

Receipt

(102)
1/3

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Feb-2021 12:12:11

Date of Receipt: 22-Feb-2021

Receipt No : 2020-21/2/3432

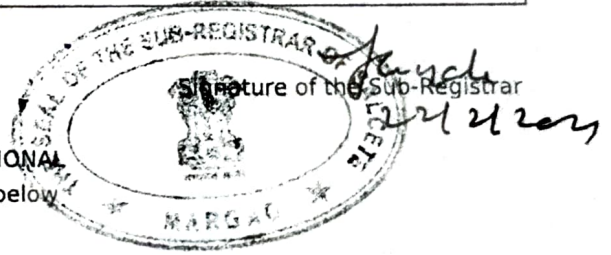
Serial No. of the Document : 2021-MGO-742

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

Received the following amounts from **FRANCIS DSILVA** for Registration of above Document in Book-1 for the year 2021

Registration Fee	907380	E-Challan	• Challan Number : 202100146642 • CIN Number : CPAAQAXUL6	907380
Processing Fee	640	E-Challan	• Challan Number : 202100146642 • CIN Number : CPAAQAXUL6	640
Total Paid	908020 (Rupees Nine Lakh Eight Thousand Twenty only)			

Probable date of issue of Registered Document: / /



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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **22-Feb-2021**

Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar

(Rupees Eleven Lacs Sixty Six Thousand Six Hundred Twenty Five only)

For CITIZEN CREDIT CO-OP. BANK LTD.



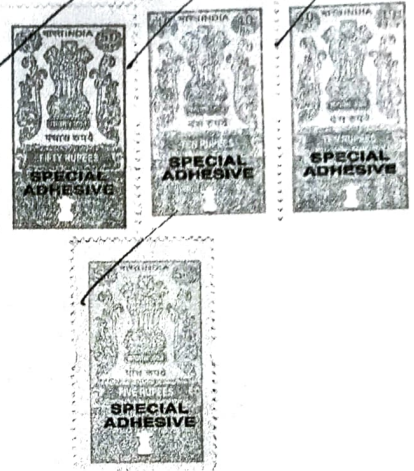
Jeiba
Authorised Signatory

CITIZEN CREDIT CO-OP. BANK LTD.
SHAMBA BEHREYER CO-OP. HSG SOCIETY LTD
ST. JOAQUIM ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RO



NON JUDICIAL गौवा
FEB 10 2021
15:13
R. 1166625/- PB7223
GOA

Name of Purchaser... DREAM HOUSE REALTORS PUT LTD



Cajitans Mario Pereira

Pereira



DEED OF SALE

742

Rodrigues

P. Souza

Pereira

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THIS DEED OF SALE is made at Margao, Goa, on this 11th day of February 2021 - **B E T W E E N** -

(1)(a) **MR.VILBURN MARIO SAVIO REMEDIOS RODRIGUES** alias **VILBURN SAVIO RODRIGUES**, son of late Jose alias Joseph Edwardo Francisco Rodrigues, aged 50.years, married, businessman, PAN Card No. , Aadhaar Card No. 2139. Mobile No. , residing at 3, Saint Michael's Bhavan, L.J.Road, Mahim H.O., Mumbai 400 016, Maharashtra and his wife (b) **MRS.JEAN CATHERINE MARIA D'SOUZA**, daughter of late Felix D'Souza, aged 65 years, housewife, PAN Card No. , Aadhaar Card No. , Mobile No. , residing at Varangaon Road, AmbedkarChowk, Villa Adelaide, Bhusawal, Jalgaon, Maharashtra 425 201 both Indian Nationals and hereinafter referred to as the "**VENDORS**" of the **ONE PART - AND -**

(2)**DREAM HOUSE REALTORS PVT. LTD**, a company, incorporated under the Indian Companies Act, 1956 and registered under No.U70200GA2007PTC005485, having its registered office at Dream Centre, Navelim, Salcete, Goa, PAN No. , represented herein through its Director, **MR. CAJITANO MARIO PEREIRA** alias

D'Souza

Rodrigues

Pereira

MARIO PEREIRA alias MARIO CAJETAN PEREIRA, son of Mr. Manuel Joao Pereira, aged 65 years, widower, businessman, PAN Card No. , Aadhaar Card No.), Mobile No. , Indian National, resident of H.No.303/1, Casa Pereira, Sinquetim, Navelim, Salcete, Goa 403 707, authorised by Resolution passed on 24.07.2014 by Board of Directors, copy of which is filed herewith, hereinafter referred to as the **"PURCHASER"** of the **OTHER PART**.

Each of the expressions "**THE VENDORS**" and "**THE PURCHASER**" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS there exists an immovable property, namely first plot of the property known as "ACCONA FRADILEM", situated at Dramapur, within the area of Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.19393 of New Series, not found enrolled in the Land Revenue Office and surveyed under No.169/1 of Dramapur village, having an area of 11,950 sq. mts, and more particularly described in

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the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";

AND WHEREAS the said entire property originally belonged and owned by Mr. Jose alias Joseph Edward Francisco Rodrigues and his wife Mrs. Maria Divina Patsy Nazareth Rodrigues;

AND WHEREAS on the death of said Mr. Jose alias Joseph Edward Francisco Rodrigues and his wife Mrs. Maria Divina Patsy Nazareth Rodrigues on 23rd April 1991 and 1st November 2005 respectively an Inventory Proceedings under Special Inventory Proceedings No.5/2009/II was initiated in the Court of the Civil Judge, Sr. Dvn, Margao, wherein the said entire property was listed under Item No.32;

AND WHEREAS the said Inventory Proceedings were settled before the National Lok Adalat by Consent Terms dt. 23rd November 2013, whereby the Plot D of the said entire property was allotted to the VENDORS herein;

AND WHEREAS the VENDORS are now sole owners and possessors of the said Plot D of the property known as "ACCONA FRADILEM", situated at Dramapur, Salcete, Goa, having an area of 2557.25 sq. mts, forming an independent and separate property, more particularly described in the SCHEDULE "B"

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hereunder and hereinafter referred to as the "said property";

AND WHEREAS the VENDORS are now sole owners and possessors of the said property;

AND WHEREAS the VENDORS have represented to the PURCHASER that -

- a) the VENDORS are now sole owners and possessors of the said property and no other person/s have any right, title or interest therein of whatsoever nature;
- b) the said property is free from all encumbrances, charges, liens or defects in title whatsoever nature;
- c) the said property is not subject to any land acquisition proceedings or any other proceedings or any litigations whatsoever;
- d) the said property is not subject to any attachments or litigations from any Court of law;
- e) the said property falls within "settlement zone" of Regional plan and is accessible from the main road as shown in the plan;
- f) the VENDORS have clear and marketable title to the said property;

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AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDORS for purchase of the said property;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.2,59,25,000/- (Rupees two crores fifty nine lakhs twenty five thousand only) which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.2,59,25,000/- (Rupees two crores fifty nine lakhs twenty five thousand only) out of which an amount of Rs.1,94,438/- has been deducted as 0.75% TDS under Sec.194-IA of Income Tax Act and paid to Income Tax Department on account of the VENDORS, Rs.75,00,000/- was paid to the VENDORS before execution of these presents by two cheques, namely Cheque No.000070 drawn on Kotak Mahindra Bank dt. 21.01.2021 for Rs.40,00,000/- and Cheque No.807014 drawn on Corporation Bank dt. 21.01.2021 for Rs.35,00,000/-and balance amount has been

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adjusted with the value of one Independent Villa/bungalow and three Row Houses purchased by the VENDORS from the PURCHASER from their Buildings project "DREAM VILLAGE" in the property surveyed under No.177/1-E of Navelim village, situated at Navelim, Salcete, Goa, namely (a) Independent Villa of built up area of 166 sq.mts bearing H.No.180/23 valued at Rs.49,25,000/-, (b) Row House No.F-25 of built up area of 147 sq. mts, bearing H.No.180/7(2) valued at Rs.45,00,000/-, (c) Row House No.F-26 of built up area of 147sq.mts bearing H.No.180/8(1) valued at Rs.45,00,000/-and (d) Row House No.F-27 of built up area of 147sq.mts bearing H.No.180/8(2) valued at Rs.45,00,000/-, the receipt whereof the VENDORS hereby admit and acknowledge, they the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said Plot D of the property known as "ACCONA FRADILEM, situated at Dramapur, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, access, easements, profits, advantages,

P. Souza *Rodrigues* *Sequeira*



rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming

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or to claim, from, under or in trust for them or any of them;

c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their executors, administrators, successors, partners or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their successors, executors, or administrators and assigns shall be reasonably required.

d) That the VENDORS undertake to indemnify and keep indemnified the PURCHASER against any defect in title concerning the said property or any part thereof. Similarly, the VENDORS do hereby agree to indemnify and keep indemnified the PURCHASER, against all claims, demands, actions, proceedings, losses, damages, recoveries etc which may be made or

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brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them, on account of which the PURCHASER is subjected to any loss, damages, etc, in respect of the said property hereby sold.

3. That both the parties hereto agree, that any mistake in the present Deed of Sale shall not invalidate the present Deed, but the same shall be duly rectified by both the parties, by executing a Deed of Rectification.

4. The VENDORS do hereby authorise and grant their no objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in their name and also to partition the survey holding to get separate survey number to said property.

5. The VENDORS declare that the said property hereby sold is not the property of Scheduled caste or scheduled tribe community and there are no restrictions for the present sale.

6. Town and Country Planning Department, Margao has issued their No objection Certificate for registration of this deed under Ref.No.TPM/3204/Sale-deed/Dramp/169/1/2021/141 dt.12.01.2021, which is filed herewith.

F. Souza

A. Rodrigues

A. Pereira



7. The Director of the PURCHASER, Mr. Mario Pereira has been represented by MR. FRANCIS D'SILVA, son of Mr., Timoteo D'Silva, aged 71 years, widower, PAN Card No.BLYPD1863Q, Aadhaar Card No.8006 7275 7911, Indian National, resident of H.No.20/3, Novovaddo, Sernabatim, Colva, Salcete, Goa, to admit execution of this deed by Special Power of Attorney dt.09th November 2009 executed before the Sub-Registrar of Salcete, Margao and registered under No.25/2009 on 18.11.2009.

SCHEDULE "A"

(Description of entire property)

ALL THAT first plot of the property known as "ACCONA FRADILEM" , situated at Dramapur, within the area of Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.19393 of New Series, not enrolled in the Land Revenue Office of Salcete and surveyed under No.169/1 of Dramapur village, having an area of 11,950 sq. mts, and bounded on the east by property Nomoxim Naranaicali and property of Comunidade of Dramapur, on the west by the National road, on the north by property of Comunidade of Margao and on the south by the second plot of the first

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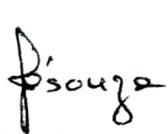
ward Accona of the heirs of Felipe Neri da Conceicao Rodrigues.

SCHEDULE "B"

(Description of the said property hereby sold)

All that Plot D of the property described in the SCHEDULE "A" above and forming part of the property surveyed under No.169/1 of Dramapur village, having an area of 2557.25 sq.mts and forming an independent and separate property is bounded on the east by plots bearing Survey Nos.170/2 and 170/5, on the west by part of entire property i.e Plot C of property surveyed under No.169/1 and reserved road, on the north by field of Comunidade and on the south by Plot B of property surveyed under No.169/1.

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

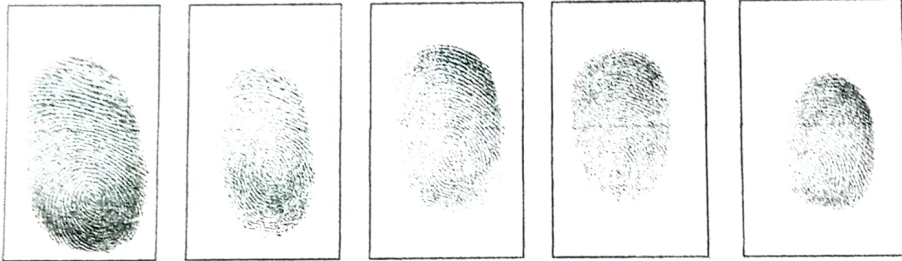
  

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDORS:

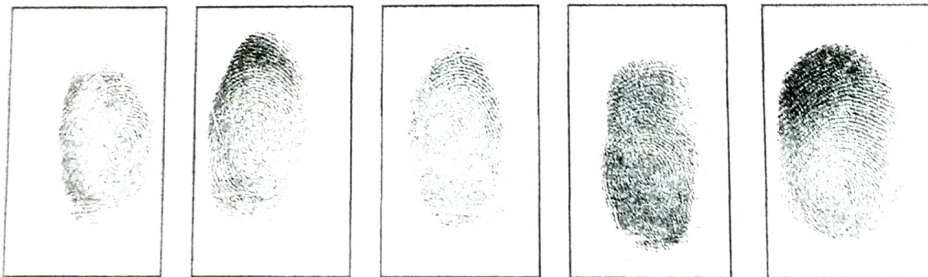
Rodrigues



VILBURN MARIO SAVIO REMEDIOS
RODRIGUES alias VILBURN SAVIO RODRIGUES



Right Hand Finger Prints



Left Hand Finger Prints

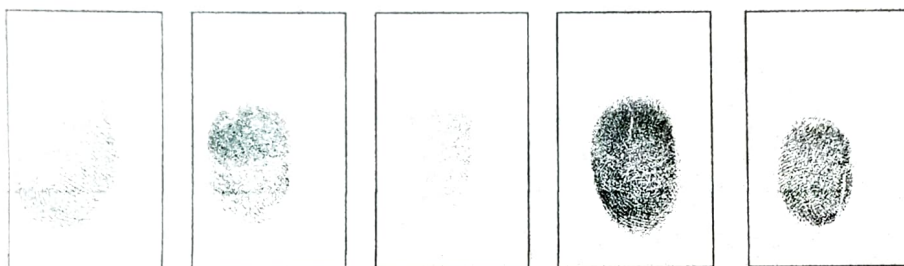
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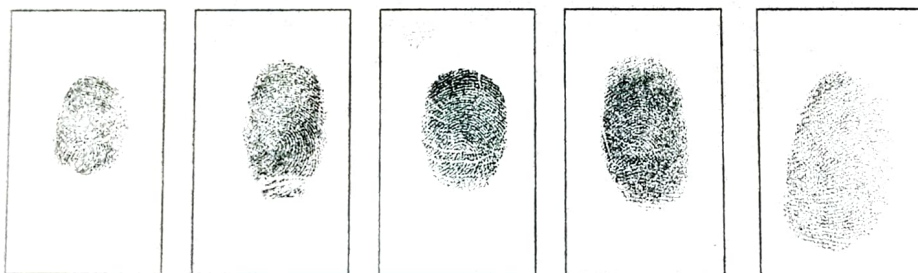
Remedios

*d'souza**d'souza*

JEAN CATHERINE MARIA D'SOUZA



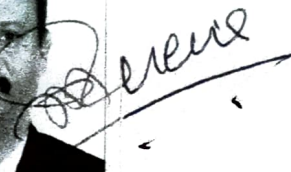
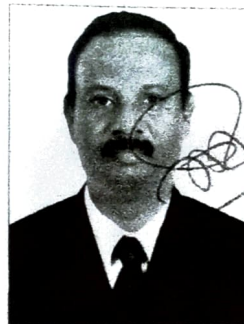
Right Hand Finger Prints



Left Hand Finger Prints

*d'souza**Michigues**Souline*

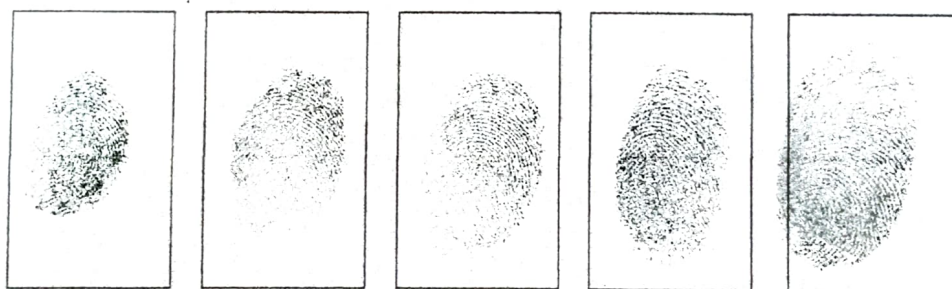
SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER:



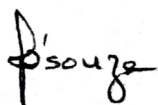
CAJITANO MARIO PEREIRA alias MARIO PEREIRA
alias MARIO CAJETAN PEREIRA
Director, DREAM HOUSE REALTORS PVT.LTD



Right Hand Finger Prints



Left Hand Finger Prints



(88)

WITNESSES:

1. Caetano Gomes
(CAETANO FRANCISCO GOMES)


2. (Manoel A. Suet)

Isouza Hydrogues Pereira

SHOWING FAMILY PARTITION OF PROPERTY ADMESURING
 2208.00 SQM BEARING SY. No.169/1 & 2275.00 SQM 168/39 OF VILLAGE
 AMAPUR SALCETE IS DIVIDED INTO PLOTS A, B, C & D
 THE PARTIES AGREED TO THE PLAN

085



AREA STATEMENT OF 168/39

PLOT - A 2208.00 SQM

AREA STATEMENT OF 169/1

PLOT - A 349.70 SQM

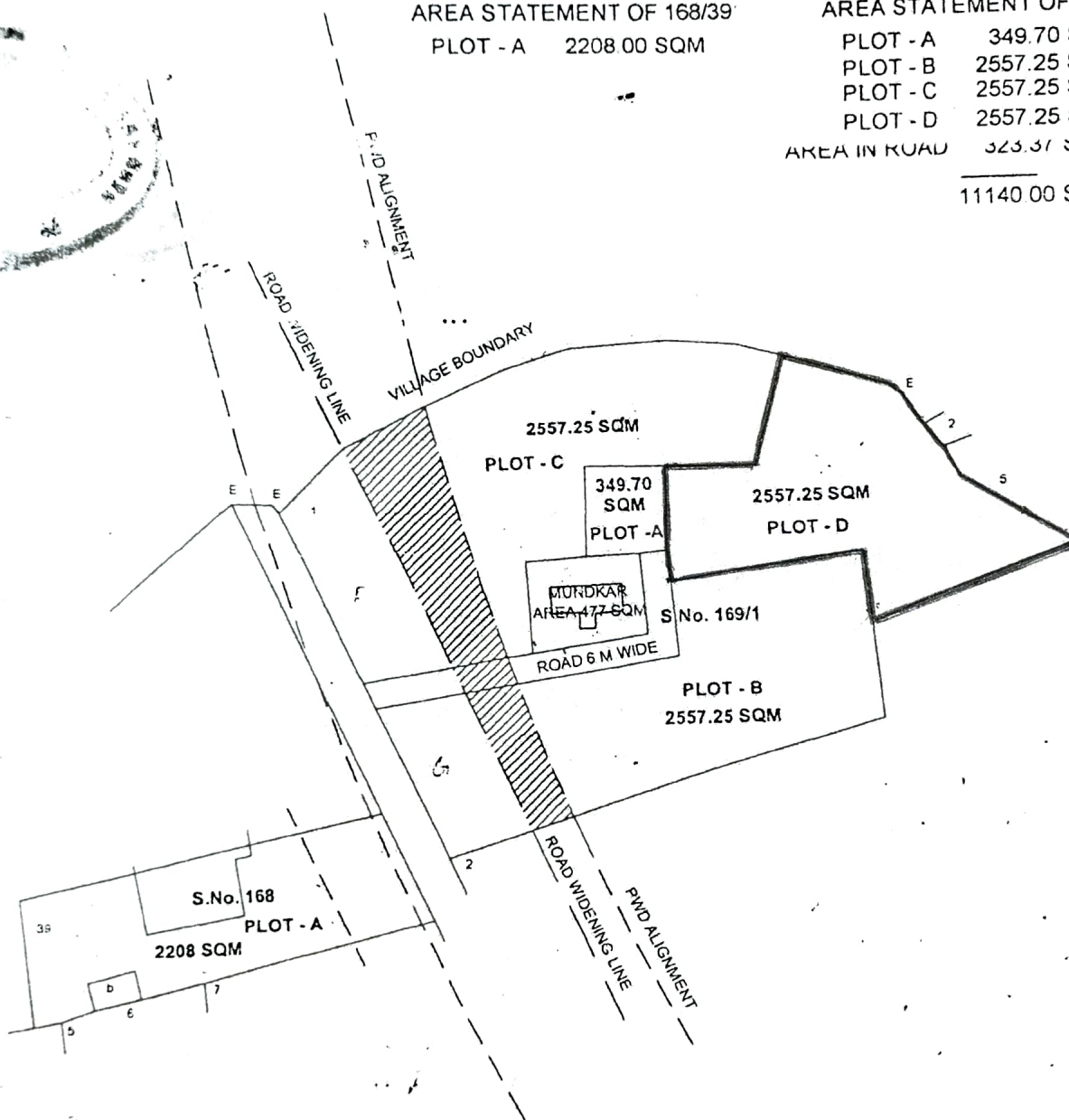
PLOT - B 2557.25 SQM

PLOT - C 2557.25 SQM

PLOT - D 2557.25 SQM

AREA IN ROAD 323.37 SQM

11140.00 SQM



LEGEND :-

- VILLAGE BOUNDARY
- SURVEY BOUNDARY
- SUB-DIV BOUNDARY
- PROPOSED TCP WIDENING
- PROPOSED PWD ALIGNMENT

Prasanna Rodrigues

Sevire



084

Government of Goa Document Registration Summary 2

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

Print Date & Time : - 22-Feb-2021 12:02:32 pm

Document Serial Number :- 2021-MGO-742

Presented at 12:02:39 pm on 22-Feb-2021 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	1166700
2	Registration Fee	907380
3	Mutation Fees	2500
4	Processing Fee	640
Total		2077220

Stamp Duty Required :1166700/-

Stamp Duty Paid : 1166700/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FRANCIS DSILVA ,Father Name:Timoteo DSilva, Age: 71, Marital Status: ,Gender:Male,Occupation: Service, Address1 - H.No. 20-3 Novovaddo Sernabatim Colva Salcete Goa, Address2 - , PAN No.:			

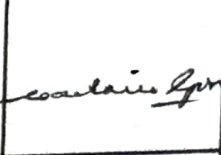
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VILBURN MARIO SAVIO REMEDIOS RODRIGUES Alias VILBURN SAVIO RODRIGUES , Father Name:Late Jose Alias Joseph Edwardo Francisco Rodrigues, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, 3, Saint Michaels Bhavan L.J.Road Mahim H.O. Mumbai, PAN No.:			
2	JEAN CATHERINE MARIA DSOUZA , Father Name:Felix Dsouza, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, Varangaon Road, Ambedkar Chowk, Villa Adelaide, Bhusawal, Jalgaon, Maharashtra, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	FRANCIS DSILVA , Father Name:Timoteo DSilva, Age: 71, Marital Status: ,Gender:Male,Occupation: Service, H.No. 20-3 Novovaddo Semabatim Colva Salcete Goa, PAN No.: BLYPD1863Q , as Power Of Attorney Holder for CAJITANO MARIO PEREIRA Alias MARIO PEREIRA Alias MARIO			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Caetano Francisco Gomes ,Age: 68,DOB: 1952-09-10 Mobile: 9822125860 ,Email: ,Occupation:Service , Marital status : Married , Address:403601, H.No. 54 A, H.No. 54 A, Gomes Building, Erasmo Carvalho Street , Margao, Salcete, SouthGoa, Goa			
2	Name: Manoj Anant Shet ,Age: 47,DOB: 1973-04-09 , Mobile: 9923490838 ,Email: ,Occupation:Service , Marital status : Married , Address:403702, H.No. 1479 Delem Canacona, H.No. 1479 Delem Canacona, Canacona, Canacona, SouthGoa, Goa			

Janale
 24/11/2021
 Sub Registrar

Civil Registrar

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Sub Registrar

Document Serial Number 2021-MGO-742
Salcete

082

Document Serial No:-2021-MGO-742

Book :- 1 Document

Registration Number :- **MGO-1-717-2021**

Date : 22-Feb-2021

Jenah 22/2/2021
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

*Sub Registrar
-Cum-
Salcete*