

Phone No:   
 Sold To/Issued To:   
 Elite Builders & D   
 For Whom/ID Proof:   
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₹ 0936000/-

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For TJSB Sahakari Bank Ltd.   
 Multistate Scheduled Bank

*[Signature]*   
 Officer / Asst. Br. Manager   
 Panjim Branch

SAVIO B. TEIXEIRA

ANTONETA B. FERNANDES

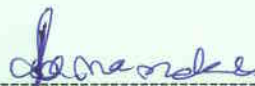


## DEED OF SALE

THIS SALE DEED is made at Margao, Salcete, Goa, on this twenty fourth day of the month of January in the year Two Thousand and Twenty Three (24.01.2023).

BETWEEN

1. **SMT. ANTONETA B. FERNANDES** alias **ANTONIETA BERNARDINA FERNANDES** alias **ANTONETTE BERNADINA FERNANDES** alias **ANTONIETA BERNANDINA FERNANDES**, aged about 72 years, daughter of late Shri Santano Fernandes, widow of late Shri Agnelo Fernandes alias Agnelo Farias Fernandes, occupation: Retired, holder of Aadhar Card No. [REDACTED] and PAN CARD NO. [REDACTED], resident of House No. 2-A, Agneta Adsulim, Benaulim, Salcete, Goa, 403716.
2. **SMT. ANISHIA FARIDA FERNANDES** alias **ANISHIA FARIDA FREDRIC**, aged about 44 years, daughter of late Shri Agnelo Fernandes alias Agnelo Farias Fernandes, occupation: Service, Married, having Canadian Passport No. [REDACTED], issued by Government of Canada on 15/05/2015, holder of Aadhar Card No.



ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors




Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser

[REDACTED], PAN CARD NO. [REDACTED], and OCI No. [REDACTED] and her husband;

3. **SHRI JOSHUA FREDRIC**, aged about 50 years, son of late Shri Periaswamy Antony Fredric, occupation: Service, Married, having Canadian Passport No. [REDACTED], issued by Government of Canada, holder of PAN CARD NO. [REDACTED], and OCI No. [REDACTED],

Both the above Vendors at Serial Nos. 2 and 3 residents of 237, Jarrett Crossing, Milton, Ontario, Canada, L9T 7A1, represented in this Deed through their Power of Attorney holder, their Mother/Mother in Law **SMT. ANTONETA B. FERNANDES alias ANTONIETA BERNARDINA FERNANDES** (Vendor No. 1 herein) duly constituted by General Power of Attorney dated 17/03/2022 executed before the Notary Menino A. Fernandes, and registered in his office under Registration No. 923/2022.



ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors



Savio Bronson Teixeira

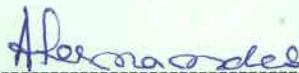


Sanzil D Costa

Partners of the Purchaser

4. **SMT. ANGELA RITA FERNANDES alias ANGELA RITA COSTA**, aged about 40 years, daughter of late Shri Agnelo Fernandes alias Agnelo Farias Fernandes, occupation: Service, Married, having United States Passport No. [REDACTED], issued by United States Department of State on 28/11/2014, holder of Aadhar Card No. [REDACTED], PAN CARD NO. [REDACTED] and OCI No. A1728974 and her husband;
5. **SHRI ALLWYN BRIAN COSTA**, aged about 50 years, son of Shri Antonio Bernardo Costa, Occupation: businessman, Married, having US Passport No. [REDACTED], issued by United States Department of State on 28/11/2014, holder of Aadhar Card No. [REDACTED], PAN Card No. [REDACTED] and OCI No. A1728975,

Both the above Vendor at Serial Nos. 4 and 5 are residents of 43869, Ashlawn Court, Ashburn VA, 20147, represented in this Deed through their Power of Attorney holder, their Mother/Mother in Law **SMT. ANTONETA B. FERNANDES alias ANTONIETA BERNARDINA FERNANDES** (Vendor No. 1 herein) duly constituted



ANTONETA B. FERNANDES  
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Savio Bronson Teixeira / Sanzil D Costa  
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by General Power of Attorney dated 04.01.2023 executed before the Notary Menino A. Fernandes, and registered in his office under Registration No. 05/2023,

6. **SHRI ALESTER M XAVIER FERNANDES** alias **ALESTER MENINO XAVIER FERNANDES** alias **ALESTER M X FERNANDES**, aged about 28 years, son of late Shri Agnelo Fernandes alias Agnelo Farias Fernandes, unmarried, occupation: Service, having Canadian Passport No. [REDACTED], issued by Government of Canada on 26/02/2014, holder of Aadhar Card No. [REDACTED], PAN CARD NO. [REDACTED], and OCI No. [REDACTED], resident of 237, Jarrett Crossing, Milton, Ontario, Canada, L9T 7A1, represented in this Deed through his Power of Attorney holder, his Mother **SMT. ANTONETA B. FERNANDES** alias **ANTONIETA BERNARDINA FERNANDES** (Vendor No. 1 herein) duly constituted by General Power of Attorney dated 17/03/2022 executed before the Notary Menino A. Fernandes, and registered in his office under Registration No. 923/2022.



*Antoneta B. Fernandes*

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*Savio Bronson Teixeira* / *Sanzil D Costa*  
Partners of the Purchaser



All the above, hereinafter jointly referred to as the “VENDORS” (which expression, unless repugnant to the context or meaning thereof, shall mean and include them, all their heirs, legal representatives, successors, administrators, executors and assigns) of the FIRST PART;

AND

M/s **ELITE BUILDERS AND DEVELOPERS**, a partnership firm, registered in the office of the Registrar of Firms, Salcete, under Registration No. [REDACTED], established on 27.07.2017 and registered on 01.08.2017, holder of Income Tax Pan Card No. [REDACTED], , having its business address at Lea Majestic, Shop No. 17, Nagmoddem, Navelim, Salcete, Goa, represented herein by its two partners: -

- (i) **Shri Savio Bronson Teixeira**, aged 37 years, son of Shri Augusto Teixeira, businessman, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], married, resident of House No. 113/A, Comba, Paricotto, Cuncolim, Salcete, Goa, (Mobile No. [REDACTED])

*Antonet B. Fernandes*

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*Savio*

*Sanzil D Costa*

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser

- (ii) **Shri Sanzil D' Costa**, aged 37 years, son of Shri Cruzinho D' Costa, businessman, holder of Income Tax Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED], married, resident of House No. 19, Cotto, Quepem, Fatorpa, South Goa, Goa, (Mobile No. [REDACTED])

Hereinafter referred to as **"the PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, include its Partners, assigns, executors, administrators and assigns) of the **SECOND PART**;

**WHEREAS :**

- a) The Vendor No.1 is an Indian National.
- b) The Vendor No. 2 and 3 are of Indian Origin and they are at present Canadian Nationals.
- c) The Vendors No. 4 and 5 are of Indian Origin and they are at present Nationals of United States.
- d) The Vendor No. 6 is of Indian Origin and he is at present a Canadian National.

  
*Antoneta B. Fernandes*

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*Savio Bronson Teixeira*

*Sanzil D Costa*

Savio Bronson Teixeira / Sanzil D Costa  
 Partners of the Purchaser

- e) The Purchaser is a Partnership Firm registered in India and all its Partners are Indian Nationals.

AND WHEREAS the VENDORS have jointly and severally represented and informed the PURCHASER as under:-

1. There exists a landed property named as **"VANCHI BATTA"** also known by the name **"VANXE BATTA CANDOIR CANTEIROS QUE"** or **"VANXEMBATTA"**, situated at village Benaulim, within the limits of the village panchayat of Benaulim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 16035 new series, enrolled in the Land Revenue Office under Matriz No. 1656 and surveyed under Survey No. 385/1 of village Benaulim. This property is more fully described in **SCHEDULE-I** of this Deed and is hereinafter referred to as the **'SAID LARGER PROPERTY'**.
2. The SAID LARGER PROPERTY was purchased by SHRI PRABHACAR BABURAIA EGDO alias PRABACAR BABURAIA EGDO and SHRI

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RAMNATH BABURAIA EGDO alias RAMANATA BABURAIA EGDO by Deed of Sale dated 29.01.1960, drawn up in the Book of Deeds No. 1085 at folio 35 overleaf onwards of the Notary of Salcete Raul De Santa Rita Vaz, at Margao,.

3. SHRI PRABHACAR BABURAIA EGDO and SHRI RAMNATH BABURAIA EGDO sub-divided the SAID LARGER PROPERTY into three plots designated as PLOT 'A', PLOT 'B' and PLOT 'B-2'.
4. The SAID LARGER PROPERTY is enrolled under Matriz No. 1656 in the proportion of SHRI PRABHACAR BABURAIA EGDO (1/2) and SHRI RAMNATH BABURAIA EGDO (1/2)
5. By Deed of Sale dated 16.03.1995, registered in the office of the Sub Registrar of Salcete at Margao under Registration No. 1007 at pages 474 to 525, Book No. I, Vol No. 488 dated 19.05.1995, the said SHRI PRABHACAR BABURAIA EGDO along with his wife SMT SUSHILABAI PRABHACAR EGDO and SHRI RAMNATH BABURAIA EGDO along with his wife



*Alexander*

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*Savio*

*Sanzil*


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Partners of the Purchaser



SMT SUGANDA RAMNATH EGDO, have sold to the VENDOR NO.1 the PLOT B-2, admeasuring 6415 sq.mtrs, which plot is more fully described in **SCHEDULE-II** of this Deed and is hereinafter referred to as the '**SAID PROPERTY**'.

6. The VENDOR NO. 1 was married to SHRI AGNELO F. FERNANDES alias AGNELO FARIAS FERNANDES. The said SHRI AGNELO F. FERNANDES expired on 28.05.2016, leaving behind his widow the VENDOR NO. 1 herein as his moiety share holder and as his sole and universal heirs his three children namely:

- a) SMT ANISHA FARIDA FERNANDES (VENDOR NO. 2)
- b) SMT ANGELA RITA FERNANDES (VENDOR NO. 4)
- c) SHRI ALESTER M XAVIER FERNANDES (VENDOR NO. 6)

7. Upon the death of the said SHRI AGNELO F. FERNANDES alias AGNELO FARIAS FERNANDES, the Deed of Succession has been drawn on 14.06.2016

  
 ANTONETA B. FERNANDES  
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before the Notary Ex Officio of Salcete at Margao and recorded at Folio 23V to 24V of Deed Book No. 1626.

8. The VENDOR NO. 1 has partitioned the SAID PROPERTY from the SAID LARGER PROPERTY and at present the SAID PROPERTY has been allotted distinct **Survey No. 385 / 1-A of village Benaulim** and in the survey records it is recorded with the identification name as VANCHI BATTa or VANXE BATTa CANDOIR CATEIROS QUE. The Partition has been done by Judgment and Order dated 04.01.1999 passed by the Sub Divisional Officer Margao in Case No. LRC/PART/98/98/R/1040.
9. For the purpose of this Sale Deed, the VENDORS have separated from the SAID PROPERTY, a plot of land admeasuring 1560 sq.mtrs, denominated in the annexed plan as **PLOT B-2**. This plot is more fully described in **SCHEDULE-III** of this Deed and is hereinafter referred to as the '**SAID PLOT**'.



*Antoneta B. Fernandes*

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*Sanzil D Costa*

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10. The VENDORS have acquired a clean, clear and marketable title to the SAID PLOT, which title is free from all defects, disputes and third party claims.

AND WHEREAS the VENDORS have agreed to sell the SAID PLOT to the PURCHASER and the PURCHASER has agreed to purchase the same from the VENDORS.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

Sale Transaction and Acknowledgement of Receipt of Consideration Price:-

1. For a total price consideration of **Rs. 1,87,20,000/- (One Crore Eighty-Seven Lakhs Twenty Thousand Only)**, the VENDORS do hereby convey and transfer, by way of absolute sale, absolutely free of all encumbrances, UNTO the PURCHASER and the PURCHASER hereby purchase from the VENDORS, all that land of the SAID PLOT described in the SCHEDULE-III hereto, along with all that is situated therein and with all the rights, interest, privileges, benefits, easements, advantages



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available to the SAID PLOT, and everything situated therein and/or the holder thereof, along with the right of access to the SAID PLOT, so that the PURCHASER shall, for all times hereinafter and from today, OWN, HOLD, HAVE, POSSESS and ENJOY the same as absolute owner thereof.

2. The PURCHASER has paid to the VENDORS the entire consideration amount of **Rs. 1,87,20,000/- (One Crore Eighty-Seven Lakhs Twenty Thousand Only)**, in the manner outlined in Schedule-IV of this Sale Deed and the VENDORS confirm the receipt of the entire consideration amount. The VENDORS confirm that the consideration amount has been split amongst them and paid to the respective VENDORS as per the mutual understanding arrived between the VENDORS and as per specific instructions given by the VENDORS to the PURCHASER.

Covenant's by the Vendors:-

3. The Vendors hereby jointly and severally covenant with the Purchaser as follows:-



ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors





Savio Bronson Teixeira / Sanzil D Costa  
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- i. That the derivation of title in their favour cited in the above recitals is true and correct.
- ii. That the SAID PLOT hereby transferred along with everything situated therein is absolutely and exclusively owned, possessed and enjoyed by the VENDORS, and that no third party has any right, interest or claim, of whatsoever nature, in the same;
- iii. That there are no disputes, litigations and/or encumbrances of whatsoever nature, including mortgages, seizures, attachments, restrictive orders, tenancy, court notices and/or mundkarial rights against the SAID PLOT and/or any part thereof.
- iv. That the SAID PLOT hereby sold or any part thereof is not the subject matter of any notification or proceedings under the Land Acquisition Act or any other law for the compulsory acquisition of the lands; No proposal for acquisition of any portion of the Said Plot is pending before any authority



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Partners of the Purchaser

- v. That the SAID PLOT and/or any part thereof is not the subject matter of any agreement of transfer with any third parties prior to execution of this Deed;
- vi. That the title of the VENDORS in respect of the SAID PLOT hereby sold and every part thereof, is free clear and marketable and that the VENDORS are fully entitled to affect the sale hereby made.
- vii. That the SAID PLOT is suitable for construction purpose and that the same is falling within the Settlement Zone.
- viii. That the PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the SAID PLOT and everything situated therein without any claim or demand of whatsoever nature from the VENDORS and/or from the erstwhile owners and/or from any person, including any person claiming through or under them.
- ix. That there is no legal bar or impediment for this transaction and that the SAID PLOT and every part thereof is free from encumbrances, liens and/or charges of any nature;



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- x. That the Vendors have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other agreement whether oral or in writing, with any other Purchasers or third parties in respect of the SAID PLOT.
- xi. That there are no revenue or other outstanding against the SAID PLOT hereby sold or any part thereof;
- xii. That in case at any time in future, any objection is raised to the present transaction or the present transaction 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 PLOT or any part thereof, the Vendors, shall be fully liable and responsible to settle any such share, right, interest, claim of the Purchasers / objectionist in the Said Plot or any part thereof 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 objectionist.



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- xiii. The VENDORS had at all material times hereto before and now, a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all the rights, title and interest to the Said Plot and every part thereof, unto and to the use of the Purchaser;
- xiv. The VENDORS shall at the request of the PURCHASER immediately do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever, for further and more perfectly conveying and assuring the Said Plot hereby sold and every part thereof, in favour of the PURCHASER, according to the true intent and meaning of this Deed.

#### Delivery of Possession

4. The VENDORS have delivered unto the PURCHASER the possession of the Said Plot and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the same which is conveyed for the benefit of the PURCHASER

*Antoneteta B. Fernandes.*

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*Savio*

Savio Bronson Teixeira

*Sanzil*

Sanzil D Costa

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without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS, their heirs, successors, administrators or any of them or by any person/s claiming to or from, under or in trust for them or any of them.

Consent for Mutation and Partition:-

5. The Vendors give their consent for mutation and partition of the SAID PLOT in the Survey Records, without the need to send any further notice to the Vendors. The Purchaser shall be entitled to record its name in the Survey Form I and XIV and thereafter apply for and obtain the partition of the SAID PLOT.

Schedule Castes or Schedule Tribe Clause:-

6. That in pursuance to Notification No. RD/LND/LR000000C/318/77 dated 21/08/1978 of the Secretary (Revenue) Government of Goa, the Vendors hereby declare that the subject matter of this sale, does not belong nor is owned by Schedule Caste or Schedule



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Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale. The Vendors are not members of the schedule case and/or schedule tribe community.

Town and Country Planning Approval:-

7. The SAID PLOT admeasures 1560 sq.mtrs and it forms part of the Survey Holding 385/1-A of village Benaullim of Salcete Taluka. The Town and Country Planning Department has vide its Letter Bearing Ref No.TPM/4673/49(6)/Ben/385/1-A/2023/150 dated 10.01.2023 issued its No Objection for registration of this Sale Deed.

Stamp Duty and Registration:-

8. Stamp duty and registration charges on this Deed have been borne by the PURCHASER.



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9. The 'SAID PLOT' is located at village Benaullim of Salcete Taluka. The Said Plot admeasures 1560 sq.mtrs. The market value of the Said Plot is **Rs. 1,87,20,000/- (One Crore Eighty-Seven Lakhs Twenty Thousand Only)**,

### SCHEDULE-I

(Description of the Said Larger Property)

All that landed property named as "VANCHI BATTA" also known by the name "VANXE BATTA CANDOIR CANTEIROS QUE" or "VANXEMBATTA", situated at village Benaullim, within the limits of the village panchayat of Benaullim, Taluka of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 16035 new series, enrolled in the Land Revenue Office under Matriz No. 1656 and surveyed under Survey No. 385/1 of village Benaullim. The Said Larger Property is bounded as under:-

East:	By a water drain
West:	By properties Surveyed under Survey No. 380/2 and 380/3
North:	By the drain
South:	By the property Surveyed under Survey No. 385/2

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**SCHEDULE-II**

(Description of the SAID PROPERTY)

All that Plot denominated as PLOT B-2, admeasuring 6415 sq.mtrs, which is a separated portion of the Said Larger Property described in Schedule-I hereinabove, at present partitioned in the Survey Record and independently surveyed under Survey No. 385 / 1 - A of village Benaulim with the name recorded as **"VANCHI BATTA"** also known by the name **"VANXE BATTA CANDOIR CANTEIROS QUE"**, and bounded as under:-

East:	By the drain
West:	By Plot No. B-1 and public road
North:	By the drain
South:	By Survey No. 385/2



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**SCHEDULE-III**  
(Description of the Said Plot )

All that Plot designated in the annexed plan as **PLOT NO. B-2**, admeasuring 1560 sq.mtrs, forming part of the property surveyed under Survey No. 385 / 1 - A of village Benaullim of Salcete Taluka, which is a separated portion of the SAID PROPERTY described in SCHEDULE-II hereinabove and as an independent plot bounded as under:-

East:	By the property bearing Survey No. 385/1-A and Plot B-1
West:	By the property bearing Survey No. 385/1-D
North:	By the drain, road and property bearing Survey No. 386/7-A
South:	By the property bearing Survey No. 385/2-A

The SAID PLOT is more clearly shown in red colour boundary lines in the plan annexed to this Deed, which plan shall form an integral part of this Deed.



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## SCHEDULE-IV

(Details of Payment of Consideration Price)

**TOTAL CONSIDERATION AMOUNT:- Rs. 1,87,20,000/-****(One Crore Eighty-Seven Lakhs Twenty Thousand Only)**

Details of Consideration Amount Paid to the Vendor No.1

Sr. No	Mode in which the payment is paid	Amount Paid
1	TDS paid by Challan No. 01333 dated 19.01.2023	Rs. 46800/- (Rupees Forty Six Thousand Eight Hundred Only)
2	Demand Draft Bearing No. 004966 dated 19.01.2023 drawn on TJSB SAHAKARI BANK LTD	Rs. 46,33,200/- (Rupees Forty Six Lakhs Thirty Three Thousand Two Hundred Only)
	TOTAL AMOUNT PAID TO THE VENDOR NO.1	Rs. 46,80,000/- (Rupees Forty Six Lakhs Eighty Thousand Only)



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Details of Consideration Amount Paid to the Vendors No. 2  
and 3 after deduction of TDS

Sr. No	Mode in which the payment is paid	Amount Paid
1	Demand Draft Bearing No. 004971 dated 19.01.2023 drawn on TJSB SAHAKARI BANK LTD issued in favour of the Vendor No. 2	Rs. 18,53,280/- (Rupees Eighteen Lakhs Fifty Three Thousand Two Hundred and Eighty Only)
2	Demand Draft Bearing No. 004970 dated 19.01.2023 drawn on TJSB SAHAKARI BANK LTD issued in favour of the Vendor No. 3	Rs. 18,53,280/- (Rupees Eighteen Lakhs Fifty Three Thousand Two Hundred and Eighty Only)



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Amount Paid to the Vendors No. 4 and 5 after deduction of TDS

Sr. No	Mode in which the payment is paid	Amount Paid
1	Demand Draft Bearing No. 004969 dated 19.01.2023 drawn on TJSB SAHAKARI BANK LTD issued in favour of the Vendor No. 4	Rs. 18,53,280/- (Rupees Eighteen Lakhs Fifty Three Thousand Two Hundred and Eighty Only)
2	Demand Draft Bearing No. 004968 dated 19.01.2023 drawn on TJSB SAHAKARI BANK LTD issued in favour of the Vendor No. 5	Rs. 18,53,280/- (Rupees Eighteen Lakhs Fifty Three Thousand Two Hundred and Eighty Only)



*Antoneta B. Fernandes*

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*Savio Bronson Teixeira*

*Sanzil D Costa*

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser

## Amount Paid to the Vendor No. 6 after deduction of TDS

Sr. No	Mode in which the payment is paid	Amount Paid
1	Demand Draft Bearing No. 004973 dated 21.01.2023 drawn on TJSB SAHAKARI BANK LTD issued in favour of the Vendor No. 6	Rs. 37,06,560/- (Rupees Thirty Seven Lakhs Six Thousand Five Hundred and Sixty Only)

**DETAILS OF TDS PAID IN RESPECT OF PAYMENTS  
MADE TO THE VENDORS NO. 2 TO 6**

Sr. No	Mode in which the TDS payment is paid	Amount Paid
1	Amount paid by Challan No. 00327 dated 19.01.2023	29,20,320/- (Rupees Twenty Nine Lakhs Twenty Thousand Three Hundred and Twenty Only).



*Antoneta B. Fernandes*

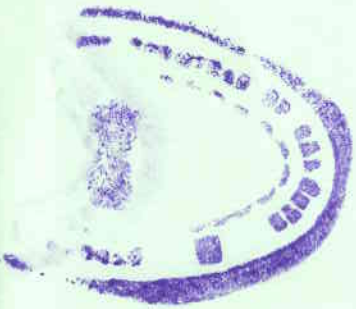
ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors

*Savio Bronson Teixeira*

*Sanzil D Costa*

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser

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



*Antoneta B. Fernandes*

ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors

*Savio Bronson Teixeira*

*Sanzil D Costa*

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser

SIGNED AND  
DELIVERED by the  
Vendor No.1 for Self  
and as POA of all the  
remaining Vendors



*A. Fernandes.*

**SMT. ANTONETA B.**

**FERNANDES alias**

**ANTONIETA BERNARDINA**

**FERNANDES alias**

**ANTONETTE BERNADINA**

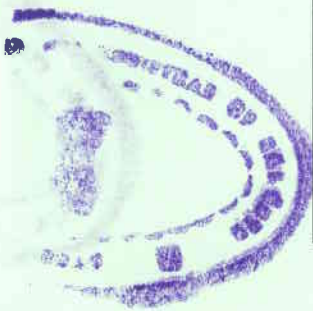
**FERNANDES alias**

**ANTONIETA BERNANDINA**

**FERNANDES**



Right Hand Finger Impression of **SMT. ANTONETA B. FERNANDES**



Left Hand Finger Impression of **SMT. ANTONETA B. FERNANDES**

*A. Fernandes.*

**ANTONETA B. FERNANDES**

Vendor No.1 for self and as POA of all other Vendors

*Savio Bronson Teixeira*

*Sanzil D Costa*

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser



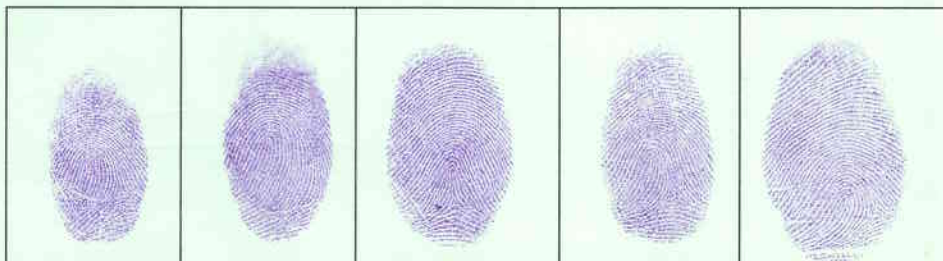
SIGNED AND  
DELIVERED by the  
PURCHASER



**Shri Savio Bronson Teixeira**  
**Partner of the Purchaser**



**Right Hand Finger Impression of Shri Savio Bronson Teixeira**



**Left Hand Finger Impression of Shri Savio Bronson Teixeira**



**ANTONETA B. FERNANDES**  
Vendor No.1 for self and as POA of all other Vendors

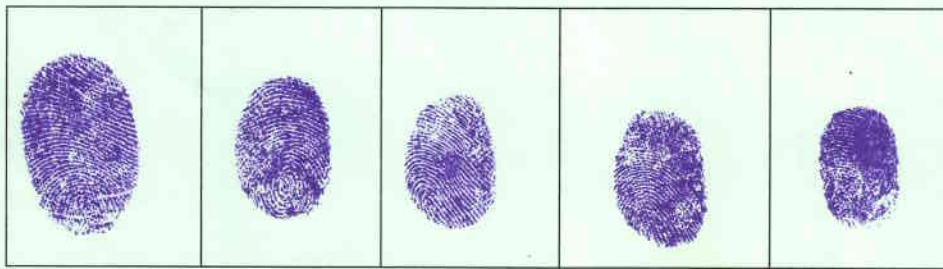
**Savio Bronson Teixeira / Sanzil D Costa**  
**Partners of the Purchaser**

SIGNED AND  
DELIVERED by the  
PURCHASER



Shri Sanzil D' Costa

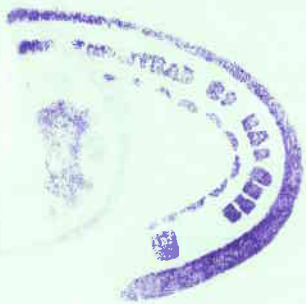
Partner of the Purchaser



Right Hand Finger Impression of Shri Sanzil D' Costa




Left Hand Finger Impression of Shri Sanzil D' Costa




ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser

## Witnesses No. 1

Name	Ms. Asmita Madhu Naik
D.O.B	26.09.1992
Daughter of	
Marital Status	Married
Occupation	Service
Adhar Card No	
Mobile No	
Address with Pincode	House No. 1553, Kulvaddo, Cuncolim, Salcete, Goa, 403703
Signature of Witness	

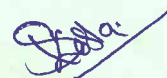
## Witnesses No. 2:

Name	Mr. Cavy S Gaunkar
D.O.B	17.09.1998
Son of	Surya Gaunkar
Marital Status	Unmarried
Occupation	Service
Adhar Card No.	
Mobile No	
Address	House No. 492, Devsa, Deao, Quepem, South Goa, 403705
Signature of Witness	



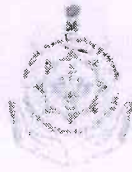


ANTONETA B. FERNANDES  
Vendor No.1 for self and as POA of all other Vendors

Savio Bronson Teixeira / Sanzil D Costa  
Partners of the Purchaser





TOWN AND COUNTRY PLANNING DEPARTMENT  
SOUTH GOA DISTRICT OFFICE  
MARGAO-GOA

Ref. No. IPN/4673/496/Ben/385/1A/2023/150 Date: 10/1/2023  
NO OBJECTION CERTIFICATE

Under Section 49(6) of Goa, Daman and Diu Town and Country Planning Act, 1974, Town and Country Planning Department has No objection for the registration of Deed of Sale in respect of property bearing Survey no 385/1-A, plot no. B2, village Benaulim of Taluka Salcete as per the Plan hereby annexed. The property falls within Settlement zone as per RPG 2021, admeasuring 1560.00 m<sup>2</sup> known as "Vaaxem Botta or Vanchibatta".

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH BY: Drain & property bearing Sy no. 386/7-A

SOUTH BY: Property bearing Sy no. 385/2-A

EAST BY: property bearing Sy no. 385/1-A, plot B1

WEST BY: Property bearing Sy no. 385/1-D

1. This N.O.C is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority before registration of Deed of Sale.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the NOC.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C is valid for the purpose of Reg. for period of 3 years.

This is issued as per application received under inward No. 7690 dated 9/12/2022.  
2) Applicant has paid processing fees amounting Rs.4000/- vide Challan no. 474  
dd. 9/12/2022

To,  
Antoneta B. Fernandes,  
2/A, Adsulim, Benaulim,  
Salcete Goa.

By/

SAYIO TENERA

SANZIL D'COSTA



*Antoneta B. Fernandes.*







Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Jan-2023 12:32:13 pm

Document Serial Number :- 2023-MGO-360

Presented at 12:29:26 pm on 25-Jan-2023 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	936000
2	Registration Fee	561600
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	1840
Total		1511440

Stamp Duty Required :936000/-



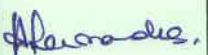








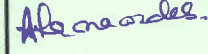






Stamp Duty Paid : 936000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAVIO BRONSON TEIXEIRA ,Father Name:Augusto Teixeira, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - office at Lea Majestic, Shop No. 17, Nagmoddem, Navelim, Salcete Goa, Address2 - Margao Salcete Goa, PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANTONETA B FERNANDES ALIAS ANTONIETA BERNARDINA FERNANDES ALIAS ANTONETTE BERNADINA FERNANDES ALIAS ANTONIETA BERNANDINA FERNANDES , Father Name:Late Santano Fernandes, Age: 72, Marital Status: Widow ,Gender:Female,Occupation: Other, H.No. 2-A, Agneta Adsulim, Benaulim, Goa, PAN No.:			
2	ANTONETA B FERNANDES ALIAS ANTONIETA BERNARDINA FERNANDES ALIAS ANTONETTE BERNARDINA FENANDES ALIAS ANTONEITA BERNANDINA FERNANDES , Father Name:Late Santano Fernandes, Age: 72, Marital Status: ,Gender:Female,Occupation: Other, H.No.2-A, Agneta Adsulim, Benaulim, Salcete Goa, PAN No.: , as Power Of Attorney Holder for ANISHA FARIDA FERNANDES ALIAS ANISHA FARIDA FREDRIC			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	ANTONETA B FERNANDES ALIAS ANTONIETA BERNARDINA FERNANDES ALIAS ANTONETTE BERNARDINA FENANDES ALIAS ANTONEITA BERNARDINA FERNANDES , Father Name:Late Santano Fernandes, Age: 72, Marital Status: ,Gender:Female,Occupation: Other, H.No.2-A, Agneta Adsulim, Benaulim, Salcete Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for JOSHUA FREDRIC			
4	ANTONETA B FERNANDES ALIAS ANTONIETA BERNARDINA FERNANDES , Father Name:Late Santano Fernandes, Age: 72, Marital Status: ,Gender:Female,Occupation: Other, H.No. 2-A, Agneta Adsulim, Benaulim, Salcete Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for ALLWYN BRIAN COSTA			
5	ANTONETA B FERNANDES ALIAS ANTONIETA BERNARDINA FERNANDES , Father Name:Late Santano Fernandes, Age: 72, Marital Status: ,Gender:Female,Occupation: Other, H.No. 2-A, Agneta Adsulim, Benaulim, Salcete Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for ANGELA RITA FERNANDES ALIAS ANGELA RITA COSTA			
6	ANTONETA B FERNANDES Alias ANTONIETA BERNARDINA FERNANDES , Father Name:Late Santano Fernandes, Age: 72, Marital Status: ,Gender:Female,Occupation: Other, H.No. 2-A, Agnet Adsulim, Benaulim, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for ALESTER M XAVIER FERNANDES Alias ALESTER MENINO XAVIER FERNANDES Alias ALESTER M X FERNANDES			
7	SAVIO BRONSON TEIXEIRA , Father Name:Augusto Teixeira, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, office at Lea Majestic, Shop No. 17, Nagmoddem, Navelim, Salcete GoaMargao Salcete Goa, PAN No.: [REDACTED]			
8	SANZIL DCOSTA , Father Name:Cruzinho DCosta, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, office at Lea Majestic, Shop No. 17, Nagmoddem, Navelim, Salcete GoaMargao Salcete Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ASMITA MADHU NAIK, Age: 30, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403703, H.No. 1553 Kulvaddo Cuncolim Salcete Goa, H.No. 1553 Kulvaddo Cuncolim Salcete Goa, Cuncolim, Salcete, South Goa, Goa			
2	Name: CAVY S GAUNKAR, Age: 24, DOB: , Mobile: 9730133672 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403705, H.No. 492 Devsa Deao Quepem South Goa, H.No. 492 Devsa Deao Quepem South Goa, Deao, Quepem, South Goa, Goa			

  
Sub Registrar  
-Cum-  
Sub Registrar  
Salcote

Document Serial Number :- 2023-MGO-360





Book :- 1 Document

Registration Number :- **MGO-1-354-2023**

Date : 25-Jan-2023



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

*Handwritten signature in blue ink*  
Rody Jay  
ESC

Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

