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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00083160372472X
Certificate Issued Date : 31-Jul-2025 03:01 PM
Account Reference : NONACC (SV)/ ga20000704/ SALCETE/ GA-SGA
Unique Doc. Reference : SUBIN-GAGA2000070400157645145513X
Purchased by : SILVA REAL ESTATE AND DEVELOPERS PRIVATE LTD
Description of Document : Article 22 Conveyance
Property Description : Plot A, admeasuring an area of 1315 sqmts, Survey No. 432/1, situated at Ward No. VI, Cuncolim
Consideration Price (Rs.) : 1,39,68,000
(One Crore Thirty Nine Lakh Sixty Eight Thousand only)
First Party : Mr MARIO MORAES AND OTHERS
Second Party : SILVA REAL ESTATE AND DEVELOPERS PRIVATE LTD
Stamp Duty Paid By : SILVA REAL ESTATE AND DEVELOPERS PRIVATE LTD
Stamp Duty Amount(Rs.) : 6,98,500
(Six Lakh Ninety Eight Thousand Five Hundred only)



Please write or type below this line



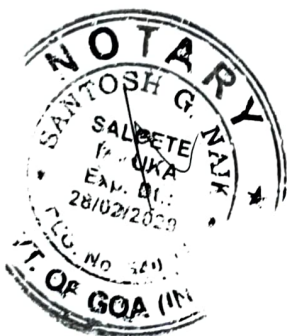
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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



MR. OSWIN ONFREE DASILVA -



3773/25
01/08/2025

DEED OF SALE

M. Moraes. Moraes.



THIS DEED OF SALE is made, executed and entered at Margao, Salcete, Goa, on this **Thirty First** Day of the Month of **June** of the year Two Thousand and Twenty Five (**31-07-2025**),

BETWEEN

1. MR. MARIO MORAES alias MARIO PIEDADE MORAES, son of late Mr. Frank Moraes, and Great Grandson/ Legal Heir of Late Miguel Moraes and his Late Wife Brigida Fernandes, aged 63 years, Married, Occupation Retired, **Indian National**, holding **PAN Card No.** and **Aadhaar Card No.** and **Mobile No.** and his wife;

2. MRS. M. JENNIFER E. P. MORAES alias MARIA JENNIFER MORAES, wife of Mr. Mario Moraes, aged 50 years, married, **Indian National** holding **PAN Card No.** and **Adhaar Card No.**

, Both Residents of House No. ,
Bencleamvaddo, Cuncolim Salcete South Goa, State of Goa;

M. Moraes

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J. Moraes


3. MISS. MICHELLE MORAES alias MICHELLE MARGARIDA MORAES, Daughter of Mr. Frank Moraes and Mrs. Joana Moraes, aged about 56 years, **Spinster**, Indian National and holder of **Aadhar Card No.**

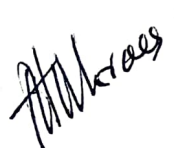
, Pan Card No. **and Mobile No.**


is represented herein by her duly constituted attorney, her Brother **MR. MARIO MORAES alias MARIO PIEDADE MORAES**, son of late Frank Moraes, and Great Grandson/ Legal Heir of Late Miguel Moraes and his Late Wife Brigida Fernandes, aged 60 years, holding **PAN Card no.** **and**

Aadhaar Card No. **vide Specific Power of Attorney for the sale of Plot dated: 25-07-2025, duly executed and Notarized before Notary Adv. Sandeep Desai at Margao Goa, under reg. No. 9995/2025** and hereinafter compositely for the sake brevity referred to as **VENDORS/TRANSFERORS**, (which expression shall unless repugnant to the context or meaning hereof shall also mean and include their heirs, executors, administrators and assigns) of the **FIRST PART.**

AND

1). SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED, a Company, registered under the Indian Companies Act, vide Corporate Identity No. **U70102GA2006PTC004873**, holder of **Pan Card bearing No.** **, having its Registered Office at Marshall**



Residency, Ground Floor, Church Square, Betalbatim, Salcete Goa, Pincode-403708, represented through its Director and Authorized Signatory **MR. OSWIN ONFREE DA SILVA** alias **OSWIN ONFREE DASILVA**, Son of Mr. Teodoro Marcal Dasilva, aged about 54 years, Married, Occupation Business, Indian National, Income Tax **PAN Card No.** _____ and **Aadhar Card No.** _____

and **Mobile No.** _____ and residents of House No. 499, Nagwaddo, Betalbatim, South Goa, Pincode-403713 duly authorized Vide Board of Directors Resolution Dated: 20-07-2025, attached herein with this Deed, and hereinafter referred to as the **"PURCHASER/TRANSFeree"** (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include its heirs, successors, administrators, executors, legal representatives, Attorneys and permitted assigns) of the **SECOND PART**;

AND WHEREAS the **VENDORS** herein are **Indian Nationals** and whereas the **PURCHASER** is a Private Limited Company incorporated in India and thus all are competent to contract and entered in to this Deed.

WHEREAS there exists a property All that immovable property known as **"MORODDA- CARUJEM"**, situated in **ward No. VI**, within the limits of **Cuncolim Municipal Council, Taluka of Salcete, District of**

Morais

Morais

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South Goa, State of Goa, described in Land Registration Office of Salcete under title no. 11223 (old series) dated 29/08/1881 inscribed in the names of Miguel Moraes and his wife Brigida Fernandes and now surveyed under Survey No. 432/1 of Cuncolim Village and hereinafter called or referred to as "SAID LARGER PROPERTY" fully described in SCHEDULE-A hereunder written.

AND WHEREAS the SAID LARGER PROPERTY "MORODDA-CARUJEM", was registered on 29th August 1881 in the Office of the Sub- Registrar of Salcete under No. 11223 at page 48 relating to title of Book 5 of Old series in the names of Miguel Moraes and his wife Brigida Fernandes. Subsequent to their death the said property has always been in open, peaceful and continuous possession of the ancestors of the VENDORS and now in use and physical possession of the VENDORS, by way of inheritance and title possession.

AND WHEREAS the SAID LARGER PROPERTY was originally owned and possessed by Mr. Miguel Moraes and his wife Mrs. Brigida Fernandes and upon their demise the SAID LARGER PROPERTY devolved unto Mr. Luis Santana Moraes and his wife Mrs. Rofina Almeida and thereafter onto Mr. Marcelino Piedade Moraes and his wife Mrs. Maria Consolacao de Souza

M. Moraes

Moraes

Rofina Almeida



alias Conceicao Moraes and subsequently inherited by Mr. Frank Moraes and his wife Mrs. Joana L.P. Moraes and after their death unto their Legal Heirs namely Mr. Mario Moraes married to Mrs. M. Jennifer E. P. Moraes and his family inherited the same and are in peaceful use and physical possession of the entire property known as **"MORODDA-CARUJEM"** bearing Survey No. 432/1 of Cuncolim, Village, Salcete and is presently admeasuring area of 34,175.00 Sq. Mts as per Survey Records.

AND WHEREAS vide Deed of Succession dated 14-05-1998, drawn before Notary Ex-Officio Salcete, read with Deed of Succession dated 01-10-2013, drawn before Notary Ex Officio Salcete recorded at folio 57 to 58v of Deed book no. 1592, executed upon the demise of the said Mr. Frank Moraes and his wife Mrs. Joana L.P. Moraes respectively, the legal heirs namely 1). Mr. Mario Moraes married to Mrs. M. Jennifer E. P. Moraes, 2). Mrs. Myra Bernadette Morais married to Mr. Crowin Coutinho and Miss. Michelle Margarida Moraes (Spinster) who all thus became entitled to the estate of late Mr. Frank Moraes and his wife Mrs. Joana L.P. Moraes and the contents of Birth Certificate dated 16-10-1987 of Marcelino Piedade Moraes issued by Civil Registrar Salcete, further show clear relationship and succession link of Mr. Mario Moraes and others to the Said Total Property vis-à-vis to the estate of late Mr. Miguel Moraes and his wife Mrs. Brigida Fernandes.

M. Moraes

Moraes
[Signature]



AND WHEREAS upon the Subsequent to their demise the said property has always been in open, peaceful and continuous possession of the Present OWNERS namely **Mr. Mario Moraes and his wife M. Jennifer E. P. Moraes and Miss. Michelle Moraes and Mrs. Myra Bernadette Morais married to Mr. Crowin Coutinho** which is now in use and physical possession by way of inheritance and title possession.

AND WHEREAS the said Mrs. Myra Bernadette Morais and her husband Mr. Crowin Coutinho, Relinquished all their illiquid and undivided rights title interest in the property left by their late parents/Parents in Law i.e. late Mr. Frank Moraes and his wife Mrs. Joana Lactancia Piedade Coutinho E Moraes alias Joanita Moraes, relinquished in favour of other remaining Co-heirs namely Mr. Mario Moraes and his wife M. Jennifer E. P. Moraes and Miss. Michelle Moraes (Spinster), as witnessed by the Deed of Relinquishment of Illiquid and undivided rights drawn on 30-11-2021, passed in the Judicial Division of Salcete at Margao Goa.

AND WHEREAS the said Mr. Mario Moraes and his wife Mrs. M. Jennifer E. P. Moraes and Miss. Michelle Moraes who thus became the Lawful Co-owners in possession of the said Property.

M. Moraes

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AND WHEREAS the promulgated survey records of Form I and XIV of Survey No. 432/1 of Cuncolim Village are presently recorded in names of **PRESENT OWNERS** namely **Mario Moraes and M. Jennifer E. P. Moraes** by Survey Revenue Authority and vide Misc. Civil Application No. 18/2022 & 66/2022(F), under Judgment dated 10-02-2022 in First Appeal No. 51 and 74 of 2012, passed by Hon'ble High Court of Bombay at Goa, it is mentioned at para 33 and 34 of its Judgment, the relevant contents of the Title Deed No. 11223 (Old Series) recorded in the name of Mr. Miguel Moraes, the Landlord of Cuncolim are reproduced, thereby confirming the chain and linkage of the Said Mr. Miguel Moraes to Mr. Frank Moraes and now to the **PRESENT OWNERS** herein namely **MR. MARIO MORAES AND MRS. JENNIFER E. P. MORAES AND MISS. MICHELLE MORAES.**

AND WHEREAS the said property "MORODDA-CARUJEM" bearing survey no. 432/1 is recorded in the names of the **PRESENT OWNERS** namely Mario Moraes and M. Jennifer E. P. Moraes in Occupants Column of Form I & XIV dated: 16-10-2023 under Survey No. 432 and Sub-Division No. 1, of Promulgated Records with an area of 34,175 sq. mts. Comprising of Eastern and Western Plots divided by water Canal of WRD and the name of property is "MORODDA- CARUJEM" is shown under Bharad Category.

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Jennifer E. P. Moraes



AND WHEREAS that the said **PRESENT OWNERS** herein namely **MR. MARIO MORAES AND MRS. JENNIFER E. P. MORAES AND MISS. MICHELLE MORAES**, have established their link with the Original Owners i.e. Mr. Miguel Moraes and Mrs. Brigida Fernandes and also the identity/ ownership of land bearing Survey No. 432/1 with its Land Registration No. 11223 of old series.

AND WHEREAS the said **PRESENT OWNERS** herein namely **MR. MARIO MORAES AND MRS. JENNIFER E. P. MORAES AND MISS. MICHELLE MORAES** have developed the portion of the "SAID LARGER PROPERTY" i.e. the SAID PROPERTY by carving several plots therein, located towards Eastern and Western side of the water Canal by incurring a huge expenditure and Sub- Divided the same into several plots well demarcated at loco with loose stones wall, there are Several Residential Houses, Store Room and variety of Plantation existing in the said Larger Property belonging to the VENDORS who are the Original Owners of Property "MORODDA- CARUJEM".

AND WHEREAS vide Land Zoning Certificate under Letter no. TPM/990/ZON- CUN/432/1/2022/5312, dated 07-11-2022, Issued by Town and Country planning

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J. Moraes



Department South-Goa District Office Government of Goa Margao Goa, the Said Property is earmarked as "Settlement Zone" and also the Office of Superintending Engineer of Water Resource Dept. Margao, Circle 4, WRD, vide his Letter no. SE-IV/WRD/F- 166/91/2013-14, dated 30-05-2013, had granted Permission/ NOC for development of the Said Property bearing Survey no. 432/1 of Cuncolim Village unto the **PRESENT OWNERS** herein namely **MR. MARIO MORAES AND MRS. JENNIFER E. P. MORAES AND MISS. MICHELLE MORAES**, since the same is in their possession, occupation and ownership.

AND WHEREAS the said **PRESENT OWNERS** herein have obtained Conversion Sanad Dated: 24-03-2023, issued by the Office of the Collector, South Goa District Margao Goa under ref. No.CAD1SAL12-22-179-334, thereby converting an area of 10548.00 Sq. Mtrs, for Residential Usage of the SAID PROPERTY Surveyed under Survey No. 432/1(part) of Cuncolim Village.

AND WHEREAS the **VENDORS** have dis-annexed and demarcated a portion out of the PROPERTY, morefully described in Schedule-B herein below, identified as **PLOT-A**, admeasuring an area of 1315.00 Sq. Mts, being a

M. Moraes

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AND WHEREAS the present PURCHASER/TRANSFeree has now approached the VENDORS/TRANSFERORS with a proposal to sell to them the SAID PLOT upon the payment of the Full consideration herewith and has therefore requested the VENDORS/TRANSFERORS to execute the present Deed of Sale in favour of the PURCHASER/TRANSFeree and which request is hereby consented to by VENDORS/TRANSFERORS in favour of the PURCHASER/TRANSFeree.

AND WHEREAS the PURCHASER/TRANSFeree is fully satisfied with the title of the VENDORS/TRANSFERORS to the SAID PROPERTY and the SAID PLOT described in the SCHEDULE-C herein under and the rights of the VENDORS/TRANSFERORS of the SAID PLOT and to sell or agree to sell any part of the SAID PLOT to any person of their choice which includes the present PURCHASER/TRANSFeree also.

AND WHEREAS the VENDORS/TRANSFERORS are hereby desirous to sell/transfer/dispose/Convey the SAID PLOT and have thereby expressed their consent and the PURCHASER/TRANSFeree is desirous of purchasing/Buying the SAID PLOT and has expressed its

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readiness to purchase the SAID PLOT **totally admeasuring area is 1315.00 Sq. Mtrs.,** described more fully in Schedule-C hereinbelow, from the VENDORS/TRANSFERORS for a sum of Consideration of **Rs. 50,00,000/- (RUPEES FIFTY LAKHS ONLY)** and Kind Consideration in form of a BUNGALOW/VILLA morefully described under Schedule-D hereinunder and hereinafter referred to as the SAID BUNGALOW/VILLA, on such terms and conditions hereinafter mentioned.

AND WHEREAS the SAID PLOT is valued at **Rs. 94,68,000/- (Rupees Ninety Four Lakhs Sixty Eight Thousand Only)**, and the SAID BUNGALOW/VILLA is Valued at **(Rs. 45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY)** calculated @ Rs. 45,000/- Per sq.mt, thus amounting to a **total Value of Rs. 1,39,68,000/- (RUPEES ONE CRORE THIRTY NINE LAKHS SIXTY EIGHT THOUSAND ONLY)**, thus appropriate amount of prescribed Stamp Duty and Registration fees calculated at the market value of **1,39,68,000/- (RUPEES ONE CRORE THIRTY NINE LAKHS SIXTY EIGHT THOUSAND ONLY)**, is paid hereon this Instrument.

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NOW THIS DEED OF SALE OF PLOT WITNESSETH
AS UNDER:

1) That in pursuance of the said Deed and in consideration/Value of **1,39,68,000/- (RUPEES ONE CRORE THIRTY NINE LAKHS SIXTY EIGHT THOUSAND ONLY)**, out of which an amount of Rs. 50,00,000/- (RUPEES FIFTY LAKHS ONLY) is paid herewith in Demand Draft and the remaining amount is agreed to be paid in kind by way of the SAID BUNGALOW/VILLA more fully described in the Schedule-D hereinbelow, which is fully agreed and acknowledged hereby by the VENDOR/TRANSFERORS and the receipt whereof the VENDORS/TRANSFERORS do hereby jointly & severally admit, confirm and acknowledge for all purposes and intents and of the same forever acquit, release and discharge the PURCHASER/TRANSFEE and they the VENDORS/TRANSFERORS as beneficial owners thereof do hereby convey, sell, transfer, grant, assign and assure unto the PURCHASER, free from any encumbrances, charges, liens or litigations of whatsoever nature all that PLOT- A, admeasuring an area of 1315.00 Sq. Mts, being a portion carved out/disannexed from the SAID PROPERTY morefully described in Schedule-B herein above, Commonly Surveyed under survey No. 432/1, situated at Ward No. VI, within the limits of Cuncolim Municipal Council, Taluka of Salcete, District of South Goa, State of Goa, which is as shown on the Plan

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annexed hereto in red border, and morefully described in Schedule-C, and hereinafter referred to as the **"SAID PLOT"** together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand whatsoever of the VENDORS/TRANSFERORS and the developers in or to the SAID PLOT hereby conveyed to **HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS** the same to and by the PURCHASER/TRANSFEEE absolutely and forever as its own and as usually pass on such sale, subject to the payment of all local taxes, duties and assessments by the PURCHASER/TRANSFEEE its heirs, successors, legal representative, executors, administrators and assigns absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.

2) The PURCHASER/TRANSFEEE shall hereafter peacefully and quietly possess, hold and enjoy the SAID PLOT as its own property without any interruption or disturbance, claim or demand on the part of the VENDORS/TRANSFERORS or the previous owners or on the part of any person/s claiming through or under them or on their behalf whatsoever.

3) The total consideration of **Rs. 50,00,000/- (RUPEES FIFTY LAKHS ONLY)**, is herewith paid by the PURCHASER/TRANSFEEE to the VENDORS/TRANSFERORS by means of Various mode the details of which are as follows: -

M. Morales

Morales

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a) An amount of Rs.1,39,680/- (RUPEES ONE LAKH THIRTY NINE THOUSAND SIX HUNDRED AND EIGHTY ONLY), has been deducted towards TDS of 1/% on the Market Value, under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs.1,39,680/- (RUPEES ONE LAKH THIRTY NINE THOUSAND SIX HUNDRED AND EIGHTY ONLY), including education Cess, deposited by Challan No. 02368 under CIN No. 25073100085015UTIB Dated: 31-07-2025, favouring the VENDOR/TRANSFEROR No. 1 herein.

b) An amount of Rs. 48,60,320/- (RUPEES FORTY EIGHT LAKHS SIXTY THOUSAND THREE HUNDRED TWENTY ONLY), is paid towards as Final payment by means of Demand Pay Order under No. 002962 dated: 31-07-2025 through ICICI Bank Margao Branch favouring the VENDOR/TRANSFEROR No. 1 herein the receipt whereof of all the above amounts of consideration is hereby compositely acknowledged Jointly and Severally by the VENDORS/TRANSFERORS herein as having received and realized the same from the PURCHASERS/TRANSFREES today wholly and absolutely.

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4) That the full, vacant, legal and physical possession of the SAID PLOT is herewith delivered by the VENDORS/TRANSFERORS in charge of the PURCHASER/TRANSFEE, on this date of the execution of the present Deed of Sale and the PURCHASER/TRANSFEE shall lawfully and exclusively possess the SAID PLOT without any interference from the Developer or the previous owners and predecessors in title or anyone claiming through them or on their behalf.

5) The VENDORS/TRANSFERORS has forthwith handed over to the PURCHASER/TRANSFEE all the documents pertaining to the SAID PLOT including the documents by virtue of which the erstwhile owners purchased the SAID PLOT and all other relevant documents pertaining to the SAID PLOT and outgoings in respect of the civil amenities availed in the SAID PLOT on the execution of these presents.

6) The PURCHASER/TRANSFEE has hereby purchased the SAID PLOT after inspection of all the title documents as also after the inspection of the present condition of the SAID PLOT and the PURCHASER/TRANSFEE shall not be entitled to point out any defects etc in the SAID PLOT to the VENDORS/TRANSFERORS and the PURCHASER/TRANSFEE shall also not raise any objection in this respect except for any latent defect or disrepair that is deliberately concealed by the VENDORS/TRANSFERORS at the time of this sale in respect of the SAID PLOT.

M. Moraes

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[Signature]



7) That the VENDORS/TRANSFERORS have declared to the PURCHASER/TRANSFeree as follows:

a) That the SAID PLOT hereby sold is absolutely free from any encumbrances, mortgage, charges, claims and demands or liens by way of inheritance, succession, will, sale, agreement, lease whatsoever and that the VENDORS/TRANSFERORS have a clear and marketable title to sell the SAID PLOT.

b) That the VENDORS/TRANSFERORS have a full right and absolute authority to sell the SAID PLOT in favour of the PURCHASER/TRANSFeree and the SAID PLOT is not a subject matter of any acquisition by the order of the Government under the Land Acquisition Act or any other government order or ordinance having the force of law whatsoever.

c) That there are no dues payable by the VENDORS/TRANSFERORS in respect of the SAID PLOT to the previous owner, either by way of original consideration or otherwise or of any other nature whatsoever.

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d) That all the outgoings pertaining to the SAID PLOT and payable to the Village Panchayat, Electricity Department, Cuncolim Municipal Council, P.W.D. Department, in respect of the amenities enjoyed till date are paid fully to the concerned Departments and there are no arrears pending in respect of the same.

e) That the present Deed of Sale is herewith duly registered with the Office of the Sub-Registrar of Salcete at Margao, with the appendage of the appropriate amount of Stamp Duty and on payment of the prescribed registration fees calculated at the market value 1,39,68,000/- (RUPEES ONE CRORE THIRTY NINE LAKHS SIXTY EIGHT THOUSAND ONLY).

f). That the SAID PLOT is earmarked and Notified as a "Settlement 1(One) zone (S-1)" as per the Regional Plan, of Goa, with the South Goa Town and Country Planning Department as confirmed from the Land Zoning Certificate under Letter no. TPM/990/ZON-CUN/432/1/2022/5312, dated 07-11-2022, Issued by Town and Country planning Department South-Goa District Office Government of Goa Margao Goa, attached herewith and the 10% reduction is applicable to the present Transaction on the Notification Value as provided under the Official Gazette, issued by Government of Goa, Dated: 30-10-2024, Series-I, No. 30.

M. Moraes

M. Moraes

[Signature]



8) Upon the tendering of possession of the SAID PLOT to the PURCHASER/TRANSFEE, herewith, any taxes and all the other outgoings payable to the concerned authorities and Government department after such date shall be borne exclusively by the PURCHASER/TRANSFEE.

9) The PURCHASER/TRANSFEE agrees and declares that it has gone through all the title deeds and are satisfied with the marketability, Validity and the clarity of the title and competency of the VENDORS/TRANSFERORS to enter in to this deed of sale.

10) Upon taking the possession of the SAID PLOT by the PURCHASER/TRANSFEE from the VENDORS/TRANSFERORS, the PURCHASER/TRANSFEE undertakes that it shall use the same solely for the purposes permissible and authorized by the law of the land and not for any other purpose.

11) The Records of Rights in respect of the SAID PLOT stand recorded in the name of the VENDORS/TRANSFERORS and the VENDORS/TRANSFERORS hereby give the full consent and N.O.C. to carry out the mutation Proceedings in respect of the SAID PLOT in favour of the PURCHASER/TRANSFEE.

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12) The entire cost, expenses including stamp duty, notarization registration and other incidental charges for the execution of these presents shall be borne exclusively by the PURCHASER/TRANSFEEE.

13) The VENDORS/TRANSFERORS hereby agree and covenant to sign all the necessary papers and co-operate with the PURCHASER/TRANSFEEE for the purpose of effective transfer of the SAID PLOT in favour of the PURCHASER/TRANSFEEE. However, for such transfer, all the Necessary Document shall be prepared by the PURCHASER/TRANSFEEE and all the costs for such transfer including stamp shall be borne exclusively by the PURCHASER/TRANSFEEE.

14) The VENDORS/TRANSFERORS hereby undertake to absolutely indemnify and keep indemnified the PURCHASER/TRANSFEEE against any claim, demand, charge or Tenancy or Mundkarial rights or of Whatsoever nature either existing or that may be prospectively claimed by any person, entity, or the previous vendors or the developers or any person acting and claiming through them and on their behalf in respect of the SAID PLOT to the extent of the amount received by the VENDORS/TRANSFERORS as the consideration of the SAID PLOT.

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15) Further the VENDORS/TRANSFERORS hereby covenant they have a clear and marketable title to the SAID PLOT with an absolute authority to alienate and dispose, resale the same without any restraint and inhibition from whomsoever.

16) In case the PURCHASER/TRANSFEE find that there is a need for executing a Deed of Rectification/Declaration/Ratification/Addendum and the PURCHASER/TRANSFEE hereto undertakes to execute the same as and when required by the PURCHASER/TRANSFEE at the cost of the PURCHASER/TRANSFEE.

17) The PURCHASER/TRANSFEE is at its liberty to apply for and obtain electricity connection and water connection and other civic amenities in its name in respect of the SAID PLOT transferred in the name of the PURCHASER/TRANSFEE and the VENDORS/TRANSFERORS do hereby give their N.O.C in respect thereof herewith.

18) The PURCHASER/TRANSFEE specifically declares that it is entitled to the exclusive ownership of the SAID PLOT only and shall not be entitled to claim any rights of whatsoever nature in respect of the larger Property described in Schedule-A herein below.

M. Moraes

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19) The VENDORS/TRANSFERORS hereby declare that the Subject matter of this Deed does not belong nor is owned by Schedule Caste or Schedule Tribe and as such the previous sanction of the Collector South Goa District, Margao is not required for registering the present Deed of Sale in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978, of Secretary (Revenue), Government of Goa.

20). The PURCHASER/TRANSFEE specifically declares that it shall commence the construction of the SAID BUNGALOW/VILLA upon the Grant of the Construction License issued by the Cuncolim Municipal Council and shall complete the same within a Period of 3 years from the date of issuance of Construction License in all eventualities without any inordinate delay thereof.

21). The VENDORS/TRANSFERORS hereby declare that the rest of the area of the SAID PLOT apart from the area to be occupied for the construction of the SAID BUNGALOW/VILLA shall be of the exclusive Title Ownership and Possession of the PURCHASER/TRANSFEE herein and the PURCHASER/TRANSFEE shall be at its absolute Liberty

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to utilize and dispose the same in whatsoever manner as legally permissible as beneficial Owners thereof. However upon the completion any project that the Developers proposed to construct on the said Property Consisting of Villa's/Building the SAID BUNGALOW/VILLA herein agreed to as the LAND OWNERS'S SHARE shall form a part of the said scheme and the Developers hereby undertake to leave a proper motorable access for the ingress and egress of the VENDOR and /or his Successors, nominee's, as and by way of Common Spaces.

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SCHEDULE-A

**(DESCRIPTION OF THE SAID LARGER
PROPERTY)**

ALL THAT immovable property known as
"MORODDA- CARUJEM", situated in ward No. VI,
within the limits of Cuncolim Municipal Council,
Taluka of Salcete, District of South Goa, State of
Goa, described in Land Registration Office of Salcete
under title no. 11223 (old series) dated 29/08/1881
inscribed in the names of Miguel Moraes and his wife
Brigida Fernandes and now surveyed under Survey
No. 432/1 of Cuncolim Village and bounded as under:

Bounds of the Larger Property:

East : By Property "Cotta Molla" of Inacio Xavier
Coutinho and others presently surveyed
under no. 431/1;

West : By Property "Carujem" of the Marquez de
Frontiera, Benjamin and Others,
presently surveyed under no. 433 and
434;

North : By Public road from Carujem to Cottamoll;

South : By Hillock known as Cachamuddi of Marquez
bearing Sr.no. 438 and presently part of property
"MORODDA-CARUJEM" bearing survey No.
435/1, belonging to the VENDORS.

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[Signature]



SCHEDULE -B

(DESCRIPTION OF THE SAID PROPERTY)

ALL That property on the western side of the SAID LARGER PROPERTY described in **SCHEDULE-A**, **herein above**, admeasuring an area of 25645.00 Sq. Mts. and bounded as under:

Bounds of the said property:

East : By property Cottamoll bearing Survey No. 431/1 WRD Canal;

West : By Property "Carujem" of the Marquez de Frontiera, Benjamin and Others, presently surveyed under no. 433 and 434;

North : By Public road and Survey no. 394/1;

South: By property "MORODDA-CARUJEM" bearing survey No. 435/1 belonging to the VENDORS.

Morales

Morales

[Signature]

SCHEDULE -C**(DESCRIPTION OF THE SAID PLOT HEREBY SOLD)**

ALL THAT PLOT identified as PLOT- A, admeasuring an area of 1315.00 Sq. Mts, being a portion carved out/disannexed from the SAID PROPERTY morefully described in Schedule-B herein above, Commonly Surveyed under survey No. 432/1, situated at Ward No. VI, within the limits of Cuncolim Municipal Council, Taluka of Salcete, District of South Goa, State of Goa and duly permitted Vide N.O.C under Section 49(6) issued by the Office of the Town and Country Planning Department South Goa District Office Margao Goa, under ref. No. TPM/6438/49(6)/CUNC/432/1(PART)/2025/5598, Dated: 23-07-2025 and bounded as under:

BOUNDS OF THE SAID PLOT:**On The East : By 10.00m Wide Service Road;****On The West : By 8.00m Wide Road;****On The North : By 6.00m Wide Existing Pwd Road; And****On The South : By Survey No 432/1(Part).***Moraes**Moraes**Antunes*

SCHEDULE -D**(DESCRIPTION OF THE SAID BUNGALOW/VILLA
TOWARDS THE LAND OWNER'S SHARE)**

ALL THAT One Residential 2 BHK BUNGALOW/VILLA, admeasuring an area of 100.00 Sq. mts of Super Built-Up area, being the First BUNGALOW/VILLA, agreed to be constructed upon and on the North Western Side, of the SAID PLOT described under Schedule-C hereinabove, Consisting of a **GROUND FLOORIED RCC Structure** more precisely Delineated in detail in the Lay Out Plan attached hereto, to be completed within a period of 3 years from the date of issuance of the Construction License, by the Office of Margao Municipal Council towards **THE LAND OWNER'S/VENDOR'S SHARE.**



*Moraes**Moraes*



IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within named **VENDOR/TRANSFEROR NO. 1**

for self and Constituted Attorney for

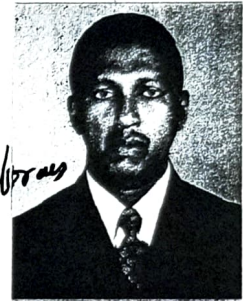
VENDOR/TRANSFEROR No. 3 namely

(MISS. MICHELLE MORAES alias MICHELLE MARGARIDA MORAES)

MR. MARIO MORAES alias MARIO PIEDADE MORAES

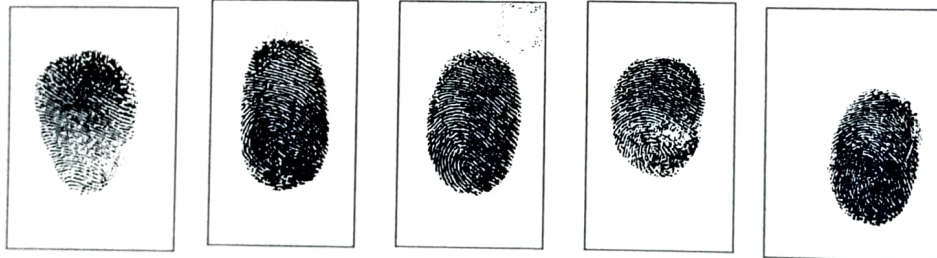
M. Moraes

M. Moraes



MR. MARIO MORAES alias MARIO PIEDADE MORAES

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



M. Moraes

Moraes

de Moraes



SIGNED SEALED AND DELIVERED

By the withinnamed **VENDOR/TRANSFEROR NO. 2**

MRS. M. JENNIFER E. P. MORAES alias MARIA JENNIFER MORAES



Moraes

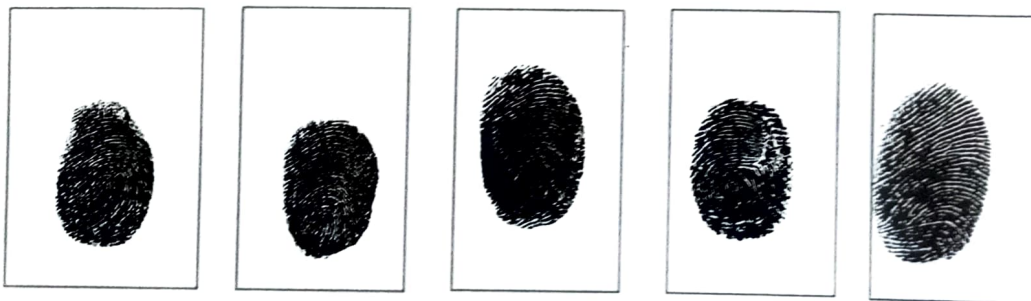
Moraes

MRS. M. JENNIFER E. P. MORAES alias MARIA JENNIFER MORAES

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Moraes

Moraes

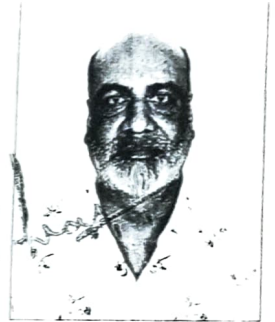
[Signature]



SIGNED SEALED AND DELIVERED

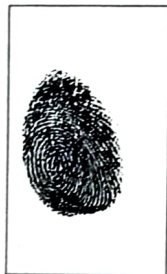
By the withinnamed **PURCHASER/TRANSFeree**
SILVA REAL ESTATE AND DEVELOPERS PRIVATE
LIMITED, a Company, Represented Through its
Authorized Signatory

MR. OSWIN ONFREE DA SILVA alias OSWIN ONFREE
DASILVA



MR. OSWIN ONFREE DA SILVA alias OSWIN ONFREE
DASILVA

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Moraes

Moraes

IN THE PRESENCE OF WITNESSES:

1. **MR. KALIDAS M. VERNEKAR,**

R/o. H. No. 114, CD Signature Society,
Gogal, Margao, Salcete, South-Goa.



2. **MISS. FRENY VELETTA COLACO,**

R/o. 77, Acsona Waddo, Seraulim,
South Goa.



Meraes





PLAN

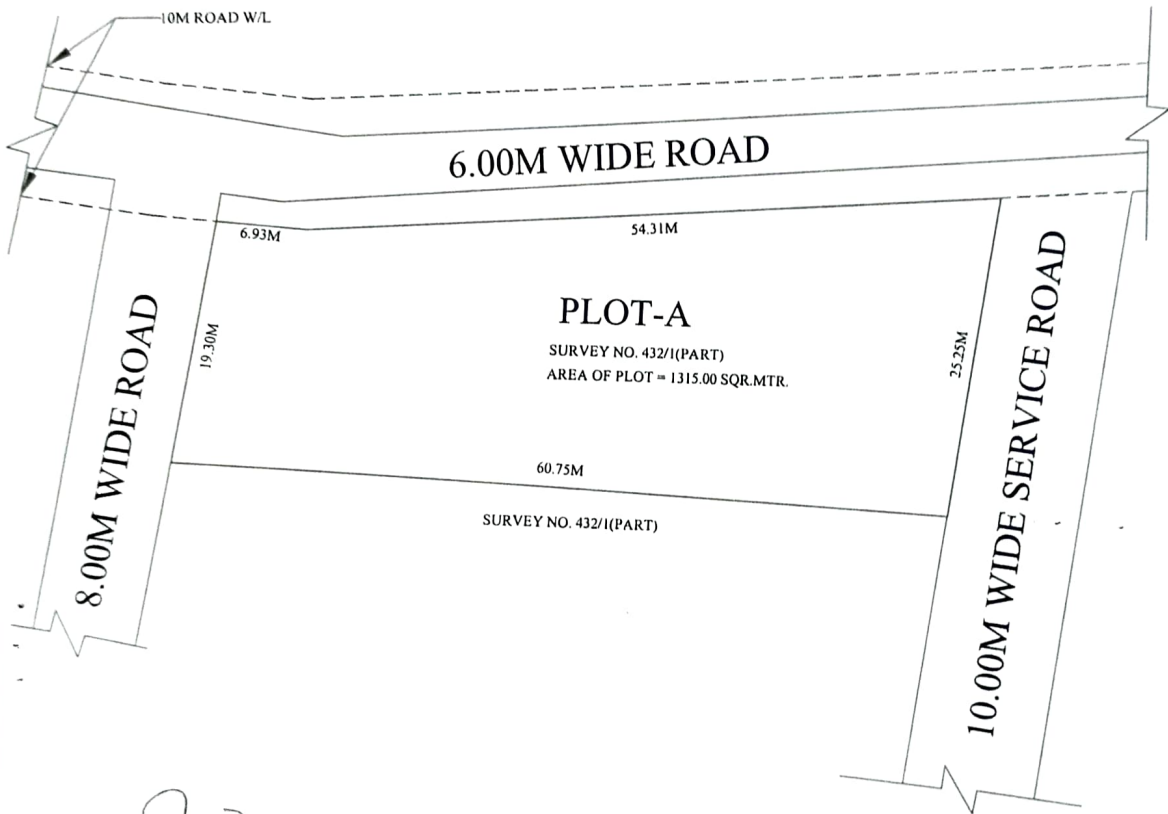
THE PROPERTY BEARING SURVEY NO. 432/1(PART) SITUATED AT VILLAGE CUNCOLIM OF SALCETE TALUKA



TOTAL AREA OF PLOT = 1315.00 SQ. MTR.



SCALE:-1:500



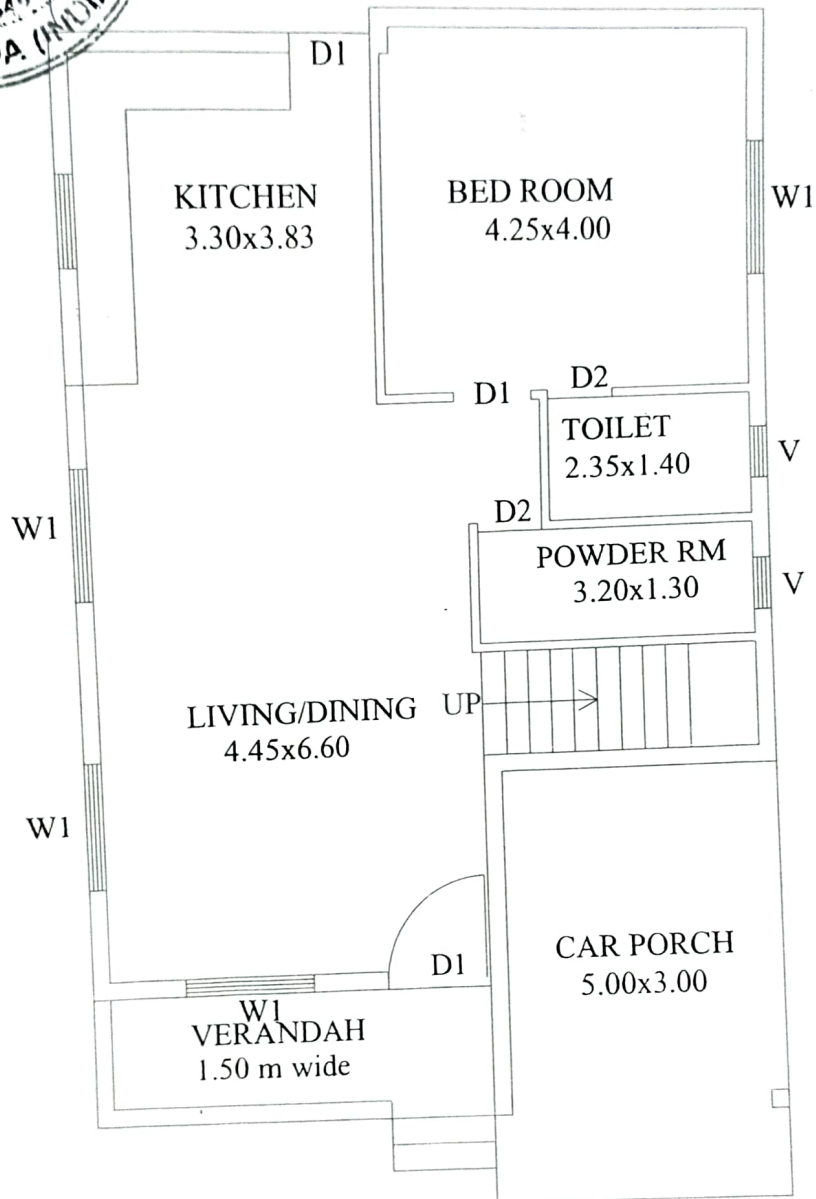
PRASAD P. NAIK
CIVIL ENGINEER (M.Tech Civil)
Sanvordem-Goa 403706
TCP Reg. No. ER/0006/2022

ENGINEER

M. Moraes

OWNER

M. Moraes
S. Moraes



GROUND FLOOR PLAN

TOTAL GROUND FLOOR AREA : 100.00 sqm

Moraes

Moraes

Schwarz



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 01-Aug-2025 10:03:22 am

Document Serial Number :- 2025-MGO-3773

Presented at 10:02:40 am on 01-Aug-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	698400
2	Registration Fee	419040
3	Mutation Fees	2000
4	Processing Fee	2000
Total		1121440

Stamp Duty Required :698400/-

Stamp Duty Paid : 698500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	OSWIN ONFREE DA SILVA Alias OSWIN ONFREE DASILVA ,,Organization Name:SILVA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED, Age: , Marital Status: , Gender:, Occupation: , Address1 - Office at Marshall Residency, Ground Floor, Church Square, Betalbatim, Salcete Goa, Pincode-403708, Address2 - , PAN No.:			

Executer

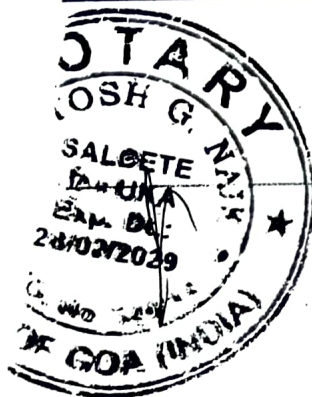
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIO MORAES Alias MARIO PIEDADE MORAES , Father Name:Mr. Frank Moraes, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Other, House No. 2348, Bencleamvaddo, Cuncolim Salcete South Goa, State of Goa, PAN No.:			
2	M. JENNIFER E. P. MORAES Alias MARIA JENNIFER MORAES , Father,Name:E. P. MORAES, Age: 50, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 2348, Bencleamvaddo, Cuncolim Salcete South Goa, State of Goa, PAN No.:			
3	MARIO MORAES Alias MARIO PIEDADE MORAES , , Age: 60, Marital Status: ,Gender:Male,Occupation: Other, House No. 2348, Bencleamvaddo, Cuncolim Salcete South Goa, State of Goa, PAN No.: , as Power Of Attorney Holder for MICHELLE MORAES Alias MICHELLE MARGARIDA MORAES			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	OSWIN ONFREE DA SILVA Alias OSWIN ONFREE DASILVA , , Age: , Marital Status: , Gender: , Occupation: , Office at Marshall Residency, Ground Floor, Church Square, Betalbatim, Salcete Goa, Pincode-403708, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kalidas Mukund Verenekar, Age: 75, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403601, H. No. 108 near Kinara Executive Gogol Margao Goa, H. No. 108 near Kinara Executive Gogol Margao Goa, CD Signature, Gogol Margao, Margao, Salcete, South Goa, Goa			
2	Name: Freny Veletta Colaco, Age: 34, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403708, 77 Acsona Waddo Seraulim South Goa, 77 Acsona Waddo Seraulim South Goa, Seraulim, Salcete, South Goa, Goa			



Ramkumar
Sch Registrar
Cum-
Sub Registrar
Salcete

Document Serial Number :- 2025-MGO-3773

document Serial No:-2025-MGO-3773

Book :- 1 Document

Registration Number :- **MGO-1-3652-2025**

Date : 01-Aug-2025

Baules

Sub Registrar(Office of the Civil Registrar, Cum-Sub Registrar, Salcete)

Civil Registrar
-Cum-
Sub Registrar
Salcete



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

SANTOSH G. NAIK
NOTARY
SALCETE TALUKA
State of Goa (India)
Reg No. 7098/2025
Date 01-08-2025