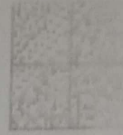


Phone No:
Sold To/Issued To:
S J CONSTRUCTION
For BnM/ID Proof:
GCHP878204



①

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For TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

[Signature]
Branch Manager
Vasco Branch

4270/29
19/08/2024



DEED OF SALE

Edwin Gomes

Arac Gomes *M Gomes*

Uthmanha

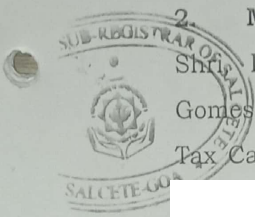
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[Signature]



This Deed of Sale is made executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 17th day of August of the year Two Thousand and Twenty-Four (17/08/2024), **BY and BETWEEN:**

1. **Shri. DOMINGOS ANTONIO JEREMIAS CASIMIRO GOMES**, son of late Jose Bernardo Gomes, aged 93 years, Occupation Retired, holding Income Tax Card bearing PAN [REDACTED] holding Aadhar Card bearing No. [REDACTED], Contact No. [REDACTED] marital status widower, residing at Dombel, H. No 99-J, Belloy, Nuvem, Salcete, Goa



2. **MR. EDWIN J. GOMES** alias **EDWIN J. J. B. M. GOMES**, son of Shri. Domingos Gomes alias Domingos Antonio Jeremias Casimiro Gomes, aged 62 years, Occupation Medical Practitioner, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card bearing No. [REDACTED], Contact No. [REDACTED], and his wife

3. **MRS. UBALDINA NORONHA**, wife of Mr. Edwin Jude Joseph Bernand Mathew Gomes, aged 51 years, Occupation Associate Professor, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card bearing No. [REDACTED] Contact No. [REDACTED], both nos. 2 and 3 are residing at Sonata Towers, Miramar, Goa

4. **MR. AARON FRANCIS SAVIO RUFIN GOMES** alias **AARON F. S. R. GOMES**, son of Shri. Domingos Gomes alias Domingos Antonio Jeremias Casimiro Gomes, aged 55 years, Occupation Dentist, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card bearing No. [REDACTED], Contact No. [REDACTED], and his wife,

5. **MRS. MELITA YASMIN ETHEL GOMES**, wife of Mr. Aaron Francis Savio Rufin Gomes, aged 49 years, Occupation Homemaker, holding

Edwin Gomes

Mr. Edwin J. Gomes

Ubalдина

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

[Signature]

Mr. Shashidaran Shankaran Pillai

[Signature]

Mr. Sreeju Kumar Pillai

Income Tax Card bearing PAN [REDACTED] holding Aadhar Card bearing No. [REDACTED], Contact No. [REDACTED], both Nos. 4 and 5 are resident of H. No. 99, Dom-Bell, Belloy, Nuvem, Salcete, Goa, All Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

1. **S. J. CONSTRUCTIONS**, a sole proprietary concern, having its place of business at Plot No. S-150, Phase IIIB, Verna Industrial Estate, Verna, Salcete, Goa, represented herein by its Sole Proprietor **Mr. SHASHIDARAN SHANKARAN PILLAI**, son of late Shri. Shankaran Pillai, aged about 70 years, businessman, having Income Tax Card bearing PAN [REDACTED], Aadhar Card no. [REDACTED] and

2. **Mr. SREEJU KUMAR PILLAI**, Son of Mr. Shashidaran S. Pillai, aged 38 years, Occupation Business, holding Income Tax Card bearing PAN [REDACTED] Aadhar Card bearing No. [REDACTED], Contact No. [REDACTED], both residing at House No. 196/1/3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa; both Indian Nationals, and hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **SECOND PART**.

WHEREAS the member no. 1 of the VENDORS is represented in this deed by his duly constituted attorney his daughter-in-law the member no. 3 of the VENDORS vide General Power of Attorney dated

Edwin Gomes

Mr. Edwin J. Gomes

Ubalдина Noronha

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

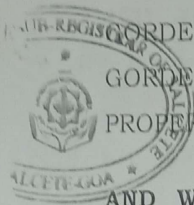
Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

23/07/2024, executed before Notary Ms. Sweta Naik Gaunekar under her Reg. No. 6697, the notarised copy of the same is filed in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS there existed a landed property known as "DUAS TERCA PARTES DO TERRENO GORDERAVISVO" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO" situated at Gonvoloy Ward of Nuvem Village, within the limits of Village Panchayat of Nuvem, Taluka and Sub-district of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 15685 of Book B-40 of New Series.

This property known as "DUAS TERCA PARTES DO TERRENO GORDERAVISVO" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO" is hereinafter referred to as "SAID BIGGER PROPERTY".



AND WHEREAS vide Public Deed of Partition, Gift with express Acceptance, Purchase and Acquittance of the price and Division into Glebas dated 22/09/1916 duly recorded by Asst. Notary of Judicial Division of Salcete Mr. Jose Francisco da Silva Coelho at folio 40 onwards in his Register of Deeds No. 258, the SAID BIGGER PROPERTY came to be divided into five parts/strips, of which a distinctive 1/5th part or 5th part/strip came to be allotted to Mr. Pedro Fernandes and his wife Ana Graca Silveira also known as Ana Graciana Silveira.

AND WHEREAS said Mrs. Ana Graciana Silveira expired leaving behind her husband and moiety holder said Mr. Pedro Fernandes and three children namely Margarida Fernandes, Roque alias Roquesinho Fernandes and Caetano Fernandes and in the Inventory Proceeding of Orphans instituted upon her death and vide Order dated 08/03/1917

Edwin Gomes

Mr. Edwin J. Gomes

Ubalдина Noronha

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

passed therein, the said 1/5th part or 5th part/strip of SAID BIGGER PROPERTY described under Item No. 13 of the said Inventory Proceeding came to be allotted in auction to said Mr. Pedro Fernandes.

AND WHEREAS said Mr. Pedro Fernandes in his second nuptial was married to Mrs. Joaquina de Souza alias Amelia de Souza and the former expired leaving behind his widow said Mrs. Joaquina de Souza and Nine children being three children as aforesaid from the first nuptial and six children from his second nuptial being Mr. Lucio Fernandes, Beatriz Fernandes, Francisco Borges Fernandes, Conceicao Fernandes, Aguiar Fernandes and Xavier Fernandes.

AND WHEREAS upon the death of said Mr. Pedro Fernandes, the Inventory Proceeding of Mrs. Ana Graciana Silveira was reopened and continued, wherein the said 1/5th part or 5th part/strip of the SAID BIGGER PROPERTY came to be allotted to the following in the ratio as mentioned corresponding to their names:

Mr. Roque alias Roquesinho Fernandes	1/5 th share
Mr. Caetano Fernandes	1/5 th share
Mr. Lucio Fernandes	1/5 th share
Mrs. Beatriz Fernandes	1/5 th share
Mr. Francisco Borges Fernandes	1/5 th share

This 1/5th part or 5th part/strip "DUAS TERCA PARTES DO TERRENO GORDERAVISVO" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO" also known as DANDO is better described in the SCHEDULE A herein later written and is hereinafter referred to as "SAID PROPERTY".

Edwin Gomes

Mr. Edwin J. Gomes

Ubaldo Noronha

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

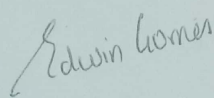
Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

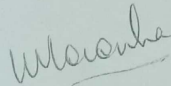
AND WHEREAS the SAID PROPERTY got bifurcated into two portions being Eastern Portion and Western Portion due to passing of Margao-Cortalim Public road therefrom, resultant whereof the Eastern Portion admeasuring 10,474.00 Sq. meters came to be separately surveyed under Survey No. 232/3 of Nuvem Village while the Western Portion admeasuring 2575.00 Sq. Meters came to be separately surveyed under Survey No. 216/4 of Nuvem Village.

AND WHEREAS vide Deed of Sale dated 26/09/1981 duly registered in the Office of Sub Registrar of Salcete under Reg. No. 969 at pages 35 to 41 of Book No. I, Vol. 278 dated 05/07/1983, (i) Mr. Roquesinho Fernandes alias Roque Fernandes and his wife Mrs. Maria Aramita Colaco e Fernandes, (ii) Mrs. Romaninha Pereira Fernandes (widow of Mr. Caetano Roque Fernandes alias Caetano Jose Fernandes) and children (ii)(a) Mrs. Justina Fernandes and her husband Mr. Alarico Fernandes, (ii)(b) Ms. Clara Margarida Fernandes (spinster), (ii)(c) Mr. Felix Peter Fernandes (bachelor), (ii)(d) Mr. Agnelo Bernardo Fernandes (bachelor), (iii) Mr. Lucio Fernandes (bachelor), (iv) Mrs. Beatriz Fernandes and her husband Mr. Gaspar Fernandes alias Domingos Simao Jose Fernandes (v) Mr. Francisco Borges Fernandes and his wife Mrs. Conceicao Fernandes, the Said Eastern Portion and Said Western Portion of the SAID PROPERTY were purchased by Shri. Domingos Gomes alias Domingos Antonio Jeremias Casimiro Gomes (member no. 1 of the VENDORS herein) and his wife Mrs. Bela Terezinha Sa E Gomes alias Bela Terezinha de Sa e Gomes, in pursuance whereof their names have been duly recorded in the Survey records of the Said Eastern Portion and Said Western Portion.

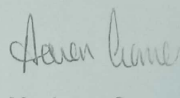
The Eastern Portion of the SAID PROPERTY, surveyed under Survey No. 232/3 of Nuvem Village admeasuring 10,475.00 Sq. meters is



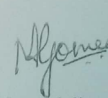
Mr. Edwin J. Gomes



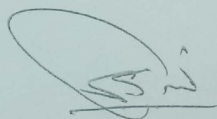
Mrs. Ubaldina Noronha



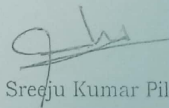
Mr. Aaron Gomes



Mrs. Melita Gomes



Mr. Shashidaran Shankaran Pillai

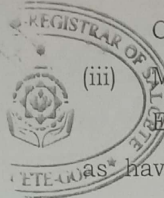


Mr. Sreeju Kumar Pillai

recorded in the survey records with the name of the property as "BELLOY". This Eastern portion is better described in the SCHEDULE B herein later written and is hereinafter for the sale of convenience referred to as SAID PLOT.

AND WHEREAS said Mrs. Bela Terezinha Sa E Gomes alias Bela Terezinha de Sa e Gomes or simply known as Bela T. Gomes expired on 23/08/2010, leaving behind her widower cum moiety holder said Shri. Domingos Antonio Jeremias Casimiro Gomes (member no. 1 of the VENDORS) and as sole and universal heirs her following three children:

- (i) Mr. Edwin Jude Joseph Bernand Mathew Gomes married to Mrs. Ubaldina Noronha;
- (ii) Mr. Fabian Anthony Francis Bosco Gomes married to Yueh-Yuan Chou;
- (iii) Mr. Aaron Francis Savio Rufin Gomes married Mrs. Metila Yasmin Ethel Vaz;



have been declared and witnessed vide Deed of Declaration for Succession of Heirs dated 16/03/2011, executed in the office of the Ex-officio Notary Public, Salcete at Folio 8 to 9 of Deeds Book No. 1561.

AND WHEREAS, said Mr. Fabian Anthony Francis Bosco Gomes and his wife Mrs. Yueh-Yuan Chou by virtue of Deed of Relinquishment of Illiquid and Undivided Rights to Inheritance dated 16/02/2016, duly recorded in the office of the Ex-officio Notary Public, Salcete at Folio 50V to 51 of Deed Book No. 1620, relinquished their illiquid and unascertained rights to the inheritance left by their mother/mother-in-law Mrs. Bela Terezinha Sa E Gomes alias Bela Terezinha de Sa e Gomes, resutant thereof, the ownership of the SAID PLOT devolved upon following in the following ratio:

Shri. Domingos Gomes alias

Edwin Gomes

Mr. Edwin J. Gomes

Ubaldina

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

Domingos Antonio Jeremias Casimiro Gomes

(member no. 1 of the VENDORS)

.....50%

Mr. Edwin J. Gomes alias Edwin J. J. B. M. Gomes

alias Edwin Jude Joseph Bernard Mathew Gomes

& his wife Mrs. Ubaldina Noronha

(members no. 2 and 3 of the VENDORS)

.....25%

Mr. Aaron Francis Savio Rufin Gomes alias

Aaron F. S. R. Gomes & his wife

Mrs. Melita Yasmin Ethel Gomes alias

Melita Yasmin Ethel Vaz

(members no. 4 and 5 of the VENDORS)

.....25%

AND WHEREAS the VENDORS being the absolute and lawful owners in possession of the SAID PLOT and with intention to sell the same identified the PURCHASERS who have agreed to purchase the same, relying upon the representations and declarations made by the VENDORS unto the PURCHASERS as detailed herein below:

- a) they are the absolute owners of the SAID PLOT described in SCHEDULE B hereunder written and are in lawful occupation, possession and enjoyment of the same;
- b) they have absolute right to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever;
- c) their predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PLOT and that they also, as on this date, have and hold clean, clear, subsisting and marketable title to the SAID PLOT;
- d) there is no legal bar or impediment for sale of SAID PLOT and that the SAID PLOT is free from encroachments,

Edwin Gomes

Mr. Edwin J. Gomes

Ubaldina

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

[Signature]

Mr. Shashidaran Shankaran Pillai

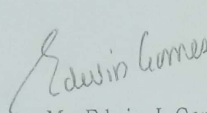
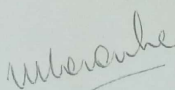
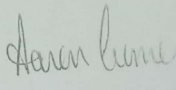
[Signature]

Mr. Sreeju Kumar Pillai

encumbrances and is also free from any liens and or charges;

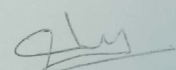
- e) that no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition / Requisition had / has been received by and / or served upon her regarding the SAID PLOT, except taht an area admeasuring One Hundred and Sixty Square Meters towards the west of the SAID PLOT has been acquired by the Government, however, the VENDORS have not claimed the compenstaion;
- f) that the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law nor ever formed property of the comunidade;
- g) That the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- h) that there is/are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOT and or on any part thereof.
- i) that there exists no way, public or private, passing through the SAID PLOT;
- j) that they have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement



 Mr. Edwin J. Gomes Mrs. Ubaldina Noronha Mr. Aaron Gomes Mrs. Melita Gomes


 Mr. Shashidaran Shankaran Pillai


 Mr. Sreeju Kumar Pillai

whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;

- k) that they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT or any part thereof, in any manner whatsoever;
- l) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming violation of any of their ownership/co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PLOT from the consideration paid herein;
- m) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASERS;
- n) That the SAID PLOT is accessible Public Road touching the western boundary of the SAID PLOT;
- o) That they all are Indian Nationals and have not changed their nationality and that the present sale does not in any



Edwin Gomes

Mr. Edwin J. Gomes

Ubalдина Noronha

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

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Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

way violates the provisions of Foreign Exchange Management Act;

- p) That they wish to sell the SAID PLOT for the total consideration of Rs. [REDACTED] [REDACTED]ly), which is its fair and current market value.

AND WHEREAS the PURCHASERS have received all the title documents of the SAID PLOT and after going their due diligence and being absolutely satisfied with the title of the SAID PLOT has now agreed to purchase the SAID PLOT for the aforesaid consideration of Rs. [REDACTED]
[REDACTED]

AND WHEREAS in pursuance to the understanding arrived at and the VENDORS having now received from the PURCHASERS the said entire sale consideration of Rs. [REDACTED]

[REDACTED] in the manner detailed out herein later, the VENDORS execute the present deed thereby transferring the right, title, interest and possession of the SAID PLOT, unto the PURCHASERS.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. [REDACTED] y) paid by the PURCHASERS unto the VENDORS in the manner detailed out in clause 2 below; they the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, the SAID PLOT admeasuring 10,474.00 Sq. metres (One Zero Four Seven Four) more particularly described in the SCHEDULE B hereunder written with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or

Edwin Gomes

Mr. Edwin J. Gomes

Ubalina Noronha

Mrs. Ubalina Noronha

Aaron Gomes

Mr. Aaron Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

every part thereof, all things embedded in Earth of the SAID PLOT and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID PLOT and/or every part thereof and TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASERS forever, without any restrictions or limitations.

2. The said entire consideration of [REDACTED] [REDACTED] is paid by the PURCHASERS unto the VENDORS in the following manner:



a sum of Rs. [REDACTED]

[REDACTED] Five Hundred Only) unto the member no. 1 of the VENDORS in the following manner:

a) a sum of Rs. [REDACTED] [REDACTED] (Five Hundred Only) vide Demand Draft No. 000263 dated 17/08/2024 drawn on HDFC Bank, Verna Branch;

b) a sum of Rs. [REDACTED] (Thousand Five Hundred Only) being 1% of the share of the member no. 1 of the VENDORS in the Sale Consideration deducted and paid by the PURCHASERS on behalf of the VENDORS as and by way of TDS as required under the provisions of the Income Tax act;

(B) a sum of Rs. [REDACTED] (Twenty-Five Thousand Only) unto the member no. 2 and 3 of the VENDORS in the following manner:

a) a sum of Rs. [REDACTED] [REDACTED] (Twenty-Five Thousand Only) vide Demand Draft No. [REDACTED]

Edwin Gomes

Mr. Edwin J. Gomes

Ubalina Noronha

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

000262 dated 17/08/2024 drawn on HDFC Bank, Verna Branch, drawn in favour of member no. 2 of the VENDORS;

- b) a sum of Rs. [REDACTED] (Twenty Thousand Five Hundred Only) vide Demand Draft No. 000261 dated 17/08/2024 drawn on HDFC Bank, Verna Branch, drawn in favour of member no. 3 of the VENDORS;
- c) a sum of Rs. [REDACTED]

[REDACTED] being 1% of the share of the member no. 2 of the VENDORS in the Sale Consideration deducted and paid by the PURCHASERS on behalf of the VENDORS as and by way of TDS as required under the provisions of the Income Tax Act;



- d) a sum of Rs. [REDACTED] (Hundred and Twenty-Five Only) being 1% of the share of the member no. 3 of the VENDORS in the Sale Consideration deducted and paid by the PURCHASERS on behalf of the VENDORS as and by way of TDS as required under the provisions of the Income Tax Act;

(C) a sum of Rs. [REDACTED] (Twenty-Five Thousand Only) unto the member no. 4 and 5 of the VENDORS in the following manner:

- a) a sum of Rs. [REDACTED] (Two Thousand Five Hundred Only) vide Demand Draft No. 000264 dated 17/08/2024 drawn on HDFC Bank, Verna Branch, drawn in favour of member no. 4 of the VENDORS;
- b) a sum of Rs. [REDACTED] (Two Thousand Five Hundred Only) vide Demand Draft No.

Edwin Gomes

Mr. Edwin J. Gomes

Ubalдина Noronha

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

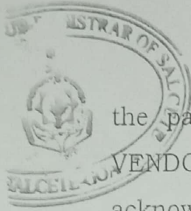
Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

000265 dated 17/08/2024 drawn on HDFC Bank, Verna Branch, drawn in favour of member no. 5 of the VENDORS;

c) a sum of Rs. [REDACTED] (Hundred and Twenty-Five Only) being 1% of the share of the member no. 2 of the VENDORS in the Sale Consideration deducted and paid by the PURCHASERS on behalf of the VENDORS as and by way of TDS as required under the provisions of the Income Tax Act;

d) a sum of Rs. [REDACTED] (Hundred and Twenty-Five Only) being 1% of the share of the member no. 3 of the VENDORS in the Sale Consideration deducted and paid by the PURCHASERS on behalf of the VENDORS as and by way of TDS as required under the provisions of the Income Tax Act;



the payment and receipt of the said entire consideration they the VENDORS and each of them for their respective share hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof.

3. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOT unto the PURCHASERS and the PURCHASERS acknowledge to have taken the physical possession of the SAID PLOT and shall henceforth be entitled to possess and use the same in the manner they wish to.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASERS and that it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold and enjoy the SAID PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by

Edwin J. Gomes

Mr. Edwin J. Gomes

Ubalдина Noronha

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreefu Kumar Pillai

Mr. Sreefu Kumar Pillai

the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

5. The VENDORS covenant with the PURCHASERS as under:-

- a) that they and all persons claiming through or under them, at their own costs and expenses, shall and will from time to time upon the request of the PURCHASERS and or their nominee/s or successor/s-in-title, do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASERS and or their nominee/s or successor/s-in-title and placing the PURCHASERS and or their nominee/s or successor/s-in-title in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, addendum, declaration, NOCs etc;
- b) that the representations and declarations made by the VENDORS unto the PURCHASERS in the recital clauses of this deed, relying upon which the PURCHASERS agreed to purchase the SAID PLOT, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid duplicity.

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declarations or representations in this deed, whereby they are prevented from selling the SAID PLOT in the manner aforesaid and hereinafter.



Edwin Gomes

Mr. Edwin J. Gomes

Ubalдина Noronha

Mrs. Ubalдина Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

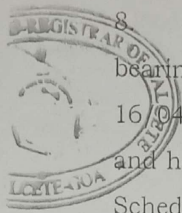
Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

7. The VENDORS hereby authorize the PURCHASERS to get transferred in their names the SAID PLOT, purchased by the present deed and the VENDORS specifically communicates No Objection for carrying out mutation by including the name of the PURCHASERS in the survey records of Survey No. 232/3 of Village Nuvem. Though the present deed shall itself be no objection from the VENDORS to the mutation authorities for mutation of the SAID PLOT, yet, if called upon by the PURCHASERS and or their successors in title, the VENDORS, at their cost and expense, undertake to execute such other and further documents as required communicating their no objection for mutation.



8. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the SCHEDULE Bastes or Schedule Tribes category.

9. The VENDORS declare and guarantee that the SAID PLOT is free from all encumbrances. The PURCHASERS have verified the location and boundaries of the SAID PLOT prior to purchase of the same.

10. That in case at any time in future, if any objection is raised to the present sale and or to the assignment of right to access from the Said Road or the present sale and or assignment is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PLOT and the PURCHASERS shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to

Mr. Edwin J. Gomes

Mrs. Ubaldina Noronha

Mr. Aaron Gomes

Mrs. Melita Gomes

Mr. Shashidaran Shankaran Pillai

Mr. Sreeju Kumar Pillai

indemnify the VENDORS for any such settlement made by them with the third party.

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT.

12. The PURCHASERS only after being absolutely satisfied with the title of the VENDORS do hereby accept the above sale and discharge in the terms set forth herein, however, in spite of the same the VENDORS shall be bound by clause 10 and 11 above.

13. All costs, expenses, fees, registration charges, stamp duty, regarding the preparation, engrossing, stamping, and registration of this Deed of Sale shall be borne exclusively by the PURCHASERS.

14. The Parties declare that the SAID PLOT is not agricultural property.

15. The Original of the Deed of Sale dated 26/09/1981 is retained by the VENDORS, as two properties formed the subject matter of the said deed, of which one is sold now to the PURCHASERS and other is retained by the VENDORS. The VENDORS undertake to make available the original of Deed of Sale dated 26/09/1981 as and when called upon by the PURCHASERS and or their nominees for verification and or notarization. In Case at any time in future, the VENDORS sell the other portion to a third party, the VENDORS on their own shall handover the original of Deed of Sale dated 26/09/1981 to the PURCHASERS herein.

SCHEDULE A

(Of the SAID PROPERTY)

ALL THAT landed property known as "DANDO or "DUAS TERCA PARTES DO TERRENO GORDERAVISVO (UM QUINTO)" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO (ONE FIFTH)", situated at Gonvoloy Ward of Nuvm Village, within the limits of Village Panchayat of Nuvm, Taluka and Sub-district of Salcete, District of South Goa, State of Goa, erstwhile formed part of the property "DUAS TERCA PARTES DO TERRENO GORDERAVISVO" alias "TWO THIRDS OF THE PROPERTY GORDERAVISVO" described in the Land Registration Office of Salcete

Edwin Gomes

Mr. Edwin J. Gomes

Ubalda Noronha

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

under Description No. 15685 of Book B-40 of New Series and bounded as under:

East : by the top of hillock;
 West : by the paddy field of Comunidade of Margao;
 North : by the property of Joao Consolace de Souza and
 South : by the properties of Patrick E. Lemos Fernandes now
 of Francisquinho Fernandes, Pedro da Costa, Luiza de
 Costa e Aguiar and Candida Veronica Soares.

The SAID PROPERTY is crossed by public road which leads from Margao to Cortalim, and divides into two plots one of Western side Surveyed under no. 216/4 and one of Eastern side Surveyed under no. 232/3.

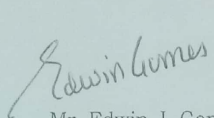
SCHEDULE B
(WESTERN SIDE OF THE SAID PLOT)

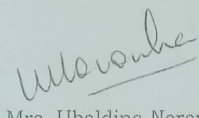
ALL THAT Property known as BELLOY admeasuring 10,475.00 Sq. Meters, surveyed under Survey No. 232/3 of Nuvem Village, erstwhile formed part of the SAID PROPERTY described in SCHEDULE A herein above written and is bounded as under:-

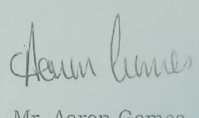
East :- by the top of hillock of Comunidade of Margão under Survey No. 234 of Nuvem Village,
 West :- by the public road,
 North :- by the property of Consolacao D'Souza, Beatriz Valentina de Menino Jesus Gracias under Survey No. 232/2 of Nuvem Village;
 South:- by the property under Survey No. 232/4 of Government of India and Survey No. 232/4-A of Indira Hilda Rodrigues.

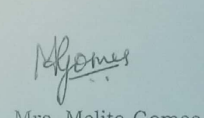
The SAID PLOT is shown in the plan annexed hereto which forms the part of this deed.

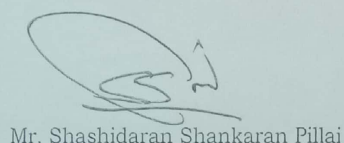
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, date, month and the year first herein above.

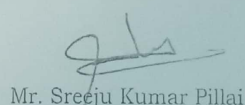

 Mr. Edwin J. Gomes


 Mrs. Ubaldina Noronha


 Mr. Aaron Gomes


 Mrs. Melita Gomes


 Mr. Shashidaran Shankaran Pillai


 Mr. Sreeju Kumar Pillai

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

MR. EDWIN J. GOMES alias EDWIN J. J. B. M. GOMES

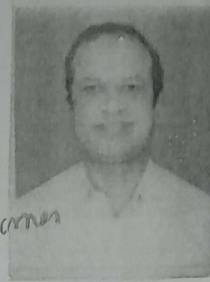
The member no. 2 of the VENDORS

the party of the FIRST PART

In the presence of....

Edwin Gomes

Edwin Gomes



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. EDWIN J. GOMES
alias EDWIN J. J. B. M. GOMES

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MR. EDWIN J. GOMES
alias EDWIN J. J. B. M. GOMES

Edwin Gomes

Mr. Edwin J. Gomes

Ubalda Noronha

Mrs. Ubalda Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

MRS. UBALDINA NORONHA

For self as the member no. 3 of the VENDORS &

As the attorney of the member no. 1 of the VENDORS

the party of the FIRST PART

In the presence of...



Ubaldina

Ubaldina

Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF **MRS. UBALDINA NORONHA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MRS. UBALDINA NORONHA**

Edwin Gomes

Mr. Edwin J. Gomes

Ubaldina

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

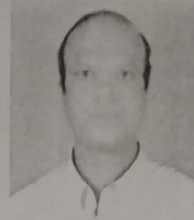
Mr. Sreeju Kumar Pillai

MR. AARON FRANCIS SAVIO RUFIN GOMES alias

AARON F. S. R. GOMES

The member no. 4 of the VENDORS
the party of the FIRST PART

In the presence of....



Aaron Gomes

Aaron Gomes



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. AARON FRANCIS
SAVIO RUFIN GOMES alias AARON F. S. R. GOMES

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MR. AARON FRANCIS
SAVIO RUFIN GOMES alias AARON F. S. R. GOMES

Edwin Gomes

Mr. Edwin J. Gomes

Ubaldina Noronha

Mrs. Ubaldina Noronha

Aaron Gomes

Mr. Aaron Gomes

Melita Gomes

Mrs. Melita Gomes

Shashidaran Shankaran Pillai

Mr. Shashidaran Shankaran Pillai

Sreeju Kumar Pillai

Mr. Sreeju Kumar Pillai

MRS. MELITA YASMIN ETHEL GOMES

The member no. 5 of the VENDORS

the party of the FIRST PART

In the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF MRS. MELITA YASMIN ETHEL GOMES**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MRS. MELITA YASMIN ETHEL GOMES

Mr. Edwin J. Gomes

Mrs. Ubaldina Noronha

Mr. Aaron Gomes

Mrs. Melita Gomes

Mr. Shashidaran Shankaran Pillai

Mr. Sreeju Kumar Pillai

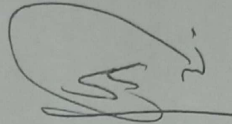
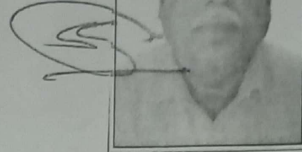
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
PURCHASERS:

Mr. SHASHIDARAN SHANKARAN PILLAI

The member no. 1 of the PURCHASERS

The Party of the Second Part

in the presence of.....

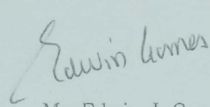



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

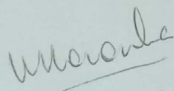
LEFT HAND FINGER PRINT IMPRESSION OF Mr. SHASHIDARAN
SHANKARAN PILLAI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

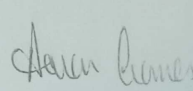
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SHASHIDARAN
SHANKARAN PILLAI



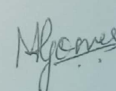
Mr. Edwin J. Gomes



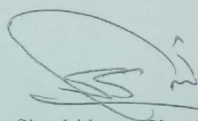
Mrs. Ubaldina Noronha



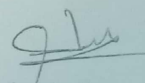
Mr. Aaron Gomes



Mrs. Melita Gomes



Mr. Shashidaran Shankaran Pillai



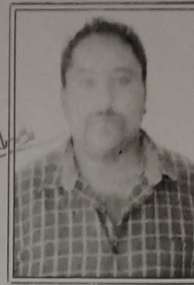
Mr. Sreeju Kumar Pillai

Mr. SREEJU KUMAR PILLAI

The member no. 2 of the PURCHASERS

The Party of the Second Part

in the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. SREEJU KUMAR PILLAI**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. SREEJU KUMAR PILLAI**

Witnesses:

1. Dhiraj Gons
2. Gaurish M. Kudachkar

Mr. Edwin J. Gomes

Mrs. Ubaldina Noronha

Mr. Aaron Gomes

Mrs. Melita Gomes

Mr. Shashidaran Shankaran Pillai

Mr. Sreeju Kumar Pillai



Government of Goa
Directorate of Settlement and Land Records
Survey Plan

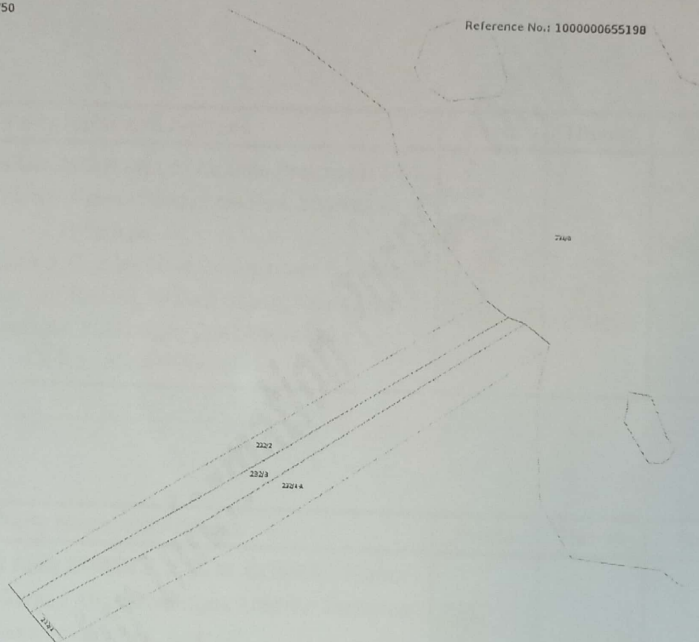
SALCETE Taluka

NUVEM Village



Scale 1:2750

Reference No.: 1000000655198



Edwin Gomes

Muramba

Arjun Gomes

Alfonso

[Signature]

[Signature]





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Aug-2024 12:47:51 pm

Document Serial Number :- 2024-MGO-4270

Presented at 12:45:36 pm on 19-Aug-2024 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	0
2	Registration Fee	0
3	Mutation Fees	
4	Processing Fee	
Total		0

Stamp Duty Required

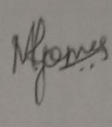
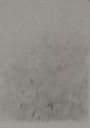
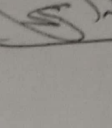
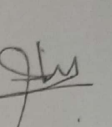
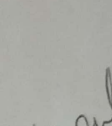
Stamp Duty Paid

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHASHIDARAN SHANKARAN PILLAI As Sole Proprietor Of S. J. CONSTRUCTIONS ,Father Name:Late Shri. Shankaran Pillai, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 196/1/3, Ambadi House, Near M.E.S college, Vidyannagar, Zuarinagar, Goa, Address2 - , PAN No.:			

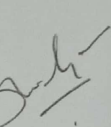
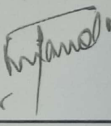
Executer

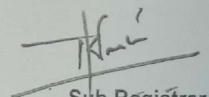
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	EDWIN J. GOMES Alias EDWIN J. J. B. M. GOMES, , Father Name:Domingos Gomes Alias Domingos Antonio Jeremias Casimiro Gomes, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Medical Practishoner, Sonata Towers, Miramar, Goa, PAN No.:			
2	UBALDINA NORONHA , Father Name:Wife Of Mr. Edwin Jude Joseph Bernard Mathew Gomes, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Other, Sonata Towers, Miramar, Goa, PAN No.:			
3	AARON FRANCIS SAVIO RUFIN GOMES Alias AARON F. S. R. GOMES , Father Name:Domingos Gomes Alias Domingos Antonio Jeremias Casimiro Gomes, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Other, H. No. 99, Dom-Bell, Belloy, Nuven, Salcete, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	MELITA YASMIN ETHEL GOMES , Father Name:Wife Of Mr. Aaron Francis Savio Rufin Gomes, Age: 49, Marital Status: Married ,Gender:Female,Occupation: Other, H. No. 99, Dom-Bell, Belloy, Nuverm, Salcete, Goa, PAN No.: [REDACTED]			
5	SHASHIDARAN SHANKARAN PILLAI As Sole Proprietor Of S. J. CONSTRUCTIONS , Father Name:Late Shri. Shankaran Pillai, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 196/1/3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa, PAN No.: [REDACTED]			
6	SREEJU KUMAR PILLAI , Father Name:Shashidaran S. Pillai, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 196/1/3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa, PAN No [REDACTED]			
7	UBALDINA NORONHA As Power Of Attorney For DOMINGOS ANTONIO JEREMIAS CASIMIRO GOMES , Father Name:Wife Of Mr. Edwin Jude Joseph Bernand Mathew Gomes, Age: 51, Marital Status: ,Gender:Female,Occupation: Other, Sonata Towers, Miramar, Goa, PAN No. [REDACTED] as Power Of Attorney Holder for DOMINGOS ANTONIO JEREMIAS CASIMIRO GOMES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DHIRAJ CHANDRAKANT GAUNS, Age: 29, DOB: [REDACTED], Mobile: [REDACTED] 8, Email: [REDACTED], Occupation: Service, Marital status : Unmarried, Address: 403108, Curca, Tiswadi, North Goa, Goa			
2	Name: Gaurish Mahesh Kudchadkar, Age: 42, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status : Married, Address: 403601, Margao, Salcete, South Goa, Goa			

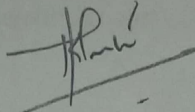

Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2024-MGO-4270

Book :- 1 Document

Registration Number :- **MGO-1-4140-2024**

Date : 19-Aug-2024



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

