

For CITIZEN CREDIT  
CO-OP BANK LTD  
Authorised Signer

(Rupees One Lakh e 7 Thousand One Hundred

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE DUREM  
PANAJI, GOA 403 001

भारत 43644 NON JUDICIAL ₹ [१] [१]  
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INDIA STAMP DUTY GOA

Name of Purchaser GULSHAN HOMEZ AND DEVELOPERS

2019-BRE-1674  
6 May 2019



**DEED OF SALE**

**THIS DEED OF SALE** is made on this **16<sup>th</sup>** day of **May, 2019**  
at Panaji, Tiswadi, Goa.

For GULSHAN HOMEZ & DEVELOPERS

*[Signature]*  
Authorised Signatory

*[Signature]*

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**B E T W E E N**

(1) **SHRI FRANCIS CRASTO**, Son of Shri Manuel A Crasto, age 48 years, Married, Business, Indian National, PAN Card No. AEZPC6375F, Aadhar Card No. 880476366670, Phone No. 9823249823 and his wife;

(2) **SMT NELLY CRASTO**, daughter of late Shri Anthony Desa, Age 48 years, married, Business, Indian National, PAN Card No. AEOPC6041B, Aadhar Card No. 99844482055, Phone No. 9673869269, Both Resident of H.No. 63, Gaunsawaddo, Mapusa, Bardez-Goa, hereinafter called as "**THE VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, Successors, Executors, Legal representatives, Administrators and assigns) **OF THE FIRST PART:**

**AND**

**SHRI BHARAT THAKRAN**, son of Shri Suresh Kumar Age 37, Married, Business, Indian National, holding PAN Card AGJPT8469K, Aadhar Card No. 913156724828, Cell No. 8800590867, email id: bharat thakaran2002@yahoo.com, Proprietor of M/s **GULSHAN HOMEZ & DEVELOPER'S** having their office at "RUDRAXI" L-6, Housing Board Colony, Porvorim, Bardez Goa, hereinafter called "**THE PURCHASER**" (which expression shall unless repugnant to the context or

For GULSHAN HOMEZ & DEVELOPERS

Authorised Signatory

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meaning thereof be deemed to mean and include their legal heirs, Successors, executors, legal representatives, administrators and assigns) **OF THE SECOND PART.**

**WHEREAS** there exists property known as "DULATACHI MUDDI" commonly known as "CHINCHLEA VOILA" admeasuring an area of 925 Sq. Mtrs., situated at Tivim within the limits of Village Panchayat Tivim, Bardez Taluka and Registration Sub-District of Bardez, North Goa District, State of Goa, not described in the Land Registration office and not enrolled in the Taluka Revenue Office for the purpose of Martiz Predial, presently surveyed under survey no. 154/13 of Tivim Village, Bardez Taluka and the said Property is more particularly described in the Schedule I hereinunder written, hereinafter shall be referred as **the said property.**

**AND WHEREAS** the Vendors declare that they have absolute right, title, and are in possession over **the Said Property**, and is clear and marketable title.

**AND WHEREAS** the Vendors have agreed to sell to **the Purchaser the Said property**, which to ensure complete clarity is delineated on the plan annexed to this Sale Deed and marked there with a red-colored.

**AND WHEREAS** that the Purchaser have requested the Vendors to execute the requisite Deed of Sale in their favour, which the Vendors and hereby do.

FOR SELLERS



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AND WHEREAS the Vendors have agreed to convey and transfer by way of sale to the Purchaser all the said property admeasuring an area of 925 Sq. mts., at the total consideration price of Rs.37,00,000/- (Rupees Thirty Seven Lakhs only), however market value is Rs.37,00,000/- (Rupees Thirty Seven Lakhs only), which is the also present market value in that locality.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:



The aforesaid recitals form an integral part of the Deed of sale between the parties and upon which this Deed of sale itself is based.

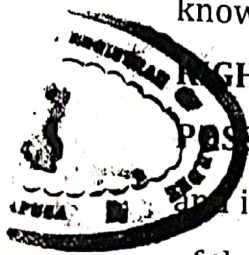
(2) In pursuance of the said agreement and in consideration of the total sale price of Rs.37,00,000/- (Rupees Thirty Seven Lakhs only), paid by the Purchaser to the Vendors in the following manner:- (a) Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only), transfer in the Account of Vendor No.1 as on 17.10.2018; (b) Rs. 4,00,000/- (Rupees Four Lakhs only) transfer in the Account of Vendor No.1 as on 05.11.2018, and balance amount in kind towards price of the said property, which is described in Schedule I herein under written, **THEY THE VENDORS** as the Owners of the said property, hereunder written and as and

For GULSHAN HOMES & DEVELOPERS

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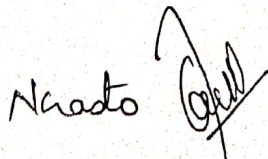
according to their respective **rights, title, shares and interests**, do hereby **TRANSFER AND CONVEY** by way of **SALE** unto **THE PURCHASER** the said **property** described in the **SCHEDULE-I** hereunder written **TOGETHER WITH ALL** its easements, privileges, rights, advantages and appurtenances whatsoever to **the said property**, now or at any time hereto before usually **HELD, OCCUPIED OR ENJOYED** or known as part thereof or be appurtenant thereto, or known to be belonging to them, and **ALL ESTATE, RIGHTS, TITLE INHERITANCE, PROPERTY, POSSESSION, BENEFIT, CLAIM** whatsoever at law or in equity of the said **Vendors** and in consequence of the same, to **HAVE, HOLD** the said **property** which is hereby **SOLD, ASSIGNED RELEASED AND CONVEYED** with its and every of its rights unto the use and benefit of **the PURCHASER FOREVER AND AS ABSOLUTE OWNERS** and the **Vendors** hereby covenant with **the Purchaser** that notwithstanding **ANY ACT, DEED OR THING** by the **Vendors** done or executed or knowingly suffered to the contrary.



(3) **The Vendors**, now have **GOOD RIGHT AND FULL AUTHORITY TO GRANT AND CONVEY THE SAID PROPERTY TO HAVE AND TO HOLD** the same which is hereby granted conveyed, and assured and expressed so to be unto and to the use and benefit and enjoyment of the said **Purchaser forever SUBJECT**

For GULSHAN HOMEZ & DEVELOPERS

  
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**HOWEVER** to the payment of all rates, taxes, rents assessment, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Goa or the **Village Panchayat of Tivim** or any other local body in respect thereof.

(4) **AND THE VENDORS** as to their rights, title or interest into and upon **the said Property** do hereby for themselves or their heirs executors, administrators, covenant with the **Purchaser** as under:-

(a). **THAT THE VENDORS** now have in themselves good right, full power and absolute authority to convey, transfer and assure **the said Property** hereby conveyed, transferred and assured or intended so to be unto and the use of **the Purchaser** in the manner aforesaid.

(b). **AND THAT** it shall be lawful for the **Purchaser** from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy **the said Property**, hereby conveyed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the **Vendors** or

For GULSHAN (P) LTD. & SONS

  
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by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.

(c). **AND THAT** freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the **Vendors** and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the **Vendors** or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them.



(d). **AND FURTHER THAT** they the **Vendors** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in **the said Property**, hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the **Vendors** or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the **Purchaser** do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the **Purchaser**, his successors or assigns or their counsel-

For GULSHAN HOMES & DEVELOPERS

  
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in-law and assuring **the said Property** and every part thereof hereby conveyed, transferred and assured unto and to the use of the **Purchaser** in the manner aforesaid.

(e). **AND THAT** there are no tenants, protected or otherwise, in respect of **the said Property**, or any portion/s thereof and no person have or can claim any right of tenancy in respect of **the said Property** or any part thereof under the provisions of **the Goa Daman and Diu Tenancy Act, 1964** and **the Mundkars Act** or under any other law in force in the territory.



(f). **AND THAT** the **said Property** is not subject to any notice or notification or proceedings under Land acquisition Act.

(5) **AND FURTHER** that **the Vendors** have at the time of execution hereof hand over and deliver to the **Purchaser** the possession of **the said Property** at the time of execution of this Deed and further the **Vendors** declare and confirm that they have no objection/ s for the **Purchaser** applying for and getting the mutations / partition in their favour carried out in the survey records in respect of **the said Property** and that the **Vendors** shall assist the **Purchaser** in getting the aforesaid transfers done and that they shall do so and cause to be done all such acts and deeds as may be necessary thereof;

For GULSHAN HOMES & DEVELOPERS

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(6) **AND FURTHER** that in case at any time hereinafter it is found that any other person or party was necessary party to the present sale to perfect and validate the same, **the Vendors** shall at their own costs and expenses get all such deeds or documents executed by such party in the manner as required by **the Purchaser** in order to perfect the title of **the Purchaser** to **the said Property**, and further to perfect and legalize in all respect the present sale;

(7) **AND FURTHER** that in case the any of the representations made by the **Vendors** and herein set out are found to be incorrect in any manner, or title of the **Vendors** is found to be defective or imperfect in any respect and if the **Purchaser** suffers any inconveniences or losses as a result thereof, the **Vendors** shall indemnify and agree and undertake to **indemnify and compensate** the **Purchaser** for all such **losses, damages and liabilities**, whatsoever, which the **Purchaser** may suffer or incur at any time hereinafter.

(8) **AND THAT** the total consideration amount of Rs.37,00,000/- (**Rupees Thirty Seven Lakhs Only**), paid to the **Vendors** herein, accordingly stamp duty of Rs. 1,11,100/- (**Rupees One Lakhs Eleven thousand one hundred only**) is paid herewith by way of Stamp paper.

For GULSHAN HOMEZ & DEVELOPERS



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(9) That Neither **the Vendors** nor **the Purchaser** belong to the Schedule Caste or Schedule Tribe Community as notified by the Government of Goa under Notification no. RD/LAND/LRC/318/77 dated 21/08/1978 issued under Sub section (2) of section 24 of the Goa Daman and Diu Land Revenue Code 1968 (9 of 1969).

### SCHEDULE (I)

#### (Description of the Said Property)

All that property known as "DULATACHI MUDDI" commonly known as "CHINCHLEA VOILA" admeasuring an area of 925 Sq. Mtrs., situated at Tivim within the limits of Village Panchayat Tivim, Bardez Taluka and Registration Sub-District of Bardez, North Goa District, State of Goa, not described in the Land Registration office and not enrolled in the Taluka Revenue Office for the purpose of Martiz Predial, presently surveyed under survey no. 154/13 of Tivim Village, Bardez Taluka and the said Property is bounded as under:-

On the East:	By Plot of Shane Cajetan Fernandes of the same plot and further by plot bearing Survey No. 154/14 & 154/15 of village Tivim;
On the West:	By the road;
On the North:	By Plot bearing Survey No. 1464/13-A of Village Tivim and;
On the South:	By the road.

**IN WITNESS AND AFFIRMATION OF THE TERMS AND CONDITIONS DESCRIBED, THE PARTIES NOW SIGN AND EXECUTE THIS AGREEMENT FROM THIS DAY.**

For GULSHAN HOMER & DEVELOPERS

  
Authorized Signatory

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SIGNED, SEALED AND DELIVERED BY THE VENDORS

THE VENDOR No.1

**SHRI FRANCIS CRASTO**



SIGNATURE



LEFT HAND IMPRESSION



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3. \_\_\_\_\_



4. \_\_\_\_\_



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For GULSHAN HOMEZ & DEVELOPERS



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SIGNED, SEALED AND DELIVERED BY THE VENDORS

THE VENDOR NO. 2



SMT NELLY CRASTO

*Ncrasto*



SIGNATURE







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IMPRESSION

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For GULSHAN HOMEZ & DEVELOPERS

*R. Prasad*  
Authorized Signatory

*Ncrasto*



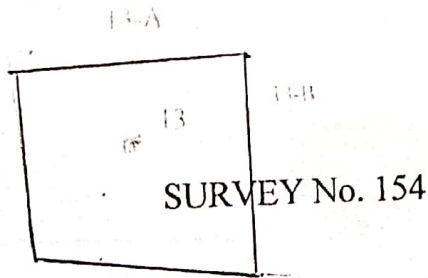
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA-GOA

Inward No: 487



Plan Showing plots situated at  
Village : TIVIM  
Taluka : BARDEZ  
Survey No./Subdivision No. : 154/ 1  
Scale : 1:1000

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



For: GULSHAN HONEZ & DEVELOPERS  
*[Signature]*  
Authorised Signatory

*[Signature]*

*[Signature]*

Generated By : Vrushali Arolkar ( D' Man Gr. II )  
On : 17-01-2018

Compared By: *[Signature]*

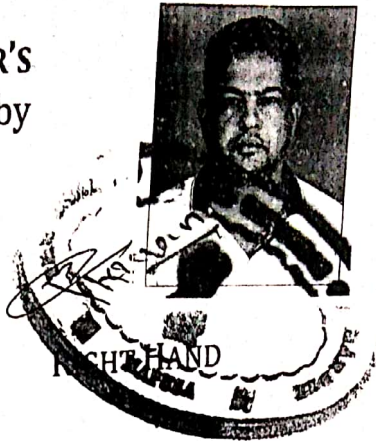
SIGNED, SEALED AND DELIVERED BY THE PURCHASER



THE PURCHASER  
M/S GULSHAN HOMEZ & DEVELOPER'S  
A Proprietary Concerned Owned by  
**SHRI BHARAT THAKRAN**

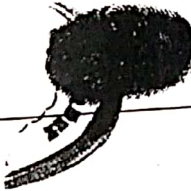

For GULSHAN HOMEZ & DEVELOPERS

  
Authorized Signatory  
SIGNATURE



LEFT HAND IMPRESSION  
IMPRESSION






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IN THE PRESENCE OF  
SIGNATURE 

NAME Atul S. Chavhan

SIGNATURE 

NAME Harish Satelkar

 For GULSHAN HOMEZ & DEVELOPERS

  
Authorized Signatory





**Government of Goa**  
**Document Registration Summary 2**

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

Print Date & Time - 06-Jun-2019 01:06:21 pm

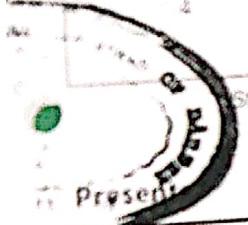
Document Serial Number - 2019-BRZ-1624

Presented at 12:06:03 pm on 06-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	111000
2	Registration Fee	74000
3	Mutation Fees	1000
4	Processing Fee	290
<b>Total</b>		<b>186290</b>

Stamp Duty Paid : 111000

Stamp Duty Required : 111000



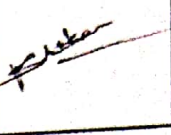






Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>BHARAT THAKRAN Proprietor Of Ms GULSHAN HOMEZ And DEVELOPERS</b> , S/o - D/o Suresh Kumar Age: 37. Marital Status: Married Gender: Male Occupation: Business. Address 1 - RUDRAXI L-6, Housing Board Colony, Porvorim, Bardez Goa. Address 2 - PAN No.: AGJPT6469K			

**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>FRANCIS CRASTO</b> , S/o - D/o Manuel A Crasto Age: 48. Marital Status: Married Gender: Male Occupation: Business. Address 1 - H.No. 63, Gaunsawaddo, Mapusa, Bardez-Goa. Address 2 - PAN No.: AEZPC6375F			
2	<b>NELLY CRASTO</b> , S/o - D/o Late Anthony Desa Age: 48. Marital Status: Married Gender: Female Occupation: Business. Address 1 - H.No. 63, Gaunsawaddo, Mapusa, Bardez-Goa. Address 2 - PAN No.: AEOPC6041B			
3	<b>BHARAT THAKRAN Proprietor Of Ms GULSHAN HOMEZ And DEVELOPERS</b> , S/o - D/o Suresh Kumar Age: 37. Marital Status: Married Gender: Male Occupation: Business. Address 1 - RUDRAXI L-6, Housing Board Colony, Porvorim, Bardez Goa. Address 2 - PAN No.: AGJPT6469K			

Witness:

Party Name and Address	Photo	Thumb	Signature
Parish Satekar, 24 , ,7972922490 , ,Service , Marital status : Unmarried 403524, H No 136 Khalcha Wada, H No 136 Khalcha Wada Arambol, Pernem, NorthGoa, Goa			
2 Athindra Chari, 29 , ,9637893987 , ,Service , Marital status : Unmarried 403507, H No 218/2 Balbot Bastora Mapusa, H No 218/2 Balbot Bastora Mapusa Bastora, Bardez, NorthGoa, Goa			

  
 Sub Registrar

**SUB-REGISTRAR**  
**BARDEZ**



Document Serial No:-2019-BRZ-1624

Book :- 1 Document

Registration Number :- **BRZ-1-1598-2019**

Date : 06-Jun-2019



*[Handwritten Signature]*

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

**SUB-REGISTRAR  
BARDEZ**