

(Kapers: fourteen crore only)

Phone No.
Sold to/issued to
Trident Realtors
For Whom/ID Proof
AASFT03760



OCT-06-2024 16:38:24

₹ 1400000/-
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Other
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3016240 36/02/04/2021-RD1

CITIZEN CREDIT CO-OP. BANK LTD.

[Signature]

Authorized Signatory

5264/24
18/10/2024



Sidney John Adolfo Dias

[Signature]

DEED OF SALE

Assumption

[Signature]

RAssumption

assumption

[Signature]

[Signature]

[Signature]

This Deed of Sale is executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 12th day of October of the year Two Thousand and Twenty-Four (12/10/2024), **BY** and **BETWEEN:**

1. **Mrs. CECILIA PLACIDA ASSUMPTION** alias **CECILIA J. ASSUMPTION**, widow of late Mr. Mr. Joaquim Jose Anselmo Assumpcao, aged 71 years, occupation housewife, holding Income Tax Card bearing PAN _____, Aadhar card bearing No. _____, resident of Near Sambhaji Maidan, 236/9213, Swadham CHS, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharashtra 400083,

2. **Mr. PETER ASSUMPTION** alias **PETER DOMNIC ALPHONSUS ASSUMPTION**, son of late Mr. Joaquim Jose Anselmo Assumpcao, aged 48 years, holding Income Tax Card bearing PAN _____, Aadhar card bearing No. _____, Contact No. _____, married and his wife

3. **Mrs. RAMA ASSUMPTION**, wife of Mr. Peter Assumption, aged 47 years, holding Income Tax Card bearing PAN _____ Aadhar card bearing No. _____, Contact No. _____, both Nos. 2 and 3 are resident of 175/5989, A Wing, Fourth Floor, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharashtra 400083,

4. **Mr. ASSUMPTION DENIS SAVIO JOAQUIM** alias **DENIS ASSUMPTION**, son of late Mr. Joaquim Jose Anselmo Assumpcao, aged 43 years, holding Income Tax Card bearing PAN _____, Aadhar card bearing No. _____, bachelor, resident of Near Sambhaji Maidan, 236/9213, Swadham CHS, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharashtra 400083;

Assumption

Vendor No. 1

Vendor No. 2

Assumption

Vendor No. 3

Vendor No. 4

Purchaser:

Partner No. (i)

Partner No. (ii)

Partner No. (iii)

5. **Mr. MANUEL ASSUMPTION**, son of late Mr. Joaquim Jose Anselmo Assumpcao, aged 46 years, holding Income Tax Card bearing PAN _____, Aadhar card bearing No. _____, Contact No. _____, married and his wife

6. **Mrs. VIEGAS LUCY ROSARIO** alias **LUCY ROSARIO VIEGAS**, wife of Mr. Manuel Assumption, aged 46 years, holding Income Tax Card bearing PAN _____, Aadhar card bearing No. _____,

both Nos. 5 and 6 are residents of Building No. 66/1749, Vikas High School, Kannamwar Nagar 2, Vikhroli (E), Tagore Nagar, Mumbai-400083

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 her heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.



AND

TRIDENT REALTORS, a partnership firm registered under the Indian Partnership Act 1932 having its registered office at Office No. B-206, B-208 & A-304, Third Floor, Radha Enclave, Margao, Salcete, Goa, represented by its partners:

(i) **MR. SIDNEY** alias **SYDNEY JOHN AFOLFO DIAS**, son of Mr. Francisco Xavier Adolfo Agnelo Dias, age 48 years, occupation business, holding Income Tax Card bearing PAN _____, Aadhar Card bearing No. _____, marital status married, residing at House No. 23, Cana, Benaullim, Salcete, Goa, and

(ii) **MR. SANDIP NAGESH NAIK**, son of late Mr. Nagesh Sitaram Naik, age 53 years, occupation business, holding Income Tax Card bearing PAN _____, Aadhar Card bearing No. _____

Assumption

Vendor No. 1

Vendor No. 2

RPA Assumption

Vendor No. 3

Assumption

Vendor No. 4

SA

Purchaser:

Partner No. (i)

Sandip

Partner No. (ii)

Namata

Partner No. (iii)

marital status married, residing at House No. 462/C, Chantinagar, Aquem, Baixo, Salcete, Goa

(iii) **MR. NIHAL SUHAS PARVATKAR**, son of Mr. Suhas Surayant Parvatkar, age 42 years, occupation business, holding Income Tax Card bearing PAN _____, Aadhar Card bearing No. _____

, marital status married, residing at House No. 268, Mulsa, Paroda, Salcete, Goa

all Indian Nationals, hereinafter referred to as the **"PURCHASER"** (which expression unless repugnant to the context and meaning thereof shall mean and include its current and future partners, successors in interest, executors, administrators and assigns) of the **SECOND PART.**



WHEREAS the member no. 5 and 6 of the VENDORS are represented by their brother/brother-in-law the member no. 2 of the VENDORS vide Power of Attorney dated 20/09/2024, executed before the office of the Sub-Registrar, Kurla-3, Mumbai, the notarised copy whereof, is filed in the office of the Sub-Registrar, Salcete at Margao, Goa along with this deed.

AND WHEREAS at Tolcamzori Ward of Margao Municipal Council, of Salcete Taluka, Goa, there existed the Property known as "TOLCAICATEM", registered in the Land Registration Office of Salcete under Description No. 31672; better described in the SCHEDULE A herein later written and is hereinafter referred to as "SAID LARGER PROPERTY".

AND WHEREAS the SAID LARGER PROPERTY was owned by Mr. Joaquim Simplicio Assumpcao married to Mrs. Maria Eufeminea Morais e Assumpcao.

Assumption
Vendor No. 1

[Signature]
Vendor No. 2

Assumption
Vendor No. 3

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Vendor No. 4

Purchaser:

[Signature]
Partner No. (i)

[Signature]
Partner No. (ii)

[Signature]
Partner No. (iii)

AND WHEREAS said Joaquim Simplicio Assumpcao expired on 10/10/1957, leaving behind his widow and moiety holder said Mrs. Maria Eufemiana Morais e Assumpcao and as sole and universal heirs his five children being (i) Jesus Joao Assumpcao, (ii) Mr. Joaquim Jose Anselmo Assumpcao, (iii) Mrs. Maria Monica Rosalina Pledade Assumpcao married to Martinho A. B. L. P. Socorro Viegas de Sa, and (iv) Mrs. Terezinha Rota Isabela Assumpcao.

AND WHEREAS vide Deed of Partition dated 11/01/1971, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 157 at pages 147 to 158 of Book No. 1, Vol. No. 71, the Said Larger Property described in the Second Schedule thereto came to be allotted to Mr. Joaquim Jose Anselmo Assumpcao with usufruct right in favour of his mother Mrs. Maria Eufemiana Morais e Assumpcao.



AND WHEREAS vide Deed of Release dated 18/12/1972, duly registered in the office of the Sub-Registrar, Salcete under No. 1747 at pages 377 to 382 of Book No. I, Vol. No. 103, said Mrs. Maria Eufemiana Morais e Assumpcao released her usufructory right.

AND WHEREAS Mr. Joaquim Jose Anselmo Assumpcao was married to Cecilia Placida De Sequeira e Assumpacao and they with intent to divided the SAID LARGER PROPERTY, after obtaining necessary approval from Margao Municipal Council divided the SAID LARGER PROPERTY into two plots being the one on the Southern Side along with the house bearing no. 214 and water well therein was identified as Plot No. 1 and the one on the Northern Side was identified as Plot No. 2.

AND WHEREAS of the Said Plot No. 1, a portion of land on its East and West has been gifted to the Margao Municipal Council for road widening and a portion of land is sold to one Mr. Domingos Fernandes, thus leaving

Assumption
Vendor No. 1

[Signature]
Vendor No. 2

R. Assumption
Vendor No. 3

Assumpcao
Vendor No. 4

[Signature]
Purchaser:

[Signature]
Partner No. (i)

[Signature]
Partner No. (ii)

[Signature]
Partner No. (iii)

to the ownership and possession of said Mr. Joaquim Jose Anselmo Assumpcao and his wife Cecilia Placida De Sequeira e Assumpacao an area admeasuring 762.00 Sq. Meters along with the House and well.

This Plot of land admeasuring 762.00 Sq. Meters along with the House and well is better described in the **SCHEDULE B** herein later written and is hereinafter referred to as "SAID PROPERTY".

AND WHEREAS said Mr. Joaquim Jose Anselmo Assumpcao expired on 10/10/2019 intestate, leaving behind his widow and moiety holder said Mrs. Cecilia Placida De Sequeira e Assumpacao also known as Cecilia Placida Assumption (the member no. 1 of the VENDORS) and as sole and universal heirs the following three children only:

- (i) Mr. Peter Assumption married to Mrs. Rama Assumption (the members no. 2 and 3 of the VENDORS);
- (ii) Mr. Denis Savio Joaquim Assumption, bachelor (the member no. 4 of the VENDORS); and
- (iii) Mr. Manuel Assumption married to Mrs. Lucy Rosario Viegas (the members no. 5 and 6 of the VENDORS);

AND WHEREAS in view of above, the ownership right in the Said Property devolved upon the VENDORS in the following ratio:

Member no. 1 of the VENDORS	1/2 share
Member nos. 2 and 3 of VENDORS	1/6 th share
Member nos. 4 of the VENDORS	1/6 th share
Member nos. 5 and 6 of VENDORS	1/6 th share

AND WHEREAS the VENDORS intends to sell the SAID PROPERTY and came across the PURCHASER, who expressed to purchase the SAID PROPERTY relying on the basis of the following representations made by the VENDORS unto the PURCHASER:

Assumption

Vendor No. 1

[Signature]

Vendor No. 2

R Assumption

Vendor No. 3

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Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

- a) that they are the absolute owners of the SAID PROPERTY described in the SCHEDULE B hereunder written and are in lawful occupation, possession and enjoyment of the same;
- b) that they have absolute right and title to sell the SAID PROPERTY and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) that their predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PROPERTY and that they also, as on this date, have and hold clean, clear, subsisting and marketable title to the SAID PROPERTY;
- d) that there is no legal bar or impediment for sale of SAID PROPERTY and that the SAID PROPERTY is free from encroachments, 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 them in respect of the SAID PROPERTY;
- f) that the SAID PROPERTY 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, Statute, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- g) that the SAID PROPERTY 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;



Vendor No. 1

Vendor No. 2

Vendor No. 3

Vendor No. 4

Purchaser:

Partner No. (i)

Partner No. (ii)

Partner No. (iii)

- h) that there is / are no mundkar/s or tenant/s or any other type of encumbrances on the SAID PROPERTY and or on any part thereof;
- i) 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 whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;
- j) that they neither applied nor obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PROPERTY or any part thereof, in any manner whatsoever;
- k) the SAID PROPERTY is accessible through the road running all along and touching the eastern, western and southern boundary of the SAID PROPERTY;
- l) that there exists no way, public or private, passing through the SAID PROPERTY;
- m) 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 any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY and the PURCHASER 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 indemnify the VENDORS for any such settlement made by them with the third party;



Assumption

Vendor No. 1

[Signature]
Vendor No. 2

ReAssumption
Vendor No. 3

Assumptis
Vendor No. 4

Purchaser:

[Signature]
Partner No. (i)

[Signature]
Partner No. (ii)

[Signature]
Partner No. (iii)

n) 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 PROPERTY unto and to the use of the PURCHASER;

o) That they wish to sell the SAID PROPERTY together with all plant, trees existing therein for a total consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only), which is its fair market value.



AND WHEREAS relying on the above representations of the VENDORS and believing and trusting the declarations to be true and trustworthy, the PURCHASER agreed to purchase the "SAID PROPERTY" for the aforesaid consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only) which is its fair market value.

AND WHEREAS the parties hereto have now decided to transfer the title and possession of the SAID PROPERTY and thus execute the present deed, thereby the VENDORS transfer the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 of this deed; the VENDORS hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID

Assumption

Vendor No. 1

[Signature]

Vendor No. 2

Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

PROPERTY admeasuring 762.00 Sq. Metres (Seven Six Two decimal Zero Zero) more particularly described in the SCHEDULE B hereunder written together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof 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 PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY 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 PURCHASER forever, without any restrictions or limitations.



The said entire consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only) is paid by the PURCHASER, at the request of the VENDORS, unto the member no. 1 of the VENDORS in the following manner:

- (i) a sum of Rs. 6,00,000/- (Rupees Six Lakhs Only) paid on 15/07/2023 vide RTGS bearing UTR No. HDFCR52023071572082789;
- (ii) a sum of Rs. 8,00,000/- (Rupees Eight Lakhs Only) paid on 15/07/2023 vide RTGS bearing UTR No. HDFCR52023071572086106;
- (iii) a sum of Rs. 8,00,000/- (Rupees Eight Lakhs Only) paid on 15/07/2023 vide RTGS bearing UTR No. HDFCR52023071572080382;
- (iv) a sum of Rs. 8,00,000/- (Rupees Eight Lakhs Only) paid on 15/07/2023 vide RTGS bearing UTR No. HDFCR52023071572087453;

Assumption

Vendor No. 1

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Vendor No. 2

Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

- (v) a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) paid on 15/04/2024 vide RTGS bearing UTR No. HDFCR52024041598331839;
- (vi) a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) paid on 15/04/2024 vide RTGS bearing UTR No. HDFCR52024041598330503;
- (vii) a sum of Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only) paid on 13/09/2024 vide RTGS bearing UTR No. HDFCR52024091392690531 through Cheque bearing No. 000042 dated 13/09/2024 drawn on HDFC Bank, Fatorda, Branch;
- (ix) a sum of Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only) paid on 17/09/2024 vide RTGS bearing UTR No. HDFCR52024091793548796 through Cheque bearing No. 000043 dated 17/09/2024 drawn on HDFC Bank, Fatorda, Branch;
- (x) a sum of Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only) paid on 17/09/2024 vide RTGS bearing UTR No. HDFCR52024091793609368 through Cheque bearing No. 000044 dated 17/09/2024 drawn on HDFC Bank, Fatorda, Branch;
- (xi) a sum of Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only) paid on 04/10/2024 vide RTGS bearing UTR No. HDFCR52024100499004032 through Cheque bearing No. 000045 dated 04/10/2024 drawn on HDFC Bank, Fatorda, Branch;
- (xii) a sum of Rs. 37,20,000/- (Rupees Thirty-Seven Lakhs Twenty Thousand Only) paid on 11/10/2024 vide RTGS bearing UTR No. HDFCR52024101151127323 through Cheque bearing No. 000046 dated 11/10/2024 drawn on HDFC Bank, Fatorda, Branch;
- (xiii) a sum of Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) being 1% of the sale consideration, deducted and paid by



Assumption

Vendor No. 1

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Vendor No. 2

ReAssumption

Vendor No. 3

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Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

the PURCHASER 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 entire consideration, the VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof.

3. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER acknowledges to have taken the physical possession of the SAID PROPERTY and shall henceforth be entitled to possess and use the same in the manner it wishes to.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by 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 PURCHASER 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 PURCHASER and or its 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 PROPERTY unto the PURCHASER and or its nominee/s or successor/s-in-title and placing the PURCHASER and or its nominee/s or successor/s-in-title in

Assumption

Vendor No. 1

[Signature]

Vendor No. 2

RPA Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

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 PURCHASER in the recital clauses of this deed, relying upon which the PURCHASER agreed to purchase the SAID PROPERTY, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid duplicity.



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 thing nor they have made any false declarations or representations in this deed, whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.

7. From today, the PURCHASER, become the absolute owner of the SAID PROPERTY and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PROPERTY", and the VENDORS specifically communicates No Objection for carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the Chalta No. 23 of P. T. Sheet No. 172 of Margao City Survey and deletion of their names appearing therein and hereby waives any notice that may be required to be addressed to them under any law in force. Though the present deed shall itself be no objection from the VENDORS to the mutation authorities for mutation of the SAID PROPERTY, yet, if called upon by the PURCHASER and or its successors in title, the VENDORS, at their cost and expense, undertake to

Assumption

Vendor No. 1

[Signature]

Vendor No. 2

Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

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 Castes or Schedule Tribes category.

9. The VENDORS declare and guarantee that the SAID PROPERTY is free from all encumbrances.



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 any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY from the consideration determined herein and the PURCHASER 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 indemnify the VENDORS for any such settlement made by them with the third party.

Assumption

Vendor No. 1

[Signature]

Vendor No. 2

Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby



SCHEDULE A

(OF THE SAID LARGER PROPERTY)

ALL THAT landed property known as "TOLCAICATEM", situated at Tolcamzori Ward of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa described in the Land Registration Office of Salcete under Description No. 31672 of Book No. B-81 and bounded as under:

East	:	by Public Road;
West	:	by Public Road;
North	:	by the property belonging to Comunidade of Margao;
South	:	by the property belonging to Comunidade of Margao.

Assumption

Vendor No. 1

[Signature]

Vendor No. 2

Re Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Signature]

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

SCHEDULE B**(of the SAID PROPERTY)**

ALL THAT Plot of land admeasuring 762.00 Sq. Meters along with the residential house bearing Municipal House No. 214 admeasuring 100.00 Sq. Meters approximately, a drinking water well, compound wall, forming an independent and separate property in itself surveyed under Chalta No. 23 of P. T. Sheet No. 172 of Margao City Survey, erstwhile formed part of the Said Larger Property described in SCHEDULE A herein above written

and is bounded as under:



East	:	by Public Road;
West	:	by Public Road;
North	:	by the property under Chalta No. 18 of P. T. Sheet No. 157 of Margao City Survey;
South	:	by road.

The SAID PROPERTY is better identified in the PLAN annexed hereto and the same forms part of this Deed.

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

Assumption
Vendor No. 1

[Signature]
Vendor No. 2

RPA Assumption
Vendor No. 3

Assumption
Vendor No. 4

Purchaser:

[Signature]
Partner No. (i)

[Signature]
Partner No. (ii)

[Signature]
Partner No. (iii)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mrs. CECILIA PLACIDA ASSUMPTION alias

CECILIA J. ASSUMPTION

The member No. 1 of the VENDORS

The party of the FIRST PART

In the presence of...

Assumption



Assumption

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. CECILIA PLACIDA ASSUMPTION** alias **CECILIA J. ASSUMPTION**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. CECILIA PLACIDA ASSUMPTION** alias **CECILIA J. ASSUMPTION**

Assumption
Vendor No. 1

Vendor No. 2

Assumption
Vendor No. 3

Assumption
Vendor No. 4

Purchaser:

Partner No. (i)

Partner No. (ii)

Partner No. (iii)

Mr. PETER ASSUMPTION alias

PETER DOMNIC ALPHONSUS ASSUMPTION

For self as member No. 2 of the VENDORS & as

Attorney of the member nos. 5 and 6 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 **Mr. PETER ASSUMPTION**
alias **PETER DOMNIC ALPHONSUS ASSUMPTION**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. PETER ASSUMPTION** alias **PETER DOMNIC ALPHONSUS ASSUMPTION**

P. Assumption

Vendor No. 1

HS

Vendor No. 2

RE Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser

SA

Partner No. (i)

[Signature]

Partner No. (ii)

[Signature]

Partner No. (iii)

Mrs. RAMA ASSUMPTION

The member No. 3 of the VENDORS

The party of the FIRST PART

In the presence of....

*RPA Assumption**RPA Assumption*

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. RAMA ASSUMPTION**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. RAMA ASSUMPTION**

Vendor No. 1

Vendor No. 2

Vendor No. 3

Vendor No. 4

Purchaser:

Partner No. (i)

Partner No. (ii)

Partner No. (iii)

**Mr. ASSUMPTION DENIS SAVIO JOAQUIM alias
DENIS ASSUMPTION**

The member No. 4 of the VENDORS

The party of the FIRST PART

In the presence of....



Assumption

Assumption

				
Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF **Mr. ASSUMPTION DENIS SAVIO JOAQUIM alias DENIS ASSUMPTION**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. ASSUMPTION DENIS SAVIO JOAQUIM alias DENIS ASSUMPTION**

Assumption

Vendor No. 1

AS

Vendor No. 2

Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

AS

Partner No. (i)

Assumption

Partner No. (ii)

Assumption

Partner No. (iii)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

TRIDENT REALTORS,

Through its partners:

MR. SIDNEY alias SYDNEY JOHN AFOLFO DIAS

The partner no. (i) of the PURCHASER

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. SIDNEY alias SYDNEY JOHN AFOLFO DIAS**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MR. SIDNEY alias SYDNEY JOHN AFOLFO DIAS**

Assumption
Vendor No. 1

[Signature]
Vendor No. 2

Ref Assumption
Vendor No. 3

Assumption
Vendor No. 4

Purchaser:

[Signature]
Partner No. (i)

[Signature]
Partner No. (ii)

[Signature]
Partner No. (iii)

MR. SANDIP NAGESH NAIK

The partner no. (ii) of the PURCHASER

The party of the SECOND PART

In the presence of....



[Handwritten signature] *[Handwritten signature]*

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **MR. SANDIP NAGESH NAIK**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MR. SANDIP NAGESH NAIK**

Assumption

Vendor No. 1

[Handwritten signature]

Vendor No. 2

RE Assumption

Vendor No. 3

Assumption

Vendor No. 4

Purchaser:

[Handwritten signature]

Partner No. (i)

[Handwritten signature]

Partner No. (ii)

[Handwritten signature]

Partner No. (iii)

MR. NIHAL SUHAS PARVATKAR

The partner no. (iii) of the PURCHASER

The party of the SECOND PART

In the presence of....



[Handwritten signature]

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **MR. NIHAL SUHAS PARVATKAR**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MR. NIHAL SUHAS PARVATKAR**

Witnesses:

1. Gaurish M Kudchadkar
2. Dhiraj. J. Kairanna

[Handwritten signature]

[Handwritten signature]

Vendor No. 1

[Handwritten signature]

Vendor No. 2

[Handwritten signature]

Vendor No. 3

[Handwritten signature]

Vendor No. 4

Purchaser:

[Handwritten signature]

Partner No. (i)

[Handwritten signature]

Partner No. (ii)

[Handwritten signature]

Partner No. (iii)



Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 5-07-2023

Ref. No. :REV-192338067



Scale 1:500



City Name : Margao
Subcity Name : Margao
PT Sheet : 172
Chaite No. : 23

Assumption

[Signature]

Assumption
[Signature]

[Signature]

[Signature]

Report Generated By: RUCHITA MADKAIKAR

Print Size : A4

This record is computer generated on 11/07/2023 16:39:07 as per Online Ref No.REV-192338067. This record is valid without any signature as per Govt of Goa Notification No. 28/13/2018-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Oct-2024 01:14:09 pm

Document Serial Number :- 2024-MGO-5264

Presented at 01:11:11 pm on 16-Oct-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	1400000
2	Registration Fee	840000
3	Mutation Fees	1500
	Processing Fee	1920
Total		2243420

Stamp Duty Required : 1400000/-

Stamp Duty Paid : 1400000/-



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SIDNEY Alias SYDNEY JOHN AFOLFO DIAS As Partner Of TRIDENT REALTORS , Father Name: Francisco Xavier Adolfo Agnelo Dias, Age: 48, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Office No. B-206, B208 & A-304, Third Floor, Radha Enclave, Margao, Salcete, Goa, Address2 - Margao, Goa, PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CECILIA PLACIDA ASSUMPTION Alias CECILIA J. ASSUMPTION , , Age: 71, Marital Status: Married , Gender: Female, Occupation: Housewife, Near Sambhaji Maidan, 236/9213, Swadham CHS, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharastra 400083, PAN No.:			
2	PETER ASSUMPTION Alias PETER DOMNIC ALPHONSUS ASSUMPTION , Father Name: Late Mr. Joaquim Jose Anselmo Assumpcao, Age: 48, Marital Status: Married , Gender: Male, Occupation: Other, 175/5989, A Wing, Fourth Floor, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharastra 400083, PAN No.:			
3	RAMA ASSUMPTION , Father Name: Wife Of Mr. Peter Assumption, Age: 47, Marital Status: Married , Gender: Female, Occupation: Other, 175/5989, A Wing, Fourth Floor, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharastra 400083, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	ASSUMPTION DENIS SAVIO JOAQUIM Alias DENIS ASSUMPTION , Father Name:Late Mr. Joaquim Jose Anselmo Assumpcao, Age: 43, Marital Status: Bachelor , Gender: Male, Occupation: Other, Near Sambhaji Maidan, 236/9213, Swadham CHS, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharastra 400083, PAN No.:			
5	SIDNEY Alias SYDNEY JOHN AFOLFO DIAS As Partner Of TRIDENT REALTORS , Father Name:Francisco Xavier Adolfo Agnelo Dias, Age: 48, Marital Status: Married , Gender: Male, Occupation: Business, Office No. B-206, B208 & A-304, Third Floor, Radha Enclave, Margao, Salcete, GoaMargao, Goa, PAN No.:			
6	SANDIP NAGESH NAIK As Partner Of TRIDENT REALTORS , Father Name:Late Mr. Nagesh Sitaram Naik, Age: 53, Marital Status: Married , Gender: Male, Occupation: Business, Office No. B-206, B208 & A-304, Third Floor, Radha Enclave, Margao, Salcete, GoaMargao, Goa, PAN No.:			
	NIHAL SUHAS PARVATKAR As Partner Of TRIDENT REALTORS , Father Name:Suhas Surayant Parvatkar, Age: 42, Marital Status: Married , Gender: Male, Occupation: Business, Office No. B-206, B208 & A-304, Third Floor, Radha Enclave, Margao, Salcete, GoaMargao, Goa, PAN No.:			
8	PETER ASSUMPTION Alias PETER DOMNIC ALPHONSUS ASSUMPTION AS POWER OF ATTORNEY FOR MANUEL ASSUMPTION AND VIEGAS LUCY ROSARIO Alias LUCY ROSARIO VIEGAS , Father Name:Late Mr. Joaquim Jose Anselmo Assumpcao, Age: 48, Marital Status: , Gender: Male, Occupation: Other, 175/5989, A Wing, Fourth Floor, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharashtra 400083, PAN No.: , as Power Of Attorney Holder for VIEGAS LUCY ROSARIO Alias LUCY ROSARIO VIEGAS			
9	PETER ASSUMPTION Alias PETER DOMNIC ALPHONSUS ASSUMPTION AS POWER OF ATTORNEY FOR MANUEL ASSUMPTION AND VIEGAS LUCY ROSARIO Alias LUCY ROSARIO VIEGAS , Father Name:Late Mr. Joaquim Jose Anselmo Assumpcao, Age: 48, Marital Status: , Gender: Male, Occupation: Other, 175/5989, A Wing, Fourth Floor, Kannamwar Nagar No. 2, Tagore Nagar, Vikroli (E), Mumbai, Maharashtra 400083, PAN No.: , as Power Of Attorney Holder for MANUEL ASSUMPTION			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DOLFIN DANFORD KAIRANNA ,Age: 40,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403705, Quedem, Quepem, SouthGoa, Goa			
2	Name: Gaurish Mahesh Kudchadkar ,Age: 43,DOB: ,Mobile: 9822089087 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403601, Margao, Salcete, SouthGoa, Goa			


Sub Registrar

Civil Registrar

Goa

Document Serial Number :- 2024-MGO-5264



Book :- 1 Document

Registration Number :- **MGO-1-5115-2024**

Date : 16-Oct-2024



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

Civil Registrar
-Cum-
Sub Registrar
Salcete



Receipt

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:- 16-Oct-2024 13:28:40

Date of Receipt: 16-Oct-2024

Receipt No : 2024-25/2/5617

Serial No. of the Document : 2024-MGO-5264

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

Received the following amounts from **SIDNEY Alias SYDNEY JOHN AFOLFO DIAS As Partner Of TRIDENT REALTORS** for Registration of above Document in Book-1 for the year 2024

Registration Fee	840000	E-Challan(Online fee)	• Challan Number : 202400726105 • CIN Number : CPAEIACAF3	840000
Processing Fee	1920	Payment to ITG	• Bank Reference No. : pay_P7cgzSPDHr2P2i • NGDRS Transaction No. : ff06132caf400b62f4b6	2120
Total Paid	842120 (Rupees Eight Lakh Forty Two Thousands One Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **16-Oct-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar