



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 1350000/-

(Rupees Thirteen Lakhs Fifty Thousands only)

**PAID VIDE E-RECEIPT NO 202400433126 DATED :07-Jun-2024,
IN THE GOVERNMENT TREASURY.**



Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400032352
DOCUMENT SERIAL NUMBER	:	2024-BRZ-2805
DATE OF PRESENTATION	:	10-Jun-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2757-2024
DATE OF REGISTRATION	:	10-Jun-2024
NAME OF PRESENTER	:	ABHISHEK ARORA
REGISTRATION FEES PAID	:	₹810000/-
PROCESSING FEES PAID	:	₹2480/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400433126

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 07-06-2024 23:20:05

Name and Address of Party : RAMDAS | 9881486918
D 1 D BLOCK SALVADOR RESIDENCY ALTINHO MAPUSA BARDEZ
GOA

Service: Stamp Duty

	Amount
Stamp Duty	₹ 1350000.00

Total Amount : ₹ 1,350,000.00

(Rs. Thirteen Lakh Fifty Thousand Only)

Department Data: 202400032352 NOTARY|202400032352 NOTARY

Bank ref No:

Status:

Payment Date:

Success

07-06-2024 23:44:33

Reprint Date: 07/06/2024 23:46:41



2024-BR1-2805
16/8/24

DEED OF SALE

Barretto

Shishul

D Barretto

Luiz Carlos Fernandes

Bar

Dias

THIS DEED OF SALE is made at Mapusa, Bardez,
Goa, on this 10th day of June 2024 (10/06/2024)

BETWEEN

1. **MR. SIMON CUSTODIO BARRETTO** alias **SIMON**

BARRETTO, age 64 years son of late Mr. Custodio

Antonio Barretto, (Aadhaar), self-

employed (PAN), Indian National,

married, and his wife;



MRS. DOROTHY SIMON BARRETTO, age 57 years,

daughter of Philip Rodrigues, (Aadhaar

), Service, (PAN), Indian

National, both residing at 202, Dominic Apts, Pali

Grand, Church Road, Marol, Andheri (E), Mumbai,

hereinafter referred to as the **"OWNERS/**

VENDORS", which expression shall unless

repugnant to the context or meaning thereof shall

BB *pn* *mf* *bx* *Dias*
Abhishek *Lunpal* *keelun*

mean and include their respective heirs, representatives, successors, agents, administrators and assigns of the **FIRST PART.**

AND

1. **MR. ABHISHEK ARORA**, son of Mr. Om Prakash Arora, age 37 years, married, business; holding Aadhaar Card No. _____ and PAN _____

H, Indian National, resident of House No. B - 5 / 30, First Floor, Sec - 4, Rohini, Near Mother Divine School, Raja Pur Kalan, North West Delhi, Delhi - 110085 and

2. **MR. GURPAL KALRA**, son of Mr. Balak Ram, age 32 years, married, business, holding Aadhaar Card No. _____ and PAN _____, Indian

National, resident care of Balak Ram, 152, 2nd floor, Engineers Enclave, VTC; Pitampura, PO: Saraswati Vihar, District North, West Delhi, State

AB *AB* *my* *DMR* *Dias*
Abhishek - *Gurpal Kalra*

Delhi. Pin Code 110034; **hereinafter** jointly referred ⁴
to as the **"PURCHASERS"** (which expression shall
unless repugnant to the context or meaning thereof
shall include their heirs, representatives,
successors, agents, administrators and assigns of
the **SECOND PART.**)

AND



1. **MR. ANGELO BERNARDO JEFERINO FERNANDES**, age 58 years, son of late Maria Ditosa Fernandes and Late Zeferino Fernandes, Indian National, bachelor/ unmarried, (holding Indian Passport No.) Form 60 presently abroad and represented by his **POWER OF ATTORNEY** his sister-in-law **MRS. MARGARET FERNANDES**, age 60 years, daughter of late Peter Ferrao, widow of late Baptist Fernandes, Housewife, Indian National (**Aadhar No.**) (**PAN .**) resident of House No. 398, Tropa Waddo, Siolim, Sodiem Siolim 403 517 vide POA dated 9th February

B *72* *my* *Dr* *Dias*
Alida *Luznel Kallins*

2023 duly notarized before the Notary S. K. ⁵
Tambawala vide registration No. 11174 dated 9th
February 2023;

2. **MRS. MARGARET FERNANDES**, age 60 years,
daughter of late Peter Ferrao, widow of late Baptist
Fernandes, Housewife, (Aadhar 7)
Indian National (PAN) resident of
House No. 398, Trova Waddo, Siolim, Sodiem Siolim
403 517 and her children;

3. **MR. JEFFERY FERNANDES**, age 36 years, son of
late Baptist Fernandes Indian National, (Aadhar No.
) (PAN) married and
his wife;

4. **MRS. MARIA CHERYL FERNANDES**, age 37 years,
daughter of Michael Fernandes, Indian national,
(Aadhar No.) (PAN)
both R/o. House No. 398, Trova Waddo, Siolim,
Sodiem Siolim 403 517 and presently in Bahrain,

BB *SB* *not* *box* *Die*
Alind *Lupeal* *Katins*

duly represented by his POWER OF ATTORNEY /⁶
MOTHER/MOTHER-IN-LAW **Mrs. MARGARET
FERNANDES**, age 60 years, daughter of late Peter
Ferraio, widow of late Baptist Fernandes, Housewife,
Indian National (Aadhaar No.)
(PAN) resident of House No. 398,
Tropa Waddo, Siolim, Sodiem Siolim 403 517 vide
POA dated 13th June 2023 duly executed before the
Embassy of India, Bahrain bearing No. 3987123
dated 13th June 2023 and duly stamped under
Section 32 of the Indian Stamp Act, by the
Additional Collector I North Goa at Panaji on 1st
August 2023.



5. **MR. JOEL JOAQUIM FERNANDES**, age 26 years,
son of late Baptist Fernandes, self-employed, Indian
National (Aadhaar No.) (PAN
) resident of House No. 398, Tropa
Waddo, Siolim, Sodiem Siolim 403 517, and
represented by his POWER OF ATTORNEY his
MOTHER **MRS. MARGARET FERNANDES**, age 60

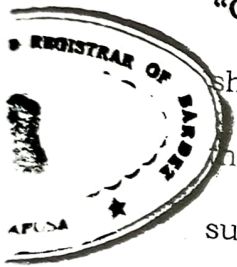
Handwritten signatures and initials:
B, B, DB, ref, Dmy, Dia, Gungul, Kankun

years, daughter of late Peter Ferrao, widow of late
Baptist Fernandes, Housewife, Indian National

(Aadhaar No.) (PAN

) resident of House No. 398, Tropa
Waddo, Siolim, Sodiem Siolim 403 517 vide POA
dated 20th October 2023 duly executed and
registered before the Notary Y. Zuzarte vide
registration No. 18911/2023 dated 3rd November
2023, hereinafter jointly referred to as the
"CONFIRMING PARTIES No. 1" which expression

shall unless repugnant to the context or meaning
thereof shall include their heirs, representatives,
successors, agents, administrators and assigns of
the **THIRD PART.**



AND

1. **MR. LEAO FLORENCIO DIAS**, age 52 years, son of
late Antonio Dias, (Aadhaar),
Business, (PAN), Indian National,
married, and his wife;

BB DB MY ~~box~~ Dias
Atish Gurjeal Kalur

2. MRS. INEZ DORIS NORONHA E DIAS alias INEZ

DORIS NORONHA, age 43 years, daughter of Francis Noronha, married, (Aadhaar , business, (PAN), Indian National, both resident of H. No. 380/5, ChunnoWado, Sodiern, Siolim, Bardez, Goa, 403517, Indian National, hereinafter jointly referred to as the **"CONFIRMING PARTIES No. 2"** which expression shall unless repugnant to the context or meaning thereof shall include their heirs, representatives, successors, agents, administrators and assigns of the **FOURTH PART**.



ALL THE ABOVE PARTIES ARE INDIAN NATINALS.

WHEREAS there exists all that immovable property known "RODRIGUES WADO", admeasuring 1675 sq.mts., along with dilapidated and demolished house plinth existing (admeasuring 175 Sq.Mts. plinth area) for which has been issued V.P house No. 269/4, situated

BB *DB* *my* *Dias*
Wado *Luypal* *Wado*

within the limits of the Village Panchayat of Siolim, which larger property is not described in the Land Registration Office of Bardez and is not found enrolled in the Taluka Revenue Office, and presently surveyed under Survey No. 213/4 of Village Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa which Property shall hereinafter be referred to as 'SAID PROPERTY', and is more particularly described in SCHEDULE-I written below herein.



AND WHEREAS, the SAID PROPERTY, described hereinabove originally belonged to one **MRS. ISABEL FRANCISCA BARRETTO**.

AND WHEREAS, vide Deed of Gift dated 3rd October 1985 duly registered in the office of the Sub-Registrar of Bardez bearing registration No. 896 at pages 230 to 236 of Book No. I Vol No. 245 dated 21st September 1987 Mrs. Maria Conceicao Fernandes alias Maria Ditosa Fernandes as widow of **Zeferino Fernandes** alias Zeferin Fernandes gifted the **SAID PROPERTY** to her sister **MRS. ISABEL**

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 Alister Lungsul Kalu

FRANCISCA BARRETTO.

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AND WHEREAS, the said **ISABEL FRANCISCA BARRETTO** expired on 12/04/1993 at Mazgaon Mumbai leaving behind the owner/ Vendor No. 1 as her Sole and Universal heir, and subsequently Inventory Proceedings bearing No. 289/2022/E, came to be filed before the Court of the Civil Judge Junior Division E Court, Mapusa Bardez-Goa wherein the said property was listed as the sole property and vide final chart of partition dated 5th September 2022 confirmed vide the Final Judgment and decreed dated 05/09/2022, the Owner/ Vendor No. 1 was declared as the sole and absolute owner of the SAID PROPERTY.



AND WHEREAS the name of the OWNER/ VENDOR no. 1 is duly incorporated in the Occupants Column of the Form I&XIV of Survey No. Survey No. 213/4 of Village Siolim under Mutation No. 84214.

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Shishu *Unygal* *keelns*

AND WHEREAS the said Maria Conceicao Fernandes alias Maria Ditosa Fernandes was married to **ZEFERINO FERNANDES ALIAS ZEFERIN FERNANDES** on 13/06/1959 and on their demise they left behind the CONFIRMING PARTIES No. 1 as their sole and universal heirs, confirmed vide Heirship Certificate under the provision of Sec. 373(1)(b) of the Goa Succession, Special Notaries And Inventory Proceeding Act, 2012 issued by the Civil Judge Senior Division at Mapusa in Inventory Proceeding No. 817/2023/C vide order dated 8th May 2024.



AND WHEREAS, the CONFIRMING PARTIES NO. 1 who are the sole and universal heirs of the aforesaid deceased **Maria Conceicao Fernandes alias Maria Ditosa Fernandes and Zeferino Fernandes alias Zeferin Fernandes** record that they have no rights, title, demand and/ or interest in the SAID PROPERTY and that the SAID PROPERTY has been in the exclusive, legal and absolute possession and control of Vendors/Owners since the past more than 30 years and interalia record herein that they have no objection to the sale of the SAID

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ASLWSP

Guypal Kulm

PROPERTY more particularly identified in the Schedule I¹²
for all purposes of law.

AND WHEREAS in May 2023 the said OWNERS/
VENDORS along with consent and no objection of the
CONFIRMING PARTIES NO. 1 had agreed to sell and
transfer the SAID PROPERTY in favour of the
CONFIRMING PARTIES NO. 2 on such terms, conditions
and consideration which thereafter came be crystallized



vide MOU dated 28th February 2024.

AND WHEREAS based on the above representation the
CONFIRMING PARTIES NO. 2 with the aid and
assistance of the OWNERS/ VENDORS have applied and
obtained the following conversion sanad, licenses and
approvals from the concerned government authorities as
is detailed hereunder: -

- (a) Conversion sanad bearing ref. no. 4/20/CNV/AC-
III/2023/700 dated 12th May 2023 issued by Office
of the Additional Collector-III, North Goa District,

[Handwritten signatures and initials]
B. P. M. D. S.
Gurjeet Kaur

Mapusa, Goa; for conversion of an area of 1500 sq. mts. in the property bearing Survey No.213/4 of Village Siolim for Residential with 60 F.A.R.

(b) Technical clearance bearing No. TPB/9009/SIO/TCP-2023/6676 dated 10TH August 2023 for construction of compound wall in survey No. 213/4 of Village Siolim along with the approved plan duly noted and endorsed by the Dy. Town Planner, TCP Bardez.



(c) Construction license bearing No. 15/VPSS/2023-24/Comp/937 dated 13/10/2023 for construction of compound wall in the property bearing survey No. 213/4 of Village Siolim along with the approved plan duly noted and endorsed by the VP Secretary and VP Sarpanch., for which the Purchasers paid to the Confirming Party No.2 for getting the above mentioned licenses/permission from the Government Departments, Rs.1,19,25,000/- (Rupees One Crore Nineteen Lakhs and Twenty Five Thousand Only) out of total consideration.

[Handwritten signatures and initials]

[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*

[Signature] *[Signature]*

AND WHEREAS in relation to the above the OWNERS/
VENDORS with the consent and no objection of the
CONFIRMING PARTIES NO. 1 and CONFIRMING
PARTIES NO. 2 and have represented to the present
PURCHASERS that they are the absolute OWNERS in
sole and exclusive possession of the entire SAID
PROPERTY.



AND WHEREAS the OWNERS/ VENDORS with
consent and no objection of the CONFIRMING
PARTIES No. 1 and CONFIRMING PARTIES No. 2 have
agreed to sell the ENTIRE SAID PROPERTY more
particularly described in SCHEDULE-I hereunder
written along with conversion sanad, licenses and
approvals from the concerned government authorities
to the PURCHASERS for a total consideration detailed
hereunder and, on the terms, consideration and
conditions which are hereunder written.

AND WHEREAS the PURCHASERS have accepted the
proposal and have agreed to purchase the entire SAID

BB SR MY DWZ D. D. D.
Shishu Lal Kaur

PROPERTY more particularly described in SCHEDULE-
I for a total consideration of **Rs. 2,70,00,000/-**
(RUPEES TWO CRORES and SEVENTY Lakhs
only) which is the present market value of the SAID
PROPERTY in the locality.

AND WHEREAS the PURCHASERS, in good faith, after
taking reasonable care, and after having ascertained that
the OWNERS/ VENDORS have the power to sell and
make the said transfer for the absolute Sale of the SAID
PROPERTY, which is free from all mortgages, dues,
charges, lien, attachment and encumbrances, for the
above consideration and on the following terms and
conditions detailed hereunder.



NOW THEREFORE THIS DEED OF SALE

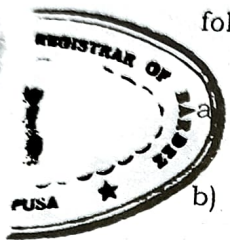
WITNESSETH AS UNDER:-

1. That in pursuance to the Purchase consideration
of **Rs. 2,70,00,000/- (RUPEES TWO CRORES**
and SEVENTY Lakhs only) paid in terms of

B3 *dp* *my* *Buy* *Dias*
Shishu *Legal* *Katun*

clause (2) hereunder, the OWNERS/¹⁶
VENDORS/CONFIRMING PARTIES in the
following manner: -

The PURCHASER No.1 Mr. Abhishek Arora, has
paid 80% cost of the total consideration against
the respective VENDORS/CONFIRMING PARTIES as
follows: -



- a) MR. SIMON CUSTODIA BARRETTO Rs.56,30,000/-
- b) MRS. DOROTHY SIMON BARRETTO Rs. 56,30,000/-
- c) MRS. MARGARET FERNANDES Rs. 8,00,000/-
- d) MR. LEAO FLORENCIO DIAS Rs. 40,00,000/-
- e) MRS. INEZ DORIS NORONHA E DIAS
alias INEZ DORIS NORONHA Rs.55,40,000/-

TOTAL Rs.2,16,00,000

AB *my* *Legal* *Leator* *Dias*

The PURCHASER No.2 Mr. Gurpal Kalra, has
paid 20% cost of the total consideration against
the respective VENDORS/CONFIRMING PARTIES
as follows; -

a) MR. SIMON CUSTODIA BARRETTO Rs.14,07,500/-

b) MRS.DOROTHY SIMON BARRETTO Rs. 14,07,500/-

Mrs. MARGARET FERNANDES Rs. 2,00,000/-

d) Mr. LEO FLORENCIO DIAS Rs. 10,00,000/-

e) MRS. INEZ DORIS NORONHA E DIAS

Alias INEZ DORIS NORONHA Rs,13,85,000/-

TOTAL.....Rs.54,00,000/-

That the Purchaser No.1 and 2 paid in total to the
Vendors and Conforming parties is as follows:-

a) MR. SIMON CUSTODIA BARRETTO Rs.

BB DP mX DMS Dias
Blister Gurpal Kalra

70,37,500/-

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b) MRS. DOROTHY SIMON BARRETTO

Rs. 70,37,500/-

c) MRS. MARGARET FERNANDES

Rs. 10,00,000/-



MR. LEAO FLORENCIO DIAS Rs. 50,00,000

e) MRS. INEZ DORIS NORONHA E DIAS

alias INEZ DORIS NORONHA Rs. 69,25,000/-

TOTAL Rs. 2,70,00,000/-

(Rupees Two Crores and Seventy Lakhs Only)

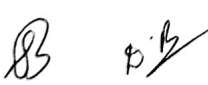
That the Purchaser No.1 and 2 made the payment to the Vendors and the Confirming parties after deducting T.D.S. mentioned herein below in detail respectively,

[Handwritten signatures and initials]
S B DB my Dmy Dias
Anupam Kumar

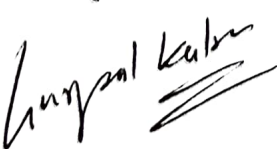
(MR. ABHISHEK ARORA PURCHASER NO.1)

	AMOUNT	TDS	BALANCE
SIMON CUSTODIO			
BARRETTO	56,30,000.00	56,300.00	55,73,700.00
DOROTHY SIMON			
BARRETTO	56,30,000.00	56,300.00	55,73,700.00
LEO FRENCIO			
DIAZ	40,00,000.00	40,000.00	39,60,000.00
MARGARET			
FERNANDES	8,00,000.00	8,000.00	7,92,000.00
INEZ DORIS			
NORONHA E DIAS	55,40,000.00	55,400.00	54,84,600.00

2,16,00,000.00 2,16,000.00 2,13,84,000.00





(MR. GURPAL KALRA PURCHASER NO.2)

	AMOUNT	TDS	BALANCE
SIMON CUSTODIO			
BARRETTO	14,07,500.00	14,075.00	13,93,425.00
DOROTHY SIMON			
BARRETTO	14,07,500.00	14,075.00	13,93,425.00
LEO FLORENCIO			
DIAS	10,00,000.00	10,000.00	9,90,000.00
MARGARET			
FERNANDES	2,00,000.00	2,000.00	1,98,000.00
INEZ DORIS			
NORONHA E DIAS	13,85,000.00	13,850.00	13,71,150.00
	54,00,000.00	54,000.00	53,46,000.00

2. It is with the consent and no objection of the

my *DIAS*
Gurpal Kalra

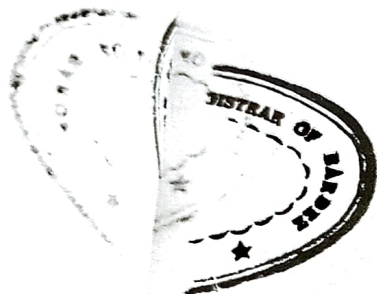
CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 hereby agreed to grant, convey, assign, assure and transfer UNTO the PURCHASERS free from all encumbrances with the benefits and other rights, liberties, easement, appendages and appurtenances and all estate, Rights, title and interest, whatsoever attached to the SAID PROPERTY identified as "RODRIGUES WADO", admeasuring 1675 sq.mts., alongwith dilapidated and demolished house structure existing which has been issued V.P house No. 269/4, situated within the limits of the Village Panchayat of Siolim, which larger property is not described in the Land Registration Office of Bardez and is not found enrolled in the Taluka Revenue Office, and presently surveyed under Survey No. 213/4 of Village Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, more particularly described in Schedule I hereunder ALONGWITH all the trees, fences, hedges, ditches, ways, watercourses, drains, liberties,



BB p2 my ~~Bardez~~ ~~Siolim~~
 Luiz *Luiz* *Luiz*

privileges, easements and all other appurtenances whatsoever of the OWNERS/ VENDORS hereby conveyed and to HAVE, TO HOLD and possess the same unto and to use of the PURCHASERS absolutely and forever, as ordinarily pass on such sale.

3. The aforesaid purchase consideration of **Rs. 2,70,00,000/- (RUPEES TWO CRORES and SEVENTY LAKHS only)** less TDS deduction of 1% i.e. Rs. 2,70,000/- (Rupees Two Lakhs and Seventy Thousand only) has been paid by the PURCHASER to the OWNERS/ VENDORS, and the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2, 67,30,000/- (Rupees Two Crores Sixty-Seven Lakhs and Thirty Thousand only). vide Demand Drafts / RTGS more particularly detailed in the SCHEDULE-II hereunder written, which receipt of final consideration, the OWNERS/ VENDORS, along with the CONFIRMING PARTIES NO. 1 and



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Shukla
Gurpal Kaur

CONFIRMING PARTIES NO. 2, admit and acknowledge as having duly received and give a factual discharge for all purposes of law.

4. The CONFIRMING PARTIES No. 1 along with the CONFIRMING PARTIES No. 2 confirm that that they have no rights, title, demand and/ or interest in the SAID PROPERTY and record herein their NO OBJECTION to the sale of the SAID PROPERTY more particularly identified in the Schedule I by the OWNERS/ VENDORS in favour of THE PURCHASERS for all purposes of law.



5. The OWNERS/ VENDORS covenant that the **SAID PROPERTY** is free from any restraint order or injunction order passed by any court of law and are also free from any adverse observation in any decree of any court.

6. The OWNERS/ VENDORS covenants that there is no litigation pending regarding the **SAID**

BB *pr* *my* *bms* *Dea*
Shah *Legal* *Kumar*

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.

7. The OWNERS/ VENDORS alongwith the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 confirm and declare that they have not done anything whereby the **SAID PROPERTY** or any part thereof may be subject to any attachment or lien of any court or person whosoever or 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 OWNERS/VENDORS received any notice or acquisition notification with regard to the **SAID PROPERTY** and further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the **SAID**



[Handwritten signatures and initials]
 D PB my DMX Dias
 Shishu Lmpul/Leah

PROPERTY by any authority or government department.

8. The OWNERS/ VENDORS alongwith the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 confirm and assure that they have not entered into any agreement or commitment in respect of the **SAID PROPERTY** or any part thereof, except with the Purchasers herein.



The possession of the **SAID PROPERTY** hereby sold by VENDORS has been handed over to PURCHASERS today. The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the **SAID PROPERTY** detailed in the Schedule- I hereunder written. The Purchasers shall also be entitled to apply for and transfer in their favour, the **SAID PROPERTY** hereby purchased in all other public records, village

BB PR MY DMK Diao
Alurshu. Gopal Kalra

records, etc.

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10. The OWNERS/ VENDORS along with the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 confirm and covenant that incase any defect is found in the title of the OWNERS/ VENDORS of the **SAID PROPERTY** hereby sold and/ or in the present conveyance, then OWNERS/ VENDORS along with the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 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 **SAID PROPERTY** or any part thereof sold unto PURCHASERS vide this Deed.

11. The OWNERS/ VENDORS along with the CONFIRMING PARTIES No. 1 and CONFIRMING

BB *BB* *MY* *DMF* *Dias*
Shishu *Gurpal Kaur*

26

PARTIES No. 2 assure that in case due to any defects in the title of the Vendors, resulting in the PURCHASERS being deprived of the **SAID PROPERTY** or any portion or any part thereof, the OWNERS/ VENDORS along with the CONFIRMING PARTIES No. 1 along with the CONFIRMING PARTIES No. 2 undertake to indemnify and compensate the Purchasers fully and adequately in all respects including all losses, costs, damages and expenses accruing thereby to the Purchasers.



12. The OWNERS/ VENDORS hereby assure that the **SAID PROPERTY** is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any other person(s) whatsoever.

13. That the OWNERS/ VENDORS alongwith the CONFIRMING PARTIES No. 1 and CONFIRMING

SB *my* *one* *Dias*
Shikhar *Amal Kumar*

PARTIES No. 2 hereby assure the ²⁸
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.



14. That OWNERS/ VENDORS do hereby assure
the PURCHASERS that the **SAID PROPERTY**
hereby sold is free from any encumbrances
whatsoever and OWNERS/ VENDORS have
absolute title and exclusive right to convey
the **SAID PROPERTY** by way of sale.

15. That on the execution of this Deed of Sale,
PURCHASERS shall and may at all times
hereinafter peacefully and quietly enter into

BB *DB* *my* *but* *Dear*
Abhishek *Kunal Kaur*

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.

16. That OWNERS/ VENDORS along with the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 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 and/ or claimant.

17. The OWNERS/ VENDORS along with the CONFIRMING PARTIES No. 1 and CONFIRMING PARTIES No. 2 and the PURCHASERS hereby

[Handwritten signatures]
[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]*

30

declare that the SAID **PROPERTY** in
transaction does not belong to SC/ST
pursuant to the Notification No.
RD/LAND/LRC/318/ 77 dated 21/08
/1978.

18. The total consideration of **Rs. 2,70,00,000/-**
(Rupees One Crore and Eighty Lakhs only) less
TDS paid to the Vendors herein, corresponds
to the market value the SAID PROPERTY and
accordingly Stamp Duty of **5%** equivalent to Rs.
13,50,000/- (Rupees Thirteen Lakhs
and Fifty Thousand only) is paid and
affixed herewith and the Registration fee of **3%**
equivalent to Rs.8,12,480/- (Rupees Eight Lakhs
Twelve Thousand Four Hundred and Eighty only)
is also paid by the Purchasers.



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ASL:dy.
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Legal Valuers
Dey

SCHEDULE-I**(Description of the SAID PROPERTY)**

ALL THAT IMMOVABLE PROPERTY KNOWN as "RODRIGUES WADO", admeasuring 1675 sq.mts., along with dilapidated residential house admeasuring 175 sq.mts., (Almost collapsed) existing thereon bearing V.P house No. 269/4, situated within the limits of the Village Panchayat of Siolim, which larger property is not described in the Land Registration Office of Bardez and is not found enrolled in the Taluka Revenue Office, and presently surveyed under Survey No. 213/4 of Village Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, and bounded as under;

NORTH :- By Road,

SOUTH :- By property surveyed under Survey No. 213/11-A of Village Siolim;

EAST: By property surveyed under Survey No. 214/7 and 214/1 of Village Siolim,



B *DB* *my* *Dist.* *Deo*
Silim *General* *Kalra*

32

WEST:- By property surveyed under Survey No. 213/3-B
of Village Siolim

SCHEDULE-II
(PAYMENT SCHEDULE)

Mr. Abhishek Arora -Purchaser No.1 paid to Vendors and
the Confirming Parties after deducting the T.D.S
respectively.



Sr. No	Vendor Name and D.D. No.	TDS deducted Rs.	Amount Paid Rs.
1	MR. SIMON CUSTODIA BARRETTO, and DD No. 005717	56,300/-	55,73,700/-
2	MRS. DOROTHY SIMON BARRETTO, and DD No.	56,300/-	55,73,700/-

BB *my* *one* *Dear*
Shishu *Gurpreet Kaur*

	003700		
	CONFIRMING PARTY NAME AND D.D. No.		
3	MRS. MARGARET FERNANDES, and DD No. 005719	8,000/-	7,92,000/-
4	MR. LEO FLORENCIO DIAS, and DD No. 003800	40,000/-	39,60,000/-
5	MRS. INEZ DORIS NORONHA E DIAS alias INEZ DORIS NORONHA , and DD No. 005720	55,400/-	54,84,600/-
Total consideration (less TDS)			Rs. 2,13,84,000/-



Sl *to* *my* *Di*

Sl *to* *my* *Di*

Sl *to* *my* *Di*

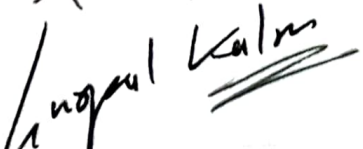
Mr. Gurpal Kalra - Purchaser No.1 paid to Vendors and the confirming Parties after deducting the T.D.S, respectively.

Sr. No	Vendor Name and D.D. No.	TDS deducted Rs.	Amount Paid Rs.
1.	MR. SIMON CUSTODIA BARRETTO, and DD No. 005721	14,075/-	13,93,425/-
2.	MRS. DOROTHY SIMON BARRETTO, and DD No. 005723	14,075/-	13,93,425/-
	CONFIRMING PARTY NAME AND D.D. No.		
3	MRS. MARGARET FERNANDES, and DD	2,000/-	1,98,000/-



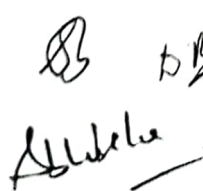






	No.005722		
4.	Mr. LEAO FLORENCIO DIAS, and DD No.	10,000/-	9,90,000/-
5.	MRS. INEZ DORIS NORONHA E DIAS alias INEZ DORIS NORONHA, and DD No. 005718	13,850/-	13,71,150/-
Total consideration (less TDS @1%)			Rs.53,46,000/-

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Deed of SALE on the date, month and year first above written in the presence of the attesting witnesses.




SIGNED AND DELIVERED BY
THE WITHIN NAMED THE
VENDOR No. 1

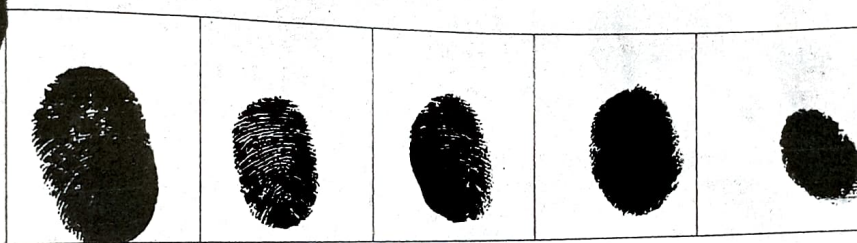
Branch

MR. SIMON CUSTODIO BARRETTO
alias SIMON BARRETTO



36

RIGHT HAND FINGER PRINT IMPRESSIONS



Thumb

LEFT HAND FINGER PRINT IMPRESSIONS



Thumb

Q D.B. my Dux
Alfred
Guopul Kalon

SIGNED AND DELIVERED BY
THE WITHIN NAMED THE
VENDOR No. 2

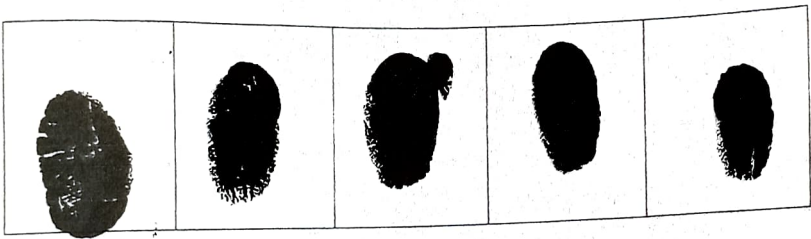


D. Barretto

D.

MRS. DOROTHY SIMON BARRETTO

RIGHT HAND FINGER PRINT IMPRESSIONS



Thumb

LEFT HAND FINGER PRINT IMPRESSIONS



Thumb

B *DB* *my* *Dias*
Whistler *Lupat* *Kalm*

SIGNED AND DELIVERED BY
THE WITHIN NAMED THE
PURCHASER NO. 1

38



Slided.
MR. ABHISHEK ARORA

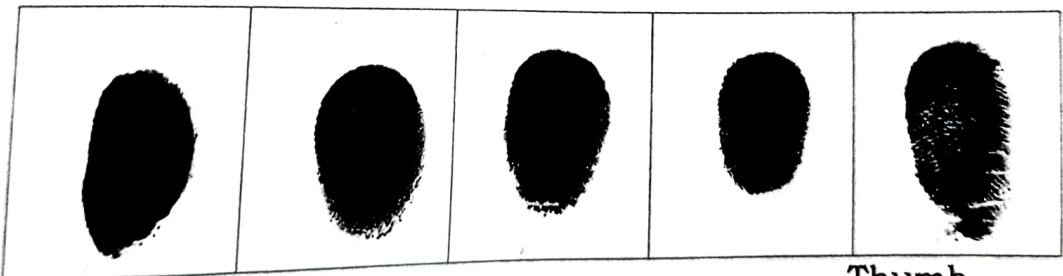
Slided

RIGHT HAND FINGER PRINT IMPRESSIONS



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LEFT HAND FINGER PRINT IMPRESSIONS



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BB *DB* *mf* *hmf*
Slided. *Gurpreet Kaur* *Dias*

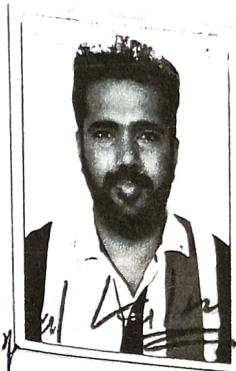
SIGNED AND DELIVERED BY
THE WITHIN NAMED

PURCHASER NO. 2

Gurpal Kalra

MR. GURPAL KALRA

39



RIGHT HAND FINGER PRINT IMPRESSIONS



LEFT HAND FINGER PRINT IMPRESSIONS



B BB my bus Dias
Shiv
Gurpal Kalra

SIGNED AND DELIVERED BY
THE WITHIN NAMED
CONFIRMING PARTIES No. 1

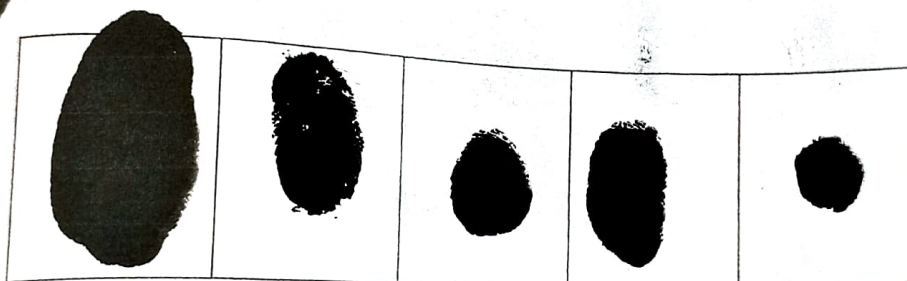
40

M. Fernandes
MRS. MARGARET FERNANDES



For self and as POA other Confirming Parties

RIGHT HAND FINGER PRINT IMPRESSIONS



Thumb

LEFT HAND FINGER PRINT IMPRESSIONS



Thumb

Slister *DP* *M. L.* *Dias*
Guiguel *Leah*

SIGNED AND DELIVERED BY
THE WITHIN NAMED
CONFIRMING PARTIES No. 2

41

Dmx
MR. LEAO FLORENCIO DIAS *Dmx*



RIGHT HAND FINGER PRINT IMPRESSIONS



Thumb

LEFT HAND FINGER PRINT IMPRESSIONS



Thumb

BB BB M Dmx Dias
Shisho
Luiz Carlos

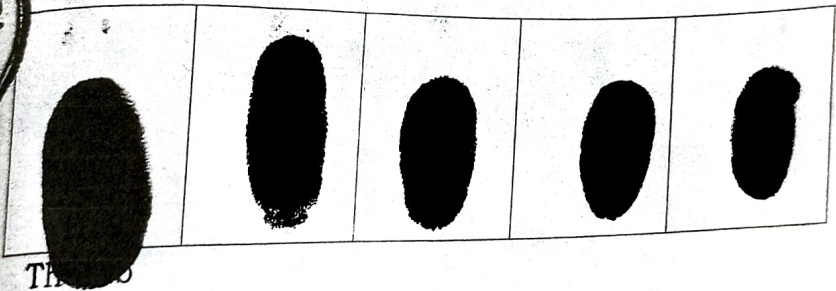
SIGNED AND DELIVERED BY
THE WITHIN NAMED
CONFIRMING PARTIES No. 2

42

~~Don~~
MRS. INEZ DORIS NORONHA E
DIAS alias INEZ DORIS
NORONHA,



RIGHT HAND FINGER PRINT IMPRESSIONS



LEFT HAND FINGER PRINT IMPRESSIONS



B
+ 1/2 my
Luzel
Dias
Luzel

IN PRESENCE OF WITNESSES:

43

1. Shane Dias

Name: Adv. Shane Dias Sapeco, major of age,
married, Advocate, r/o. House No. 1187, Segundo
Bairro St Cruz, Ilhas Goa

2. [Signature]

Name: Adv. Ramdas L. Pednekar, major, married,
self employed, r/o. D-1, D BLOCK, Salvador
residency, Altinho, Mapusa, Bardez, Goa.

BB [Signature] my [Signature]
[Signature] - [Signature] [Signature]



Government of Goa

Document Registration Summary 2

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

Date & Time : - 10-Jun-2024 03:57:28 pm

Serial Number :- 2024-BRZ-2805

Registered at 03:40:42 pm on 10-Jun-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, along with fees paid as follows

No	Description	Rs.Ps
1	Stamp Duty	1350000
2	Registration Fee	810000
	Mutation Fees	2000
	Processing Fee	2140
	Special Tatkal appointment fee	200000
	Total	2364140

Stamp Duty Required : 1350000/-

Stamp Duty Paid : 1350000/-

Party Name and Address	Photo	Thumb	Signature
ABHISHEK ARORA , Father Name: MR OM PRAKASH ARORA, Age: 36, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - House No B-5/30, FIRST FLOOR, SEC - 4, ROHINI, NEAR MOTHER DIVINE SCHOOL, RAJA PUR KALAN, NORTH WEST DELHI, DELHI - 110085, Address2 - , PAN No.:			

Party Name and Address	Photo	Thumb	Signature
SIMON CUSTODIO BARRETTO ALIAS SIMON BARRETTO , Other Name: LATE CUSTODIO ANTONIO BARRETTO, Age: 64, Marital Status: Married, Gender: Male, Occupation: Self Employed, HOUSE NO.202, DOMNIC APTS. PALI GRAND, CHURCH ROAD, MAROL, ANDHERI (E), MUMBAI, MAHARASHTRA STATE, PAN No.:			
DOROTHY SIMON BARRETTO , Father Name: MR. PHILIP RODRIGUES, Age: 57, Marital Status: Married, Gender: Female, Occupation: Other, H NO 202, DOMNIC APTS. PALI GRAND, CHURCH ROAD, MAROL, ANDHERI (e), PAN No.:			



05/12/2022

FORM I & XIV

100016020981

नमुना नं १ व १४

BARDEZ

Page 1 of 2

Siolim

Survey No. 213

सर्वे नंबर

Sub Div. No. 4

हिस्सा नंबर

Tenure

सत्ता प्रकार

Name of the Field Rodrigues Wado

बै नांव

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

Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	वागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.15.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.00

Uncultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab	Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
खराब	वर्ग (क)	वर्ग (ख)	एकूण नापिक जमीन	एकूण
0000.01.75	0000.00.00	0000.01.75	0000.01.75	0000.16.75

Remarks शेरा

Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
	फोर		प्रेडियल		रेंट	

No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	कब्जेदाराचे नांव Simon Barretto	खाते नंबर	फेरफार नं 84214	शेरा

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

For further inquiries, please contact the Mamlatdar of the concerned Taluka.

Party Name and Address	Photo	Thumb	Signature
ABHISHEK ARORA , Father Name: MR OM PRAKASH ARORA , Age: 36, Marital Status: Married, Gender: Male, Occupation: Business, House No B-5/30, FIRST FLOOR, SEC - 4, ROHINI, NEAR MOTHER DIVINE SCHOOL, RAJA PUR KALAN, NORTH WEST DELHI, DELHI - 110085, PAN No.:			
GURPAL KALRA , Father Name: MR. BALAK RAM , Age: 32, Marital Status: Married, Gender: Male, Occupation: Business, C/O. BALAK RAM, 152, 2ND FLOOR, ENGINEERS ENCLAVE, VTC, MATAMPURA, P.O. SARASWATI VIHAR, DISTRICT NORTH, WEST DELHI, STATE DELHI., PAN No.:			
MARGARET FERNANDES , Father Name: LATE PETER FERRAO , Age: 60, Marital Status: Widow, Gender: Female, Occupation: Housewife, H NO.398, TROPA WADDO, SIOLIM, SODIEM BARDEZ GOA, PAN No.:			
LEAO FLORENCIO DIAS , Father Name: LATE ANTONIO DIAS , Age: 53, Marital Status: Married, Gender: Male, Occupation: Business, HOUSE NO. 380/5, CHUNNO WADO, SODIEM, SIOLIM, BARDEZ, GOA, PAN No.:			
MARGARET FERNANDES , Father Name: LATE PETER FERRAO , Age: 60, Marital Status: , Gender: Female, Occupation: Housewife, H. NO.398, TROPA WADDO, SIOLIM, SODIEM, TALUKA BARDEZ. GOA., PAN No.: , as Power Of Attorney Holder for ANGELO BERNARDO JEFERINO FERNANDES			
MARGARET FERNANDES , Father Name: LATE PETER FERRAO , Age: 60, Marital Status: , Gender: Female, Occupation: Housewife, H NO.398, TROPA WADDO, SIOLIM, SODIEM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for JEFFERY FERNANDES			
MARGARET FERNANDES , Father Name: LATE PETER FERRAO , Age: 60, Marital Status: , Gender: Female, Occupation: Housewife, H NO.398, TROPA WADDO, SIOLIM, SODIEM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for MARIA CHERYL FERNANDES			
MARGARET FERNANDES , Father Name: LATE PETER FERRAO , Age: 60, Marital Status: , Gender: Female, Occupation: Housewife, , PAN No.: , as Power Of Attorney Holder for JOEL JOAQUIM FERNANDES			
Doris Noronha E Dias Alias Inez Doris Noronha , Father Noronha. Age: 43,			

Individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Party Name and Address	Photo	Thumb	Signature
Name: SHANE JOSEPH DIAS SAPECO , Age: 41, DOB: 1982-07-02 Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403005, HOUSE NO1187 SEGUNDO BAIRO ILHAS NEAR TWO STONES SANTA CRUZ SANTA CRUZ NORTH GOA IN THE STATE OF GOA, HOUSE NO1187 SEGUNDO BAIRO ILHAS NEAR TWO STONES SANTA CRUZ SANTA CRUZ NORTH GOA IN THE STATE OF GOA, Calapor, Tiswadi, NorthGoa, Goa			
Name: RAMDAS L PEDNEKAR , Age: 63, DOB: 1960-07-18 Mobile: , Email: ramdasl.pednekar@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403507, D-1 D BLOCK, D-1 D BLOCK, FLAT NO D-1 D BLOCK SALDANHA BUSINESS TOWER ALTINHO MAPUSA BARDEZ GOA NEAR MONGINIS CAKE SHOP, Nr. MONGINIS CAKE SHOP, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-2805

Document Serial No:-2024-BRZ-2805

Book :- 1 Document

Registration Number :- **BRZ-1-2757-2024**

Date : 10-Jun-2024



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

SUB-REGISTRAR

BARDEZ

