

Phone No: [REDACTED]
Sold To/Issued To:
Bennet and Bernard C
For Whom/ID Proof:
Pan- [REDACTED]



MAR-08-2023 12:19:49

₹ [REDACTED] /-
Other
38152371678277989178-00012296
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory



2023-BRL-1170
9/3/23

DEED OF SALE

Carl J. Pinto de Azevedo

For Bennet & Bernard Custom Homes Pvt. Ltd.

Julie Rodrigues
Director

Phone No: [REDACTED]
Sold To/Issued To:
Bennet and Bernard C
For Whom/ID Proof:
Pan- [REDACTED]



MAR-08-2023 12:20:10
₹ [REDACTED]
Other
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3815237 35/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorised Signator



DEED OF SALE

This **DEED OF SALE** is made and executed at Mapusa on
this 9th day of March 2023.

Cal J. Pinto

For Bennet & Bernard Custom Homes Pvt. Ltd.
Mr. Kody
Director

BETWEEN

1. **MRS. LUCILLE PINTO DE ANDRADE**, age 95 years, widow of Luis Jose Pinto de Andrade, husewife, Indian National, Holding PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] and her son;

2. **MR. CARL JOSEPH PINTO DE ANDRADE**, age 64 years, divorcee, person of Indian Origin, having OCI Card bearing No. [REDACTED] PAN No. [REDACTED] U.S.A. National, occupation business; both residing at [REDACTED]

[REDACTED] hereinafter referred to as the **"VENDORS"** (Which expression shall unless it be repugnant to the meaning or context be deemed to include their heirs, Executors, Successors, Administrators, representatives and assigns) of the **ONE PART**;

The VENDOR No.1, **MRS. LUCILLE PINTO DE ANDRADE** herein is represented by her duly appointed "Power of Attorney" her son, VENDOR No. 2 herein i.e. **MR. CARL JOSEPH PINTO DE ANDRADE**, vide Power of Attorney dated 03.01.2017, executed before Advocate and Notary, Mr. D.S. Petkar 03/01/2017, and the same is registered in his office under Reg. No. 77/2017.

Carl J. Pinto de Andrade
[Signature]

AND

M/s. BENNET AND BERNARD CUSTOM HOMES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956

Carl J. Pinto de Andrade

For Bennet & Bernard Custom Homes Pvt. Ltd.

[Signature]
Director

and having its registered office at Mathias House First Floor, Campal, Panjim, Goa- 403001, having PAN Card No. [REDACTED] represented herein by its Director, **MRS. FABIOLA GRACE MENDES E RODRIGUES**, age 42 years, [REDACTED] [REDACTED] married, Business, Indian National, holding **Pan Card bearing No.** [REDACTED] and **Aadhaar Card No.** [REDACTED] c/o Mathias House, First Floor, Campal, Panjim, Goa- 403001, Vide Board Resolution dated 04/01/2023, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context mean and include its Directors, administrators, legal representatives, executors, successors, authorised agents, attorneys, successors, administrators and assigns) as the **PARTY OF THE SECOND PART** to this Deed of Sale.

WHEREAS there exist a property known as **"ALTA"** also known as **"UNDO"** located in Village Assagao, Sub-District and Taluka Bardez, District North Goa, State of Goa, within the limits of Village Panchayat of Assagao, neither registered in the Land Registration Office nor enrolled in the Taluka Revenue Office of Bardez, previously surveyed under Old Cadastral No. 1151 and currently bearing Survey No. 128 sub division 8, Village Assagao, Taluka and Sub District Bardez, District North Goa, State of Goa, totally admeasuring 3700 sq. mts which property hereinafter shall be referred to as **" SAID PROPERTY"**, for the sake of brevity and more particularly described in the **SCHEDULE-I** hereunder written and

Car J. Pinto de Aze

For Bennet & Bernard Custom Homes Pvt. Ltd.

Mehodry
Director



has been delineated and shown shaded in red color in the Survey Plan annexed hereto.

AND WHEREAS the said property originally belong to Mrs. Anunciacao Maria Claudina de Andrade alias Anunciacao de Andrade.

AND WHEREAS the said Mrs. Anunciacao Maria Claudina de Andrade alias Anunciacao de Andrade, in status of a spinster, by way of will dated 07/03/1927 registered in Book No. 11 of Wills of noting of the Notary of Bardez District, bequeathed all her properties upon her nephew Luis Jose Caridade Hipolito Antonio de Andrade, son of her brother Miguel Jose de Andrade. Upon death of said Mrs. Anunciacao Maria Claudina de Andrade alias Anunciacao de Andrade the Said property along with her other properties bequeathed upon said Luis Jose Caridade Hipolito Antonio de Andrade by virtue of said Will dated 07/03/1927 and thus the SAID PROPERTY came to be owned and possessed by said Luis Jose Caridade Hipolito Antonio de Andrade.

AND WHEREAS subsequently said Mr. Luis Jose Caridade Hipolito Antonio de Andrade alias Luis Jose Pinto de Andrade registered a will on 08/11/1989 registered under No. 155/60 in the Judicial Division of Bardez, City of Mapusa in the Office of Civil Registrar cum Sub Registrar and Notary Ex-officio, wherein he bequeathed

Carl J. Pinto & Co

For Bennet & Bernard Custom Homes Pvt. Ltd.

Melody
Director

the said property under Survey No. 128/8 located at Assagao upon his son Carl Pinto de Andrade.

AND WHEREAS on death of said Mr. Luis Jose Caridade Hipolito Antonio de Andrade alias Luis Jose Pinto de Andrade on 21/09/1991, an inventory proceeding was initiated by his son Mr. Michael Pinto de Andrade in the Court of Civil Judge Senior Division of Bardez at Mapusa – Goa bearing Inventory Proceeding No. 140/95.

AND WHEREAS the said Mr. Luis Jose Caridade Hipolito Antonio de Andrade alias Luis Jose Pinto de Andrade died leaving behind following his widow and Moiety sharer Mrs. Lucille Pinto de Andrade and his following children;

- a. Jamilla Maria Colaco, married to Manuel Francis Colaco,
- b. Michael Pinto de Andrade, married to Cynthia Pinto de Andrade,
- c. Rosalie Srivastava, married to Alok Srivastava
- d. Carl Pinto de Andrade, married to Veena Pinto de Andrade

AND WHEREAS in the said Inventory Proceeding bearing No. 140/1995, the Said Property under Survey no. 128/8 was listed as Item No. 8 in the list of Description of asset and vide Final Chart of Allotment the said Property listed as Item No. 8 was allotted in equal share to Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade. That said Chart of allotment was made final for all legal purposes

Carl J. Pinto de Andrade

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

vide order of the Court of the Civil Judge, Senior Division at Mapusa dated 09/02/1999.

AND WHEREAS thereafter in Appeal from order bearing No. 20 of 2000 was filed before High Court of Bombay at Goa where in the Hon'ble High Court vide its Order dated 06/09/2000 was pleased to direct the Ld. Civil Judge Senior Division, Mapusa to draw a fresh chart of partition in Inventory Proceedings No. 140/95/A in accordance with the consent terms taken on record and marked as "X" in the said proceedings.

AND WHEREAS accordingly the Court of the Civil Judge Senior Division A Court at Mapusa in the Inventory Proceeding No. 140/1995/A drew final Chart of allotment dated 7/10/2011, where no change was made with respect to the allotment of said property at item No. 8 and same was affirmed to be allotted to Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade in equal shares.

AND WHEREAS the said Mr. Carl Pinto de Andrade and his wife Mrs. Veena Pinto de Andrade mutually agreed to dissolve their marriage vide consent terms dated 10/10/2008, filed before Family Court, Mumbai in the Petition No. 579/2008, wherein they both agreed to have no claims in properties of other and renounced their claims in properties of each other and accordingly their marriage

Carl J. Pinto de Andrade

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

was dissolved by an Order of the Family Court of Bandra at Mumbai in terms with the Consent terms dated 10/10/2008.

AND WHEREAS a Deed of Declaration was executed by Mr. Carl Pinto de Andrade and Mrs. Veena Pinto de Andrade, which Deed of Declaration stands registered in the Office of the Sub-Registrar of Bardez at Mapusa Goa under Registration No. PNJ-BK1-00393-2013, CD No. PNJD20 on 07/02/2013 declaration that each party have no claims of whatsoever nature in property of other whether acquired during subsistence of marriage or in future or self-acquired or inherited or awarded. Hence the said Mrs. Veena Pinto de Andrade has no right, claim or interest in the Said Property.

AND WHEREAS by virtue of the said order of the Court of the Civil Judge Senior Division A Court at Mapusa in the Inventory Proceeding No. 140/1995/A Said Property bearing Survey No. 128 sub division 8, Village Assagao, Taluka and Sub District Bardez, District North Goa, State of Goa, admeasuring 3700 sq. mts. devolved upon said Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade.

AND WHEREAS the Survey Record of Rights came to be duly mutated in favour of said Mrs. Lucille Pinto de Andrade and Carl Pinto de Andrade herein, with the inclusion of their name in the Occupants Column of the Form I & XIV as occupants thereof with respect to the **SAID PROPERTY**.

Carl J. Pinto de Andrade

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

AND WHEREAS the present VENDORS herein became the absolute owners in possession of the SAID PROPERTY and have owned, possessed and enjoyed the same without any interference, interruption, objection, obstruction, opposition, or hindrance from anybody whomsoever, until this date and therefore are fully entitled to deal with the said property and to dispose off, in the manner that they may wish.

AND WHEREAS upon verifying title documents of the VENDORS and upon being satisfied about the correctness of the representation made by the VENDORS and on believing in good faith in the representations of the VENDORS, the PURCHASERS have approached the VENDORS with an offer to purchase the said property totally admeasuring 3700 sq. mts bearing Survey No. 128 sub division 8, Village Assagao, Taluka and Sub District Bardez, District North Goa, State of Goa which property is more particularly described in **SCHEDULE-I**.

AND WHEREAS VENDORS have agreed to sell the SAID PROPERTY to the PURCHASERS, for the total price of  /-  on terms and conditions appearing hereunder free from encumbrances, charges and lien whatsoever.

Carl J. Pinto & Co

For Bennet & Bernard Custom Homes Pvt. Ltd.

M. K. D. Rodrigues
Director

**NOW THEREFORE, THIS DEED OF SALE AND CONVEYANCE
WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:**

1. The recitals contained herein above shall form an integral and operative part of this Deed of Sale and shall be read, understood and construed accordingly.
2. The VENDORS, in pursuance with the mutual agreement and in consideration of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only), less the applicable TDS, do hereby sell, transfer, convey and assign free from encumbrances all the SAID PROPERTY bearing Survey No. 128 sub division 8, Village Assagao, Taluka and Sub District Bardez, District North Goa, State of Goa,, more particularly described in **SCHEDULE I** of this Deed, together with the easements, advantages and appurtenances whatsoever to the SAID PROPERTY and all estate, rights, titles and interest on the same unto and in favour of the PURCHASER, TO HAVE AND TO HOLD the same as absolute owners thereof forever.
3. The PURCHASER has already paid to the VENDORS the total consideration amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) after deducting Applicable TDS, in the following manner;
 - a. An amount of Rs. [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) paid, after deducting and paying the applicable TDS (Tax Deducted at Source) to the appropriate government

Cal J. Pinto de Al

For Bennet & Bernard Custom Homes Pvt. Ltd.

M. Chodry
Director

authority and the TDS certificate is accordingly handed over, to **MRS. LUCILLE PINTO DE ANDRADE** the Vendor No. 1 herein, in following manner;

- i. An amount of Rs.1,000/- (Rupees One Thousand Only) vide NEFT Transaction bearing No. 212566610858, through Axis Bank on 13/09/2021,
- ii. An amount of [REDACTED]/- (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021100800364862, through HDFC Bank on 06/10/2021
- iii. An amount of [REDACTED]/- (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021101200362906, through HDFC Bank on 12/09/2021
- iv. An amount of [REDACTED]/- (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021101200351440, through HDFC Bank on 12/09/2021,
- v. An amount of [REDACTED] (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021120200364039, through HDFC Bank on 02/12/2021
- vi. An amount of [REDACTED] (Rupees [REDACTED] Thousand Only) vide NEFT Transaction bearing No. 213400028572/3183, through HDFC Bank on 06/12/2021
- vii. An amount of [REDACTED] (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021121300362172, through HDFC Bank on 13/12/2021

Carl J. Pinto & Co

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

viii. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) paid vide RTGS Transaction bearing No. 52022071500362194 on 15/07/2022,

ix. An amount of [REDACTED] (Rupees [REDACTED] [REDACTED]) paid vide RTGS Transaction bearing UTI No. 52022072100359295 on 21/07/2022,

x. An amount of [REDACTED] - (Rupees [REDACTED] Only) paid vide NEFT Transaction bearing No. 222031635535 on 22/07/2022,

xi. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED]) paid vide NEFT Transaction bearing No. 23018079244 on 18/01/2023

xii. An amount of [REDACTED] - (Rupees [REDACTED] [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023012700363446 on 27/01/2023

xiii. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023021500362862 on 15/02/2023

xiv. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023022300355952 on 23/02/2023

xv. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023030600368251 on 06/03/2023

xvi. The balance amount of [REDACTED] - (Rupees [REDACTED] [REDACTED] Only) paid vide

Carl J. P. da Silva For Bennet & Bernard Custom Homes Pvt. Ltd.
Mehodn J...
Director

RTGS Transaction bearing No. 520230308003554 on 08/03/2023.

b. An amount of Rs. [REDACTED] - (Rupees [REDACTED] [REDACTED] Only) paid, after deducting and paying the applicable TDS (Tax Deducted at Source) to the appropriate government authority and the TDS certificate is accordingly handed over, to **MR. CARL JOSEPH PINTO DE ANDRADE** the Vendor No. 2 herein, in following manner;

i. An amount of Rs. 1,000/- (Rupees One Thousand Only) vide NEFT Transaction bearing No. 212566611765, on 13/09/2021,

ii. An amount of [REDACTED] /- (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021092800364571, through HDFC Bank on 28/09/2021,

iii. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) vide RTGS Transaction bearing No. 52021100400364833, on 04/10/2021,

iv. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) vide NEFT Transaction bearing No. 212780030350, on 05/10/2021,

v. An amount of [REDACTED] /- (Rupees [REDACTED] [REDACTED] Only) vide RTGS Transaction bearing No. 52021100600356217, through HDFC Bank on 06/10/2021,

vi. An amount of [REDACTED] (Rupees [REDACTED] [REDACTED] Only) vide RTGS Transaction bearing No. 52021100700363856, on 07/10/2021,

Carl J. Pinto de Andrade

For Bennet & Bernard Custom Homes Pvt. Ltd.
Michael J. Pinto
Director

vii. An amount of [REDACTED]/- (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52021100600356217 dated 15/03/2022.

viii. A An amount of [REDACTED] (Rupees [REDACTED] Only) vide NEFT Transaction bearing No. 23018079424 dated 18/01/2023

ix. An amount of [REDACTED] (Rupees [REDACTED] Only) vide RTGS Transaction bearing No. 52023012700363240 dated 27/01/2023

x. An amount of Rs. [REDACTED] (Rupees [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023021500356853 on 15/02/2023.

xi. An amount of [REDACTED] (Rupees [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023022300355930 on 23/02/2023

xii. An amount of [REDACTED] (Rupees [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023030600368876 on 06/03/2023.

xiii. The balance amount of [REDACTED] (Rupees [REDACTED] Only) paid vide RTGS Transaction bearing No. 52023030800354620 on 08/03/2023

4. The VENDORS do hereby admit and acknowledge the receipt of the payment of consideration of Rs. [REDACTED]/- (Rupees [REDACTED] Only) as described in foregoing clause No. 3.

Carl J. Pinto d All

For Bennet & Bernard Custom Homes Pvt. Ltd.
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Director

5. The VENDORS do hereby transfer and convey all their rights, title, interest in the SAID PROPERTY along with the peaceful possession of the SAID PROPERTY to the PURCHASER without reserving any rights of whatsoever nature with the VENDORS.
6. The VENDORS do hereby hand over the peaceful possession of the SAID PROPERTY to the PURCHASER and the PURCHASER hereby duly takes over the vacant and peaceful possession of the SAID PROPERTY.
7. The VENDORS do hereby covenant that the PURCHASER shall hereafter peaceably hold, use and enjoy the SAID PROPERTY as its own property without there being any hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through them or whomsoever.
8. The VENDORS have also handed over to the PURCHASER at the time of execution of this Deed, all the originals title documents concerning the SAID PROPERTY along the latest Nil Encumbrance Certificate issued by the Office of Sub-Registrar of Bardez, the receipt of which the PURCHASER acknowledges.
9. The VENDORS do hereby covenant that the PURCHASER, shall be the exclusive owner in title and possession of the SAID PROPERTY, on execution of this Deed of Sale.

Carl J. Pinto & all

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

10. The VENDORS do hereby further covenant and confirm with the PURCHASER and declare that they have not done or been party to any act/deed whereby the SAID PROPERTY is or may be under any charge in title, claim, estate or otherwise howsoever or whereby the VENDORS are prevented from conveying or assigning the SAID PROPERTY or any part thereof.

11. The VENDORS hereby further covenant that they have not entered into any Agreement for sale, contracts, Agreement of Mortgage, collaterals, demands, liens, injunctions, executive demands or any other form of transaction whereby the SAID PROPERTY have been offered as a security for the payment or performance of any money or thing, or Sale Deed with any other person/s, Builders, Developers, or Purchasers and/or Banks and Financial Institution of any type, nor have the VENDORS received from them any loan, advance, earnest money deposit, in respect of the SAID PROPERTY.

12. The VENDORS further confirm that the SAID PROPERTY is not subject to any notice or scheme or notification or proceedings under Land Acquisition Act or Requisition, Administration of Evacuee Properties Act or any other claims, demands, charges, penalties by any statutory authority.

13. The VENDORS also confirm that there are no attachment/s or notice/s from the Central or State Government or any other body or authority whether local or national or under any Act or Scheme or

Cal J. Pits de Que

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

Legislative Enactment, Government Ordinance, Order or Notification including Notice/Proceedings for Acquisition/ Requisition had/has been received by/or served upon the VENDORS and that the SAID PROPERTY or any part thereof are not subject to any attachment or recovery proceedings under the Income Tax Act, or any other Act or Statute, Law or Regulation.

14. The VENDORS confirm that the SAID PROPERTY is free from all encumbrances, liens, claims and demands and there are neither any Legal impediments of whatsoever nature attached to the SAID PROPERTY nor any illegal encroachment on the SAID PROPERTY.

15. The VENDORS confirm that there are no tenants on the SAID PROPERTY and SAID PROPERTY is free from any such rights/interest.

16. The VENDORS do hereby covenant and agree to save harmless and keep indemnified the PURCHASER from and against all losses, damages, costs, claims and expenses which the PURCHASER may sustain or incur, by reason of any claim being made by anybody whomsoever by virtue of defect in title and cause of action arising thereof, to the SAID PROPERTY or any part thereof.

17. The VENDORS shall and will from time to time and at all times do such further lawful acts and deeds, at the cost of the PURCHASER, as are required for effectively conveying their right, title and interest

Cal J. Patis & Co

For Bennet & Bernard Custom Homes Pvt. Ltd.

M. Rodriguez
Director

in the SAID PROPERTY unto the PURCHASER, without claiming any additional consideration for the same.

18. The VENDORS have no objections against the PURCHASER for carrying on the mutation of its name in Occupants Column of the Form No. I & XIV of the survey records pertaining to the SAID PROPERTY and they hereby give their consent to make requisite applications for the said purpose, upon the execution of this Deed of Sale on receipt of the full consideration.

19. The SAID PROPERTY is believed and shall be taken to have been correctly described in the **SCHEDULE I** hereunder written and sold, and if any error, misstatement or omission be subsequently discovered in description of the SAID PROPERTY or any recital or clause of this Deed, the same shall not annul this sale but shall be suitably corrected by all parties hereto and/or by their respective heirs and/or successor.

20. That the VENDORS and the PURCHASER hereby declare that neither the parties nor the original owners of the SAID PROPERTY in transaction belong to SC/ST pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

21. The SAID PROPERTY is non-Agricultural property. This document and transaction is complying with Foreign Exchange Management Act, 1999 and Reserve Bank of India Guidelines. This Office of Civil-

Carl J. P. de Aze

For Bennet & Bernard Custom Homes Pvt. Ltd.

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Director

Registrar- Cum-Sub-Registrar, Bardez shall not be responsible if the Parties violate the FEMA and/or RBI Guidelines.

22. In the event of any dispute or difference between the parties to this Deed arising out of this Deed or in connection thereto, then the concerned party shall serve upon the other party written Notice of such dispute or difference and the same shall be settled /adjudicated by the courts at Goa only. The parties hereto submit to the exclusive jurisdiction of Courts at Goa.

23. The Registration fees and the Stamp duty paid towards registration of this Deed of Sale is borne by the PURCHASER.

24. The stamp duty to be paid upon execution of this Deed of Sale is **Rs.**

 calculated @ % on the market value of the SAID PROPERTY which is 



25. The Registration fee for the registration of this Deed of sale is **Rs.**



calculated @ % on the market value of the SAID PROPERTY and same has been paid.

Cal J. Pinto de Alu

For Bennet & Bernard Custom Homes Pvt. Ltd.

Mehodngus
Director

SCHEDULE-I

(Description of the SAID PROPERTY)

All that Property known as “ALTA”, also known as “UNDO” admeasuring an area of 3,700 Sq.mts, surveyed under Survey No. 128/8 of Village Assagao, which is neither found described in the Land Registration office nor enrolled in the Taluka Revenue office, situated within the jurisdiction of the Village Panchayat of Assagao, Taluka and Sub-District of Bardez, District of North Goa and State of Goa, the same is bounded as under;-

North:- By Property bearing survey no. 132/1

South:- By Village Road

East:- By property bearing Survey No. 128/29 and 128/33

West:- By property bearing Survey No. 128/17 and 128/32

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Cal J. P. a. a. e

For Bennet & Bernard Custom Homes Pvt. Ltd.

Melody
Director

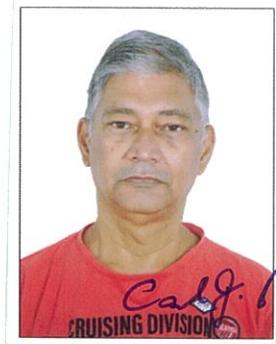
**SIGNED AND DELIVERED BY THE WITHIN NAMED
VENDOR NO.2**

MR. CARL JOSEPH PINTO DE ANDRADE

For Self and Power of Attorney holder For

VENDOR No. 1

MRS. LUCILLE PINTO DE ANDRADE



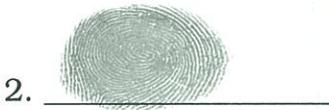
Carl J. Pinto de Andrade

(MR. CARL JOSEPH PINTO DE ANDRADE)



L.H.F.P

R.H.F.P



Carl J. Pinto de Andrade

For Bennet & Bernard Custom Homes Pvt. Ltd.

Mehodrigus
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/S. BENNET AND BERNARD CUSTOM HOMES PRIVATE LIMITED

Through Its Director

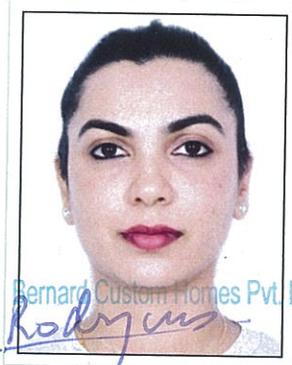
MRS. FABIOLA MENDES E RODRIGUES



For Bennet & Bernard Custom Homes Pvt. Ltd.

M. Rodrigues
Director

(MRS. FABIOLA MENDES E RODRIGUES)

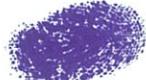


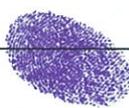
For Bennet & Bernard Custom Homes Pvt. Ltd.
M. Rodrigues

Director

L.H.F.P

R.H.F.P

- 1.  _____
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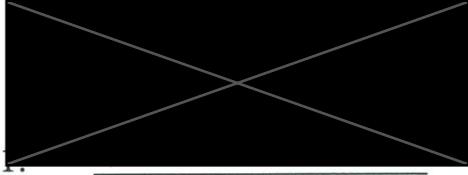
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Cal J. Patel

For Bennet & Bernard Custom Homes Pvt. Ltd.
M. Rodrigues
Director

IN PRESENCE OF WITNESSES:

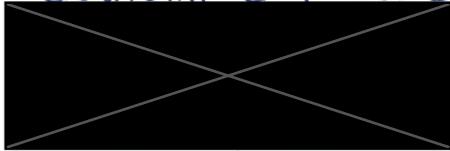
RENIKA -S. DE SOUZA



De Souza



Gautami G. Phadte



Phadte

For Bennett & Bernard Custom Homes Pvt. Ltd.

Mehrotra

Director

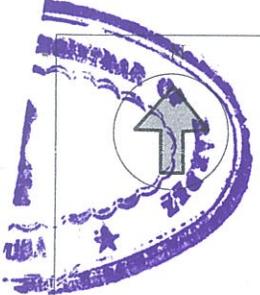
Col J. Roberts



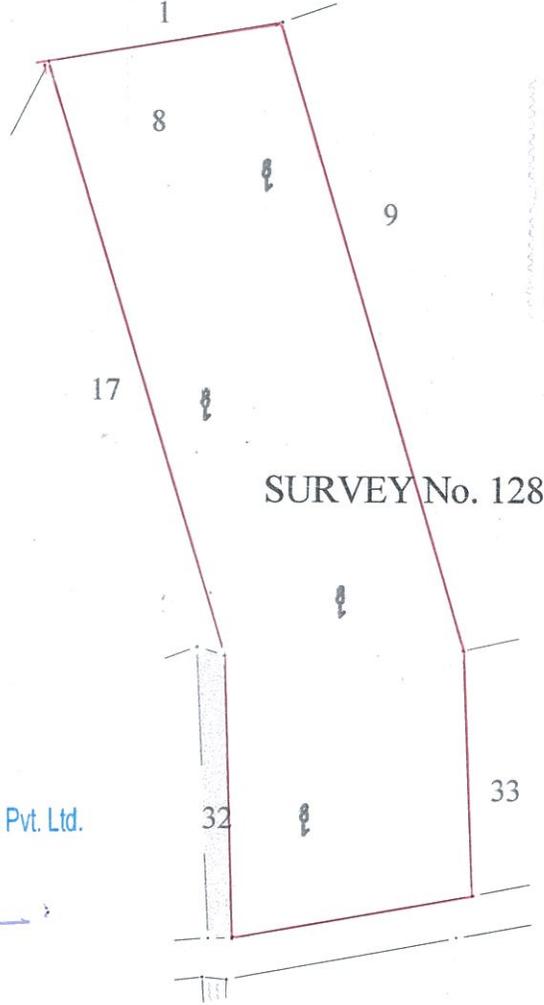
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 11285

Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 128/ 8
 Scale : 1 : 1000



S.No.132



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



For Bennet & Bernard Custom Homes Pvt. Ltd.

(Signature)
 Director

Generated By : Vrushali Arolkar (D' Man Gr. II)
 On : 29-11-2018

(Signature)

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Mar-2023 11:17:38 am

Document Serial Number :- 2023-BRZ-1170

Presented at 11:10:42 am on 09-Mar-2023 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	
2	Registration Fee	
3	Tatkal appointment fee	
4	Mutation Fees	
5	Processing Fee	
Total		

Stamp Duty Required

Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nitesh Shiva Parab Marital Status: ,Gender:Male,Occupation: Advocate, Address1 Address2 - , PAN No.			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Carl Joseph Pinto De Andrade , Marital Status: Divorcee ,Gender:Male,Occupation: Business, 			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Carl Joseph Pinto De Andrade , [Redacted]</p> <p>Marital Status: , Gender: Male, Occupation: Business, House No. [Redacted]</p> <p>PAN No.: [Redacted] as Power Of Attorney Holder for Lucille Pinto De Andrade</p>			
3	<p>Nitesh Shiva Parab , Father Name: Shiva Sakharam Parab, Age: 30,</p> <p>Marital Status: , Gender: Male, Occupation: Advocate, House No. [Redacted]</p> <p>PAN No.: [Redacted] , as Power Of Attorney Holder for Fabiola Grace Mendes E Rodrigues Director Of Bennet And Bernard Custom Homes Private Limited</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Renika Satira De Souza, Age: 27, DOB: , Mobile: [Redacted]</p> <p>[Redacted] Email: , Occupation: Advocate , Marital status : Unmarried , [Redacted]</p>			
2	<p>Name: Gautami Phadte, Age: 29, DOB: , Mobile: [Redacted]</p> <p>[Redacted] , Email: , Occupation: Advocate , Marital status : Married , [Redacted]</p>			



Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-1170

Document Serial No:-2023-BRZ-1170

Book :- 1 Document

Registration Number :- **BRZ-1-1106-2023**

Date : 09-Mar-2023

Amey
**SUB-REGISTRAR
BARDEZ**

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

Scanned by Larshada Parab (Deo) *apul*

