM7473B			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Durgesh Tineikar, 22 , ,9527444886 , ,Service , Marital status : Unmarried 403507, Khorlim Mapusa Bardez Goa Mapusa, Bardez, NorthGoa, Goa			
2	Shraddha Kamat, 28 , ,8669610536 , ,Service , Marital status : Married 403507, A/102, A/102, Parrikar Retreat, Dattawadi Mapusa Goa Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-3083

Book :- 1 Document

Registration Number :- **BRZ-1-3009-2019**

Date : 23-Sep-2019



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

Palankar
23/09/19
SUB REGISTRAR
BARDEZ

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 23-Sep-2019 12:34:15

Date of Receipt: 23-Sep-2019

Receipt No : 2019-20/9/2134

Serial No. of the Document : 2019-BRZ-3083

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Savio Monteiro** for Registration of above Document in Book-1 for the year 2019

Registration Fee	142500	E-Challan	• Challan Number : 201900809061 • CIN Number : CPT3223969	142500
Processing Fee	590	E-Challan	• Challan Number : 201900809061 • CIN Number : CPT3223969	620
Total Paid	143120 (Rupees One Lakh Forty Three Thousands One Hundred And Twenty only)			

Probable date of issue of Registered Document: 23/09/19

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : **Durgesh Tinekar**

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **23-Sep-2019**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar