

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:- 18-Sep-2023 11:53:28

Date of Receipt: 18-Sep-2023

Receipt No : 2023-24/2/3620

Serial No. of the Document : 2023-MGO-4068

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

Received the following amounts from **Royston Joseph Caetano Costa, Sole Proprietor Of M/s Costa Constructions** for Registration of above Document in Book-1 for the year 2023

Registration Fee	1200000	E-Challan(Online fee)	• Challan Number : 202300668415 • CIN Number : CPADBTRPB5	1200000
Processing Fee	5160	E-Challan(Online fee)	• Challan Number : 202300668415 • CIN Number : CPADBTRPB5	5160
Total Paid	1205160 (Rupees Twelve Lakhs Five Thousand One Hundred And Sixty 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 :

Adv. Paloma Antao



Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **18-Sep-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 2000000/-
(Rupees Twenty Lakhs only)

PAID VIDE E-RECEIPT NO 202300668418 DATED :12-Sep-2023,
IN THE GOVERNMENT TREASURY.



Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300060513
DOCUMENT SERIAL NUMBER	:	2023-MGO-4068
DATE OF PRESENTATION	:	18-Sep-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-3951-2023
DATE OF REGISTRATION	:	18-Sep-2023
NAME OF PRESENTER	:	Royston Joseph Caetano Costa, Sole Proprietor Of M/s Costa Constructions
REGISTRATION FEES PAID	:	₹1200000/-
PROCESSING FEES PAID	:	₹5160/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji, Goa
Phone: 0832-2225548/21/31



Echallan No. 202300668418

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 09-09-2023 10:31:13

Name and Address of Party: Royston Joseph Caetano Costa | 9673626460
Margao

Service:

Stamp Duty

Stamp Duty

Amount

₹ 2000000.00

Total Amount: ₹ 2,000,000.00

(Rs. Twenty Lakh Only.)

Department Data:

202300060513 NOTARY | 202300060513 NOTARY

Bank ref No:

Status:

Success

Payment Date:

12-09-2023 16:20:19

Reprint Date: 12/09/2023 16:20:29



4068/23

ROYSTON JOSEPH CAETANO COSTA *Royston Costa*

DEED OF SALE

Roys M.A.
VENDORS

R.C.
PURCHASER

THIS DEED OF SALE is made and executed in this City of Margao, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, on this Twelfth day of the month of September, in the Christian year of Two Thousand and Twenty Three [12 - 09 - 2023];

BETWEEN

1. **Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES**, daughter of late Mr. Joseph Cajetan Fernandes, wife of late Mr. Alvito Francisco Jose Fatima Fernandes, alias Alvito Fernandes, aged 63 years, widow, retired, Indian National, holding Aadhaar Card No. [REDACTED], Income Tax PAN No. [REDACTED], with Cell Phone No. + [REDACTED], resident of H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa; and,
2. **Miss. SUCORINA FERNANDES**, daughter of late Mr. Paixao Rosario Augusto Fernandes, aged about 69 years, unmarried, service, British National of Indian Origin, holding British Passport bearing No. 126056068, with Income Tax Pan No. [REDACTED], and Cell Phone No. [REDACTED], resident of 98, Southover, Bromley, BRI 4 ARY, United Kingdom; and,



Rds M.A

VENDORS

R. L. K.

PURCHASER

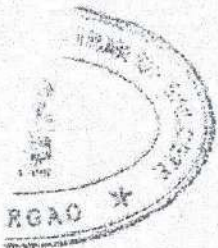
3. **Mrs. WINFRED CLARA CLOTILDES FERNANDES, alias WINNIFRED CLARA CLOTILDES FERNANDES E D'SA**, daughter of late Mr. Paixao Rosario Augusto Fernandes, aged about 75 years, married, housewife, Indian National, holding Aadhaar Card No. [REDACTED], and Income Tax PAN No. [REDACTED], with Cell Phone No. +[REDACTED]; and her husband,

4. **Mr. ALBERTO JOAO MATIAS D'SA**, son of late Mr. Joaquim Vincent D'Sa, aged about 83 years, married, retired, Indian National, with Aadhaar Card No. [REDACTED], and Income Tax Pan No. [REDACTED], with Cell Phone No. +[REDACTED], both residents of Flat No. C/125-31, 3rd Floor, Gabmar Apts, Opp. St. Andrews Church, Vasco da Gama, Goa; and,

5. **Mrs. MARIA DO AMPARO MIRANDA FERNANDES, alias MARIA DO AMPARO MIRANDA**, daughter of late Mr. Paixao Rosario Augusto Fernandes, aged about 74 years, widow, retired, Portuguese National of Indian Origin, holding Overseas Citizen of India Registration (OCI) bearing No. [REDACTED], and Income Tax Pan No. [REDACTED] with Cell Phone No. +[REDACTED], resident of H. No. 93, near Kerkar Hospital, Aquem Alto, Margao, Salcete - Goa, 403 601; and,

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VENDORS

[Signature]
PURCHASER



6. **Mrs. MARIA TERESA FERNANDES MIRANDA**, daughter of late Mr. Cesar F. G. S. Estibeiro de Miranda, aged about 53 years, married, service, Portuguese National of Indian Origin, holding Overseas Citizen of India (OCI) Registration No. [REDACTED], and Income Tax Pan No. [REDACTED] with Cell Phone No. +[REDACTED] [REDACTED]; and her husband,

7. **Mr. FRANCIS XAVIER BERTHA CAMILLO MENEZES**, alias **FRANCIS XAVIER BERTHA CAMILO MENEZES**, son of late Mr. Joseph Anthony Francis Menezes, aged about 60 years, married, service, British National of Indian Origin, holding British Passport bearing No. [REDACTED], with Cell Phone No. +[REDACTED] both residents of 201, Kingston Road, Ilford, Essex, IG1 1PF, United Kingdom; and,

8. **Mrs. CORINA JOICE FERNANDES MIRANDA**, daughter of late Mr. Cesar F. G. S. Estibeiro de Miranda, aged about 52 years, married, service, Canadian National of Indian Origin, holding Overseas Citizen of India (OCI) Registration No. [REDACTED], and Income Tax Pan No. [REDACTED] with Cell Phone No. +[REDACTED] [REDACTED]; and her husband,

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VENDORS

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PURCHASER

9. **Mr. KIM SYDNEY ALEMAO**, son of late Mr. Gilbert Alemao, aged about 59 years, married, service, Canadian National of Indian Origin, holding Overseas Citizen of India (OCI) Registration No. [REDACTED], and Income Tax PAN No. [REDACTED], with Cell Phone No. + [REDACTED], both residents of 35, Mullen Drive, Ajax Ontario, LIT2A6, Canada; and,

10. **Mrs. IOLA BELINA FERNANDES MIRANDA**, daughter of late Mr. Cesar F. G. S. Estibeirol de Miranda, aged about 47 years, married, service, Portuguese National of Indian Origin, holding Overseas Citizen of India (OCI) Registration No. [REDACTED], and Income Tax PAN No. [REDACTED], with Cell Phone No. + [REDACTED]; and her husband,

11. **Mr. STEVEN YONATAN KATZIR BULLOCK**, son of Mr. Michael John Bullock, aged 44 years, married, service, British National of Indian Origin, holding British Passport bearing No. [REDACTED], and Income Tax Pan No. [REDACTED], with Cell Phone No. + [REDACTED], both residents of 238, the Broadway, Loughton, Essex IG10 3TF, United Kingdom;

All hereinabove hereinafter jointly and severally referred to as the "**VENDORS**" (which expression shall, unless repugnant to the

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context or meaning thereof mean and include their respective legal representatives, heirs, executors, administrators, successors and assigns etc) of the **ONE PART;**

AND

12. Mr. ROYSTON JOSEPH CAETANO COSTA, sole proprietor of M/s Costa Constructions, son of Mr. Delduque Antonio Bosco Leao Magno Da Costa, aged about 49 years, married, business, Indian National, holding Aadhaar Card No. [REDACTED], and Income Tax Pan No. [REDACTED], with Cell Phone No. +[REDACTED], resident of No. 325/E-1, Vivendas de Solva, Curra, Camurlim, Nandirem, Raia, Salcete - Goa, 403 720, hereinafter referred to as the "**PURCHASER**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, legal representatives, executors, administrators, successors and assigns etc) of the **OTHER PART;**

IN THESE PRESENTS, a reference to the plural shall include a reference to the singular and vice - versa, and also, a reference to

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VENDORS

[Signature]
PURCHASER



the masculine gender shall include a reference to the feminine gender and vice versa;

FURTHER, the VENDOR at Serial No. 2 hereinabove, Miss. SUCORINA FERNANDES, is represented in these presents by her duly constituted attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated February 14, 2020, executed before the High Commission of India at London, under Reg. No. C0079520, and adjudicated before the Additional Collector, South Goa, on March 15, 2020, a notarized copy of which is annexed to these presents;

FURTHER, the VENDOR at Serial No. 3, Mrs. WINFRED CLARA CLOTILDES FERNANDES, alias WINNIFRED CLARA CLOTILDES FERNANDES E D'SA, and the VENDOR at Serial No. 4, Mr. ALBERTO JOAO MATIAS D'SA, are represented in these presents by their duly constituted attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated December 5, 2019, executed before the Notary

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VENDORS

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PURCHASER



Public, Adv. Vimmy D. Korgaonkar, at Vasco Da Gama, under Reg. No. 2642/2019, a notarized copy of which is annexed to these presents;

FURTHER, the VENDOR at Serial No. 6, Mrs. MARIA TERESA FERNANDES MIRANDA, is represented in these presents by her duly constituted attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated March 25, 2022, executed before the High Commission of India, at London, under Reg. No. 43969522, and duly adjudicated before the Additional Collector, South Goa, on May 15, 2022, a notarized copy of which is annexed to these presents;

FURTHER, the VENDOR at Serial No. 7, Mr. FRANCIS XAVIER BERTHA CAMILLO MENEZES, alias FRANCIS XAVIER BERTHA CAMILO MENEZES, is represented in these presents by his duly constituted attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated January 21, 2020, executed before the Notary

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VENDORS

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Public, Adv. Anjali K. Nale, at Margao, Salcete – Goa, under Reg. No. 1184/2020, a notarized copy of which is annexed to these presents;

FURTHER, the VENDOR at Serial No. 8, Mrs. CORINA JOICE FERNANDES MIRANDA, is represented in these presents by her duly constituted Attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated December 8, 2020, executed before the Consulate General of India, Toronto, Canada, on July 16, 2021, under Ref. No. 7442, and adjudicated before the Additional Collector, South Goa, on September 28, 2021, a notarized copy of which is annexed to these presents;



FURTHER, the VENDOR at Serial No. 9, Mr. KIM SYDNEY ALEMAO, is represented in these presents by his duly constituted Attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated January 22, 2020, executed before the Notary Public, Adv. Anjali K. Nale, at

Adv. M. A.
VENDORS

[Signature]
PURCHASER

Margao, Salcete – Goa, under Reg. No. 1191/2020, a notarized copy of which is annexed to these presents;

FURTHER, the VENDOR at Serial No. 10, Mrs. IOLA BELINA FERNANDES MIRANDA, and the VENDOR at Serial No. 11, Mr. STEVEN YONATAN KATZIR BULLOCK, are represented in these presents by their duly constituted Attorney, the VENDOR at Serial No. 1, Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, so constituted vide Power of Attorney dated March 25, 2022, executed before the High Commission of India, at London, under Reg. No. 43963622, and adjudicated before the Additional Collector, South Goa on May 19, 2022, a notarized copy of which is annexed to these presents;



WHEREAS the VENDORS herein have jointly and severally represented unto the PURCHASER as under:

- A.** There exists ALL THAT Plot No. 52, being a plantation of trees known as DONGRIM, situated at Seraulim village, within the limits of the Village Panchayat of Seraulim, Taluka and

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VENDORS

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PURCHASER

Registration Sub - District of Salcete, District of South Goa, State of Goa, which property is not found enrolled in the Land Revenue Office for Matriz, but is found described in the Land Registration Office of Salcete, under No. 35,886 at Book B-92 (New), and bounded is as under:

East : by the Plot No. 53, belonging to Mr. Augusto Fernandes, Bonifacio Francisco Xavier Fernandes, Remigia Lourdes Fernandes, and Jose Santana Fernandes,

West : by the Plot Nos. 51 and 56 of the Fabrica of Church of Benaulim,

North : by the Plot Nos. 51 and 56 of the Fabrica of Church of Benaulim, and,

South : by the municipal road which leads to Colva.

Which property shall hereinafter be referred to as the '**Said Plot No. 52**';

B. There exists ALL THAT Plot No. 53, being a plantation of trees known as DONGRIM, situated at Seraulim village, within the limits of the Village Panchayat of Seraulim, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which property is not found enrolled in the Land

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PURCHASER



Revenue Office for Matriz, but is found described in the Land Registration Office of Salcete, under No. 35,887, at Book B-92 (New), and is bounded as under:

East : by the Plot No. 54 of the same property, belonging to Mr. Augusto Fernandes, Bonifacio Francisco Xavier Fernandes, Remigia Lourdes Fernandes and Jose Santana Fernandes,

West : by the Plot No. 52 of the same property, belonging to Mr. Augusto Fernandes, Bonifacio Francisco Xavier Fernandes Remigia Lourdes Fernandes and Jose Santana Fernandes,

North : by the Plot No. 55 of the Fabrica of the Church of Benaulim, and,

South : by the municipal road which leads to Colva.

Which property shall hereinafter be referred to as the **'Said Plot No. 53'**;

C. There also exists ALL THAT Plot No. 54, being a plantation of trees known as DONGRIM, situated at Seraulim village, within the limits of the Village Panchayat of Seraulim, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which property is not found enrolled in the Land

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VENDORS

[Signature]
PURCHASER



Revenue Office for Matriz, but is found described in the Land Registration Office of Salcete, under No. 35,888, at Book B-92 (New), and is bounded as under:

- East : by a reserved road,
- West : by the Plot No. 53 belonging to Mr. Augusto Fernandes, Bonifacio Francisco Xavier Fernandes, Remigia Lourdes Fernandes, and Jose Santana Fernandes,
- North : by a reserved road, and,
- South : by the municipal road which leads to Colva;

Which property shall hereinafter be referred to as the '**Said Plot No. 54**';

D. The Said Plot Nos. 52, 53 and 54, which constituted a single, contiguous, independent parcel of land, shall hereinafter together and collectively be referred to as the "**Said Entire Property**";

E. The Said Entire Property originally belonged to Mr. Francisco Fernandes, and his wife Mrs. Maria Clotildes Fernandes;



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VENDORS

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PURCHASER

F. Mr. Francisco Fernandes, expired on July 14, 1931, intestate, without any Will or Testament of his Final Disposition, leaving behind as his moiety sharer, his widow, the said Mrs. Maria Clotildes Fernandes, and as his sole and universal heirs, his 4 children, namely:

- a. Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes,
- b. Mr. Bonifacio Francisco Xavier Fernandes,
- c. Ms. Remigia Lourdes Fernandes, alias Maria Remigia Lourdes Fernandes, and,
- d. Mr. Jose Santana Fernandes;

G. On the death of Mr. Francisco Fernandes, Orphanological Inventory Proceedings were initiated in the year 1934, by his widow and moiety sharer, Mrs. Maria Clotildes Fernandes;

H. In the said Orphanological Inventory Proceedings, the Said Plot No. 52, forming an integral part of the Said Entire Property, came to be listed at Item No. 2, the Said Plot No. 53 forming an integral part of the Said Entire Property, came to be listed at Item No. 3, and the Said Plot No. 54, forming an integral part of the Said Entire Property, came to be listed at Item No. 4;

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I. Per the allotment in the Inventory Proceedings, the said Plot Nos. 52, 53 and 54, collectively forming the Said Entire Property, came to be allotted in auction to the following heirs, in the manner as mentioned herein below:

- a. To Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes - $1/4^{\text{th}}$ of Plot Nos. 52, 53 and 54,
- b. To Mr. Bonifacio Francisco Xavier Fernandes - $1/4^{\text{th}}$ of Plot Nos. 52, 53 and 54,
- c. To Mrs. Remigia Lourdes Fernandes, alias Maria Remigia Lourdes Fernandes - $1/4^{\text{th}}$ of Plot Nos. 52, 53 and 54, and
- d. To Mr. Jose Santana Fernandes - $1/4^{\text{th}}$ of Plot Nos. 52, 53 and 54;

J. The said allotment was confirmed vide Final Judgment and Order dated August 12, 1934;

K. Pursuant to the above, the Said Entire Property is also found inscribed in the name of Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes, alias Paixao Augusto Rosario Fernandes, and Jose Santana Fernandes, under Inscription No. 29448, to the extent of their respective $1/4^{\text{th}}$ undivided rights, title, share and interest therein;



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VENDORS

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L. Further, vide Deed of Sale, Cession and Discharge dated March 13, 1943, registered before Mr. Francisco Xavier Roque da Cruz, Assistant Notary of Salcete Jurisdiction, Mrs. Remigia Lourdes Fernandes, alias Maria Remigia Lourdes Fernandes, and her husband Mr. Tomas Joao Rodrigues, sold to their brother/brother in law, Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes, alias Paixao Augusto Rosario Fernandes, their 1/4th undivided rights, title, share and interest share in the Said Entire Property;

M. The above said 1/4th undivided rights, title, share and interest share in the Said Entire Property thereby sold, is further found inscribed in the name of Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes, alias Paixao Augusto Rosario Fernandes, under Inscription No. 36552;

N. As such, Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes, alias Paixao Augusto Rosario Fernandes became the sole and absolute owner of 2/4th undivided rights, title, share and interest in the Said Entire Property, with Mr. Bonifacio Francisco Xavier Fernandes and Mr. Jose Santana Fernandes,

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VENDORS

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the sole and absolute owners of the balance $2/4^{\text{th}}$ undivided rights, title, share and interest in the Said Entire Property;

O. Mrs. Maria Clotildes Fernandes expired on September 13, 1942, and the said Mr. Paixao Rosario Augusto Fernandes, alias Augusto Fernandes, alias Paixao Augusto Rosario Fernandes, expired on June 15, 1962 respectively;

P. Upon their deaths Orphanological Inventory Proceedings were instituted by the widow of late Mr. Paixao Rosario Augusto Fernandes, namely, Mrs. Emilia Miranda Fernandes, alias Emilia Etelvina Ligia Vitoria Gomes Miranda, for the partition and division of their respective Estates;

Q. In the said Orphanological Inventory Proceedings, the $2/4^{\text{th}}$ share of the Said Plot No. 52, forming an integral part of the Said Entire Property, came to be listed at Item No. 3, $2/4^{\text{th}}$ share of the Said Plot No. 53, forming an integral part of the Said Entire Property, came to be listed at Item No. 4, and $2/4^{\text{th}}$ share of the Said Plot No. 54, forming an integral part of the Said Entire Property, came to be listed at Item No. 5. The said

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VENDORS

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Item Nos. 3, 4 and 5 formed the Estate of late Mr. Paixao Rosario Augusto Fernandes;

R. The said Item Nos. 3, 4 and 5, were further allotted in auction in the said Orphanological Inventory Proceedings, to Mr. Alvito Fernandes, alias Alvito Francisco Jose de Fatima Miranda Fernandes, son of the said late Mr. Paixao Rosario Augusto Fernandes. The allotment was confirmed by Judgment and Order dated August 9, 1973;

S. As such, the Said Entire Property came to be owned by the following heirs of Francisco Fernandes, in the below mentioned manner:

- a. Mr. Alvito Fernandes, alias Alvito Francisco Jose de Fatima Miranda Fernandes – 2/4th share,
- b. Mr. Bonifacio Francisco Xavier Fernandes – 1/4th share,
- c. Mr. Jose Santana Fernandes – 1/4th share;

T. Mr. Jose Santana Fernandes thereafter filed a suit for partition, bearing Special Civil Suit No. 5/1978, before the Court of the Additional Civil Judge Senior Division at Margao, against Mr. Alvito Fernandes and others, and against the heirs of Mr.

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VENDORS

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PURCHASER



Bonifacio Francisco Xavier Fernandes, to partition their respective shares in the Said Entire Property by metes and bounds;

U. In the abovementioned Civil Suit, it was categorically averred by Mr. Jose Santana Fernandes, that Mr. Alvito Fernandes and others were the owners of $2/4^{\text{th}}$ undivided rights, title, share and interest in the Said Entire Property, that the heirs of Bonifacio Francisco Xavier Fernandes were the owners of $1/4^{\text{th}}$ undivided rights, title, share and interest in the Said Entire Property, and that Mr. Jose Santana Fernandes was the owner of $1/4^{\text{th}}$ undivided rights, title, share and interest in the Said Entire Property;



V. The abovementioned suit was admitted and disposed by consent, by all the parties thereto, whereby, the Said Entire Property was sub- divided into four plots (after taking into account areas lost for road widening), by Engineer Agnelo J. H. Pereira, being Plot No. 1, having an area of 936 sq mts, Plot No. 2, having an area of 936 sq mts, Plot No. 3, having an area of 936 sq mts, and Plot No. 4, having an area of 947 sq. mts, in

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VENDORS

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PURCHASER

accordance with the shares and entitlements of each of the parties thereto.

W. Further, per the Consent Terms filed therein, it was agreed by and between the Parties that:

- a. Towards their 2/4th undivided rights, title, share and interest in the Said Entire Property, Plot Nos. 1 and 2, totally admeasuring an area of 1,872 sq mts, would be allotted solely and exclusively to Mrs. Emilia Miranda Fernandes, Mr. Alvito Fernandes and Ms. Succorina Fernandes (Defendant Nos. 1-3);
- b. Towards their 1/4th undivided rights, title, share and interest in the Said Entire Property, the Plot No. 3, admeasuring an area of 936 sq mts, would be allotted solely and exclusively to the heirs of Mr. Bonifacio Francisco Xavier Fernandes, namely, Mr. Jose Luis Fernandes, Mr. Domingos Fernandes, Mr. Matheus Fernandes, Mrs. Perpetua Fernandes, Mrs. Filomena Noronha and Mr. Roquezinho Noronha (Defendant Nos. 4-9);
- c. Towards their 1/4th undivided rights, title, share and interest in the Said Entire Property, the Plot No. 4,



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admeasuring an area of 947 sq mts, would be allotted solely and exclusively to Mr. Jose Santana Fernandes and Mrs. Fatima Emeliana B. Dias e Fernandes (Plaintiffs);

X. The said Special Civil Suit No. 5/1978, was decreed vide Compromise Decree dated June 30, 1983, passed by the Addl. Civil Judge Senior Division at Margao, as per the Consent Terms dated June 7, 1983;

Y. The said Plot Nos. 1 and 2, amalgamated together, as a separate, distinct and independent entity in itself, partitioned from the remainder of the Said Entire Property, presently admeasures an area of **1,872 sq mts**, is surveyed under **S. No. 101/11** of village Seraulim, is more particularly described in the **First Schedule** appearing hereinafter, and shall hereinafter be referred to as the "**Said Property**". The Said Property is also more particularly depicted, demarcated and delineated in red ink in the plans annexed herewith at **Annexure A Colly**;

Z. Further, the said Plot Nos. 3 and 4, were also respectively partitioned from the Said Entire Property, and presently, are surveyed under S. No. 101/11-A of village Seraulim,

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admeasuring about 936 sq mts, and under S. No. 101/11-B of village Seraulim, admeasuring about 947 sq mts, respectively;

AA. As such, pursuant to the said proceedings for partition of the Said Entire Property, the Said Property came to be owned and possessed, solely and exclusively by Mr. Alvito Francisco Jose Fatima Fernandes, alias Alvito Fernandes, his mother, Mrs. Emilia Miranda Fernandes, and his sister, Mrs. Succorina Fernandes - the VENDOR at Serial No. 2 herein, in equal proportions;

BB. Thereafter, Mr. Alvito Jose Fatima Fernandes, alias Alvito Fernandes expired on December 16, 2017, without any issues, leaving behind a Will and Final Testament, dated April 28, 2017, recorded at folio 20 to 21 of Will Book No. 449, before the Office of the Civil Registrar cum Sub - Registrar and Special Notary (Salcete) Margao - Goa, whereby, his widow and moiety sharer, Mrs. Ruberta de Socorro Fernandes, alias Roberta de Socorro Fernandes, alias Ruberta Fernandes, the VENDOR at Serial No. 1, was constituted as his sole and universal heir. The same is further evidenced by a Deed of Testamentary Succession, drawn on April 6, 2018, recorded at Folio 88 to 89, of the Book of

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Deeds No. 1649, before the Civil Registrar cum Sub – Registrar and Special Notary (Salcete) Margao – Goa;

CC. As such, the 1/3rd undivided rights, title, share and interest of Mr. Alvito Jose Fatima Fernandes, alias Alvito Fernandes, devolved solely and exclusively upon his widow, the VENDOR at Serial No. 1;

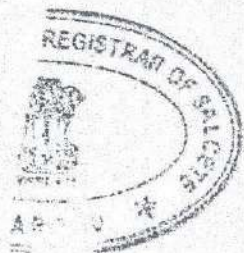
DD. Mrs. Emilia Etelvina Lizia Vitoria Gomes De Miranda Fernandes, alias Emilia Etelvina Vitoria Ligia Gomes E Miranda, alias Emilia Miranda Fernandes, also expired on April 12, 2006, whereupon Inventory Proceedings were instituted in the Court of the Civil Judge Junior Division at Margao, Goa, being Regular Inventory Proceedings No. 301/2022/H, for the partition and division of her Estate;

EE. Per the Inventory Proceedings, and per the declarations filed therein, Mrs. Emilia Etelvina Lizia Vitoria Gomes De Miranda Fernandes expired, leaving behind the following heirs:

- a. Late Mr. Alvito Francisco Jose Fatima Fernandes, expired, leaving behind his widow, Mrs. RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES,

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alias RUBERTA FERNANDES, the VENDOR at Serial No. 1,
as his sole and universal heir,

b. Ms. SUCORINA FERNANDES – the VENDOR at Serial No.
2,

c. Mrs. WINFRED CLARA CLOTILDES FERNANDES, married
to Mr. ALBERTO JOAO MATIAS D'SA – the VENDORS at
Serial Nos. 3 and 4 respectively,

d. Mrs. MARIA DO AMPARO MIRANDA FERNANDES, the
VENDOR at Serial No. 5, married to late Mr. Cesar F. G. S.
Estibeiro De Miranda, who expired leaving behind the
following heirs, namely:

i. Mrs. MARIA TERESA FERNANDES MIRANDA,
married to Mr. FRANCIS XAVIER BERTHA CAMILO
MENEZES – the VENDORS at Serial Nos. 6 and 7
respectively,

ii. Mrs. CORINA JOICE FERNANDES MIRANDA, married
to Mr. KIM SYDNEY ALEMAO, – the VENDORS at
Serial Nos. 8 and 9 respectively, and

iii. Mrs. IOLA BELINA FERNANDES MIRANDA, married
to Mr. STEVEN YONATHAN KATZIR BULLOCK – the
VENDORS at Serial Nos. 10 and 11 respectively;



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FF. In the said Inventory Proceedings, 1/3rd of the Said Property, was listed as the sole asset comprising the Estate of late Mrs. Emilia Etelvina Lizia Vitoria Gomes De Miranda Fernandes, denominated as Item No. 1 in the Final List of Assets;

GG. Vide Final Chart of Partition drawn on December 20, 2022, and Judgment and Decree dated December 27, 2022, drawn up in the said Inventory Proceedings, 1/3rd of the Said Property was allotted to the above said heirs of late Mrs. Emilia Etelvina Lizia Vitoria Gomes De Miranda Fernandes, in the following manner:

- a. To the VENDOR at Serial No. 1, Mrs. RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO Fernandes, alias RUBERTA FERNANDES - 1/4th share of Item No. 1;
- b. To the VENDOR at Serial No. 2, Ms. SUCORINA FERNANDES - 1/4th share of Item No. 1;
- c. To the VENDOR at Serial No. 3, Mrs. WINFRED CLARA CLOTILDES FERNANDES, married to the VENDOR at Serial No. 4, Mr. ALBERTO JOAO MATIAS D'SA - 1/4th share of Item No. 1;
- d. To the VENDOR at Serial No. 5, Mrs. MARIA DO AMPARO MIRANDA FERNANDES - 1/8th share of Item No. 1;

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- e. To the VENDOR at Serial No. 6, Mrs. MARIA TERESA FERNANDES MIRANDA, married to the VENDOR at Serial No. 7, Mr. FRANCIS XAVIER BERTHA CAMILO MENEZES - 1/24th share of Item No. 1;
- f. To the VENDOR at Serial No. 8, Mrs. CORINA JOICE FERNANDES MIRANDA, married to the VENDOR at Serial No. 9, Mr. KIM SYDNEY ALEMAO, - 1/24th share of Item No. 1, and;
- g. To the VENDOR at Serial No. 10, Mrs. IOLA BELINA FERNANDES MIRANDA, married to the VENDOR at Serial No. 11, Mr. STEVEN YONATHAN KATZIR BULLOCK - 1/24th share of Item No. 1;

HH. As such, the 1/3rd undivided rights, title, share and interest of late Mrs. Emilia Etelvina Lizia Vitoria Gomes De Miranda Fernandes in the Said Property, were allotted to Mrs. RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, alias RUBERTA FERNANDES, Ms. SUCORINA FERNANDES, Mrs. WINFRED CLARA CLOTILDES FERNANDES, married to Mr. ALBERTO JOAO MATIAS D'SA, Mrs. MARIA DO AMPARO MIRANDA FERNANDES, Mrs. MARIA TERESA FERNANDES, married to Mr. FRANCIS XAVIER BERTHA CAMILO

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MENEZES, Mrs. CORINA JOICE FERNANDES MIRANDA, married to Mr. KIM SYDNEY ALEMAO, and Mrs. IOLA BELINA FERNANDES MIRANDA, married to Mr. STEVEN YONATHAN KATZIR BULLOCK, the VENDORS hereinabove;

II. Further, per the Judgment and Decree in Special Civil Suit No. 5/1978, dated June 30, 1983, 1/3rd undivided rights, title, share and interest in the Said Property were allotted to the VENDOR at Serial No. 2, Ms. SUCORINA FERNANDES;

II. As such, as of date, the VENDORS herein are the sole and absolute owners in title, in the open, peaceful, continuous and vacant possession of the Said Property, in the proportion as stated hereinbelow;

- a. The VENDOR at Serial No. 1 - 41.67%,
- b. The VENDOR at Serial No. 2 - 41.67%,
- c. The VENDOR at Serial No. 3 - 4.18%,
- d. The VENDOR at Serial No. 4 - 4.18%,
- e. The VENDOR at Serial No. 5 - 4.18%,
- f. The VENDOR at Serial No. 6 - 0.69%,
- g. The VENDOR at Serial No. 7 - 0.69%,
- h. The VENDOR at Serial No. 8 - 0.69%,

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- i. The VENDOR at Serial No. 9 – 0.69%,
- j. The VENDOR at Serial No. 10 – 0.69%,
- k. The VENDOR at Serial No. 11 – 0.69%;

KK. The Record of Rights, Form I and XIV of the Said Property, at present, is found recorded in the name of the VENDOR at Serial No. 1, Mrs. RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, alias RUBERTA FERNANDES, in the Occupants Column;



LL. The VENDORS have further, obtained a Conversion Sanad in respect of the Said Property, converting its use to Non – Agricultural, vide Sanad bearing No.COL/SAL/SG/CONV/85/2018/8241 dated July 12, 2019, issued by the Collector of South Goa, Margao, a copy of which is annexed to these presents;

AND WHEREAS the VENDORS have further jointly and severally represented unto the PURCHASER as under:

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[Signature]
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- A.** That the VENDORS are the sole and absolute owners in title, in the open, continuous, vacant and peaceful possession of the Said Property, and every part thereof;
- B.** That the VENDORS can sell, convey, assign or otherwise transfer the Said Property, and every part thereof, in accordance with law, and that the VENDORS are in the lawful occupation, possession and enjoyment of the same, and every part thereof;
- C.** That neither the Said Property, nor any part thereof, is subject to any tenancy rights, leasehold rights, or any other rights whatsoever, from any other person whomsoever, and that neither the Said Property, nor any part thereof, is subject to any pending litigation, or attachments, from any Court of Law, or department, or authority whomsoever;
- D.** That no other person, other than the VENDORS as first mentioned hereinabove, is the owner or possessor of the Said Property, or has any right, claim, share, lien, charge or interest over the same, or any part thereof, and that the VENDORS have absolute right to dispose, transfer, assign, convey and/or sell



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the Said Property, and/or deal with it in any manner whatsoever, subject to the provisions of law;

E. That there is no legal bar or impediment for this transaction, and that the Said Property, and every part thereof, is free from encumbrances, liens or charges of any nature;

F. That no notice from the Central or State Government, or any other local body, or authority, under any panchayat law, or municipal law, or under any Acts, Schemes, Ordinance, Order or Notification, including notice or proceedings for acquisition, or requisition has been received by or served upon the VENDORS, or any of them, regarding the Said Property, or any part thereof;

G. That neither the Said Property, nor any part thereof, forms the subject matter of the Private Forests, or Potential Private Forests, as demarcated by the Government of Goa, or the Forest Department, or the relevant statutory bodies, or any other committee;



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H. That neither the Said Property, nor any part thereof, is the subject matter of any attachment, or of any certificate, or other recovery proceedings, under the Income Tax Act, or under any other Act, Statute, Law or Regulation, or under any subsisting Order, Judgment or Decree of any Court of Law;

I. That neither the Said Property, nor any part thereof, is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding, in any court or forum;

J. That the Said Property, and every part thereof, presently falls in Settlement Zone, per the Regional Plan for Goa 2021, and is available for Non - Agricultural use, subject to obtaining statutory approvals for the same;

K. That there are no dues or any other liabilities outstanding in respect of the Said Property, or any part thereof;

L. 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,



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operation of law, agreement, understanding or any other mode, in the Said Property, or any part thereof, the VENDORS shall be fully liable and responsible to settle such claim of the third party/objector, and, the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party, nor shall he be responsible to indemnify the VENDORS for any such settlement made by them with the third party;



M. That all the outgoings pertaining to the Said Property, and payable to the Village Panchayat, Revenue Department etc. are paid fully, and there are no arrears pending in respect of the same;

N. That the tenure of the Said Property, and every part thereof, is freehold;

O. That neither the VENDORS, nor the predecessors in title of the VENDORS, have otherwise entered into any agreement for sale, or development, or permitted any person to consume any development rights thereon, or otherwise transferred or agreed to transfer the Said Property, or any part thereof, nor have the

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VENDORS, or the predecessors in title of the VENDORS created any encumbrances over the Said Property, in respect of any person, which continues to subsist as on the date of these presents, and that no part of the Said Property, is the subject matter of any previous agreement, understanding or MOU, whether in oral or in writing, of whatsoever nature, by the VENDORS, their predecessors-in-title, or the lawful representatives of the VENDORS, or any other persons, by which the right, title or interest of the VENDORS in the Said Property, or the right of the VENDORS to execute this Deed, or to sell, transfer and convey the Said Property to the PURCHASER, is affected in any manner whatsoever;

P. That the devolution of the title set out in the recitals hereinabove is true and correct, and the title of the VENDORS to the Said Property, is clean, clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever, and is properly constituted by documents of title in possession and control of the VENDORS;

Q. That the VENDORS have not deposited the original title deeds or copies thereof, in respect of the Said Property, or any part

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thereof, nor is any money borrowed, or loan raised, by giving the Said Property, or any part thereof, as collateral or security, and that the VENDORS have not dealt with the Said Property, or any part thereof, and/or the said title deeds, in any manner whatsoever, nor is any third party entitled to any option, right over, interest in, right of pre-emption, first refusal, surrender or determination, relating to the Said Property, or any part thereof;

R. That neither the VENDORS, nor anyone on their behalf, have otherwise created any adverse rights in respect of the Said Property, or any part thereof;

S. That upon the conveyance of the Said Property unto the PURCHASER, the PURCHASER may, from time to time, and at all times thereafter, peaceably and quietly enter upon, occupy and possess and enjoy the same, and all that is existing thereon, hereby conveyed, without any interruption or disturbance, either by the VENDORS, or any other person claiming through or under them, and without any unlawful disturbance or interruption from any person whatsoever;

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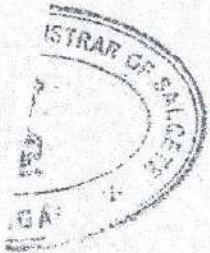
T. That there are no easementary rights created under any document, or by any covenant or by prescription, in respect of/or upon the Said Property, or any part thereof, nor does there exist any traditional access, footpath, thoroughfare or right of way existing through or upon the Said Property, or any part thereof;

U. That neither the Said Property, nor any part thereof, is under any reservation, or set back, under the development plan, nor reserved for any public purpose;

V. That the instruments of Powers of Attorney of the VENDORS at Serial Nos. 2 to 4, and 6 to 11 hereinabove, issued in favour of the VENDOR at Serial No. 1, are still in force and subsisting, and have not been revoked till date. That further, the VENDORS at Serial Nos. 2 to 4, and 6 to 11, are aware of and have each agreed to the present transaction and sale of the Said Property to the PURCHASER, for the consideration amount as agreed upon herein. That further, the said VENDORS at Serial Nos. 2 to 4, and 6 to 11, are presently unable to personally execute these presents, and have thereby instructed the VENDOR at Serial No. 1 to sign and execute the same on their behalf, on the strength

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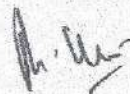


of the aforesaid Powers of Attorney, and further, to present and lodge the same for registration, and admit the execution thereof, on behalf of each of the said VENDORS at Serials Nos. 2 to 4, and 6 to 11, respectively;

W. 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, and every part thereof, unto and to the use of the PURCHASER;

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above, and believing the above representations as true, and declarations as trustworthy, the PURCHASER has agreed to purchase from the VENDORS, and the VENDORS have agreed to sell to the PURCHASER, the Said Property first described hereinabove, for a total consideration of **Rs.4,00,00,000.00 (Rupees Four Crore Only)** which is its fair market value;

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AND WHEREAS the PURCHASER has also got published, on a local daily newspaper, i.e. 'O Heraldo', a Public Notice, dated July 22, 2023, inviting any person/persons or institutions, having any and whatever right, title, interest, possession, charge, easement or claim, whether by way of ownership, tenancy, prior sale or development agreement, or any other claim whatsoever, relating to the Said Property, or who may have any objection to the proposed sale of the Said Property, to make it known to the PURCHASER in writing, within 15 days from the publication of the said notice, failing which any such claim of any party would be deemed to have been waived for all legal and practical purposes, and would not be entertained thereafter, and the PURCHASER thereafter, would be free to proceed with the proposed purchase of the Said Property;

AND WHEREAS till date, the PURCHASER has not received any objection, in writing or otherwise, to the sale of the Said Property, or any part thereof, as contemplated herein;

AND WHEREAS the PURCHASER, basis the above, has paid to the VENDORS, the entire consideration amount as mentioned hereinabove, and now the Parties hereto, execute this Deed to transfer, convey, assign, sell and assure the Said Property of the

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VENDORS, and every part thereof, unto and in favour of the
PURCHASER;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

UNDER:

1. That in pursuance of the agreement as stated hereinabove, and in consideration of the sum of Rs.4,00,00,000.00 (Rupees Four Crore Only), out of which a sum of Rs.49,83,088.00 (Rupees Forty Nine Lakh Eighty Three Thousand and Eighty Eight Only), has been remitted towards TDS as per Section 194-IA and Section 195 of the Income Tax Act, 1961, respectively, and the balance amount of Rs.3,50,16,912.00 (Rupees Three Crore Fifty lakh Sixteen Thousand Nine Hundred and Twelve Only) has been paid by the PURCHASER unto the VENDORS in the following manner:

Sr. No.	PARTY	CONSIDERATION AMOUNT PAID	TDS AMOUNT DEDUCTED
1.	Mrs. RUBERTA FERNANDES.	Rs.1,65,01,320.00	Rs.1,66,680.00

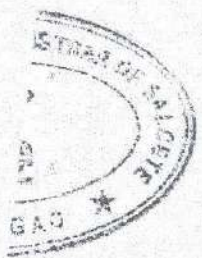
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2.	Miss. SUCORINA FERNANDES.	Rs.1,26,81,014.00	Rs.39,86,986.00
3.	Mrs. WINFRED CLARA CLOTILDES FERNANDES.	Rs.16,51,320.00	Rs.16,680.00
4.	Mr. ALBERTO JOAO MATIAS D'SA.	Rs.16,51,320.00	Rs.16,680.00
5.	Mrs. MARIA DO AMPARO MIRANDA FERNANDES.	Rs.12,72,057.00	Rs.3,99,943.00
6.	Mrs. MARIA TERESA FERNANDES MIRANDA.	Rs.4,19,961.00	Rs.1,32,039.00
7.	Mrs. CORINA JOICE FERNANDES	Rs.2,09,980.00	Rs.66,020.00

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	MIRANDA.		
8.	Mr. KIM SYDNEY ALEMAO.	Rs.2,09,980.00	Rs.66,020.00
9.	Mrs. IOLA BELINA FERNANDES MIRANDA.	Rs.2,09,980.00	Rs.66,020.00
10.	Mr. STEVEN YONATAN KATZIR BULLOCK.	Rs.2,09,980.00	Rs.66,020.00
Total		Rs.3,50,16,912.00	Rs.49,83,088.00
Total Consideration		Rs.4,00,00,000.00	

the payment and receipt of the entire sum of which the VENDORS and all of them, hereby admit and acknowledge to have received in full, and discharge the PURCHASER of the same and every part thereof, the VENDORS and each of them, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, ALL THAT portion of the larger immovable property known as DONGRI or MAINA DE OITEIRO or DONGRIM, situated in

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village Seraulim, within the limits of the Village Panchayat of Seraulim, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is described in the Land Registration Office of Salcete under Nos. 35886, 35887 and 35888, at pages 140v to 141v of Book No. B-92 (New), but is not found enrolled in the Land Revenue Office for Matriz, which portion, as a separate, distinct and independent entity in itself, admeasures an area of 1,872 sq mts, is surveyed under Survey No. 101/11 of village Seraulim, and is bounded at present on the East by the property surveyed under S. No. 101/11-A of village Seraulim, on the West by the property surveyed under S. No. 101/10 of village Seraulim, on the North by the properties surveyed under S. Nos. 101/7-A and 101/9 of village Seraulim, and on the South by the property surveyed under S. No. 101/13 of village Seraulim acquired for road, which property is herein referred to as the "Said Property", and which property is more particularly demarcated and delineated in red ink in the plans annexed herewith at Annexure A Colly, along with all their liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the Said Property and/or every part thereof, and all their estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law, of or upon the VENDORS, into, out

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of or upon the Said Property, and/or every part thereof, TO HAVE AND TO HOLD all and singular all the Said Property hereby granted, released, conveyed and intended, and assured or expressed, so to be with their and every of their rights, members and appurtenances, unto and to the use and benefit of the PURCHASER forever, so as to constitute the PURCHASER as the sole, absolute and exclusive owner thereof.

2. As mandated under Section 194-IA and Section 195 of the Income Tax Act, 1961, respectively, the PURCHASER has also deducted from the consideration due to each of the VENDORS, the requisite amounts, as Tax Deducted at Source, as mentioned in the preceding clause, and has paid the same, on account of the said VENDORS, the receipt whereof the VENDORS do hereby admit and acknowledge, and forever discharge the PURCHASER of the same and every part thereof. The VENDORS declare and covenant that each of their legitimate rights, title, share and interest in the Said Property, have been duly and adequately compensated for in the manner as agreed upon herein. The entire details of payment of the consideration amounts to each VENDOR, and the deduction of TDS, as stated hereinabove, is more particularly enumerated in the

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Schedule of Payment appended at the **Second Schedule** appearing hereinafter;

Further, as such, the gross consideration paid to the VENDORS, and each of them is as under:

Sr. No.	PARTY	GROSS CONSIDERATION AMOUNT PAID
1.	Mrs. RUBERTA FERNANDES.	Rs.1,66,68,000.00
2.	Miss. SUCORINA FERNANDES.	Rs.1,66,68,000.00
3.	Mrs. WINFRED CLARA CLOTILDES FERNANDES.	Rs.16,68,000.00
4.	Mr. ALBERTO JOAO MATIAS D'SA.	Rs.16,68,000.00
5.	Mrs. MARIA DO AMPARO MIRANDA FERNANDES.	Rs.16,72,000.00
6.	Mrs. MARIA TERESA FERNANDES MIRANDA.	Rs.5,52,000.00
7.	Mrs. CORINA JOICE FERNANDES	Rs.2,76,000.00

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VENDORS

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	MIRANDA.	
8.	Mr. KIM SYDNEY ALEMAO.	Rs.2,76,000.00
9.	Mrs. IOLA BELINA FERNANDES MIRANDA.	Rs.2,76,000.00
10.	Mr. STEVEN YONATAN KATZIR BULLOCK.	Rs.2,76,000.00
Total Consideration		Rs.4,00,00,000.00

3. At the request of the VENDORS, and more particularly, the VENDOR at Serial No. 7, Mr. FRANCIS XAVIER BERTHA CAMILLO MENEZES, the entire consideration due to the said VENDOR at Serial No. 7, has been paid by the PURCHASER, directly to his spouse, the VENDOR at Serial No. 6, Mrs. MARIA TERESA FERNANDES MIRANDA, the receipt whereof the VENDORS at Serial Nos. 6 and 7 do hereby admit and acknowledge, and forever discharge the PURCHASER of the same and every part thereof. The VENDORS at Serial Nos. 6 and 7 further indemnify and forever keep the PURCHASER indemnified against any claims, actions or charges that may arise, in view of him paying the share of the sale proceeds of the VENDOR at Serial No. 7, directly to his spouse, the VENDOR

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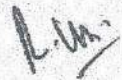
at Serial No. 6, as the same was done at the sole request and instructions of the VENDOR at Serial No. 7.

4. The VENDORS have today delivered the vacant, open, lawful, exclusive and peaceful physical possession of the Said Property unto the PURCHASER, and the PURCHASER has taken the possession of the same.

5. 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 time hereafter, peaceably and quietly, to hold, enter upon, have, occupy, possess and enjoy the Said Property, hereby granted, as absolute owner of the same, with appurtenances and receive benefits thereof, without any suit, lawful eviction, interruption, claim and demand whatsoever, from or by the VENDORS, and/or any persons acting from/under them.

6. The VENDORS covenant with the PURCHASER that the VENDORS, and all persons claiming through or under them, shall and will, from time to time, upon the request and at the costs of the PURCHASER, do and execute or cause to be done and executed,


VENDORS


PURCHASER

all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying and assuring the Said Property unto the PURCHASER, and placing him in possession of the same, according to the true intent and meaning of these presents, that shall or may be reasonably required;

7. The VENDORS further covenant unto the PURCHASER that the representations and declarations made by the VENDORS unto the PURCHASER herein above, and as mentioned in the recital clauses, relying upon which the PURCHASER has agreed to purchase the Said Property, shall be deemed to have been specifically incorporated herein for all purposes, and to avoid repetition.

8. 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, whereby they have prevented from granting and conveying the Said Property, in the manner aforesaid and hereinafter.

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PURCHASER



9. That all the outgoings and taxes in regard to the Said Property, shall be borne and paid by the VENDORS, upto the date of registration of this Sale Deed, and thereafter by the PURCHASER.

10. The VENDORS hereby authorize the PURCHASER to get transferred in his name, the Said Property, purchased by him by the present deed, with the competent authorities, and the revenue Record of Rights, including carrying out the necessary mutation, by deleting the name of the VENDOR at Serial No. 1 as appearing in the Form I and XIV records of the Said Property, and the VENDORS specifically give their No Objection for carrying out the same.

11. In case the PURCHASER is deprived from possessing and enjoying the Said Property, or any part thereof, at anytime in future, due to any defect in ownership/title or identification of the VENDORS, or due to claim or objection from any person, firm, company, bank, credit society, financial institution etc, or for any other reason whatsoever, the VENDORS further agree to, within a period of 15 days of demand from the PURCHASER, refund to the PURCHASER the entire consideration price hereby paid by the PURCHASER to the VENDORS, along with interest on the above said

Ads M.A
VENDORS

[Signature]
PURCHASER

amounts, at the rate of 12% per annum from the date of these presents till realization thereof.

12. The VENDORS undertake to indemnify and keep the PURCHASER indemnified, for any defect in title, against all persons claiming and demanding any rights, title and interest in the Said Property. Further, the VENDORS hereby agree to indemnify and keep the PURCHASER indemnified, 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 of the Said Property hereby sold.

13. The VENDORS herein declare and covenant that the Said Property is the ancestral property of the VENDORS herein, and have acquired rights to the same via the inheritance of their late ancestors, inter alia, vide the Final Chart of Partition drawn on December 20, 2022, and Judgment and Decree dated December 27, 2022, drawn up in Regular Inventory Proceedings No. 301/2022/H, before the Court of the Civil Judge Junior Division at Margao, Salcete - Goa. As such, no separate permission from the

Rds M.A
VENDORS

[Signature]
PURCHASER

Reserve Bank of India under the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, is required for the purpose of the present transaction.

14. Without prejudice to the above, the VENDORS herein declare that, vide Section 6(5) of the Foreign Exchange Management Act, (FEMA) 1999, a person resident outside India, may hold, own, transfer, or invest in any immovable property situated in India, if such property was acquired, held or owned by such person, when he/she was resident in India, or inherited from a person who was resident in India.

15. The VENDORS further covenant and state that the Said Property is a Non - Agricultural Property, and that the VENDORS have obtained a Conversion Sanad in respect of the Said Property, converting its use to Non - Agricultural, vide Sanad bearing No.COL/SAL/SG/CONV/85/2018/8241 dated July 12, 2019, issued by the Collector of South Goa, Margao, a copy of which is annexed to these presents.

16. The VENDORS further covenant and state that this document and transaction is complying with the Foreign Exchange

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VENDORS

Author
PURCHASER

Management Act, 1999, and Reserve Bank of India guidelines. Further the VENDORS declare that they have complied with, and undertake and covenant to continue to comply with the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations, wherever applicable. The Office of the State Registrar cum Head of Notary Services and the Office of the Sub – Registrar of Salcete at Margao shall not be responsible, if any of the VENDORS hereto violate the above referred to provisions of the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations. Further the VENDORS own the responsibility for the said averments that the present transaction is in compliance of FEMA / RBI guidelines.

17. The VENDORS and each of them further indemnify and forever keep the PURCHASER indemnified against any violation, non – compliance or default, past or future, on the part of the VENDORS or any of them, in performing and adhering strictly to the provisions of the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations, as applicable to the present transaction and the Said Property.

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VENDORS

P. M.
PURCHASER

18. The fair market value of the subject matter of the present instrument is Rs.4,00,00,000.00 (Rupees Four Crore Only) calculated at the rate of approximately Rs.21,367.00 (Rupees Twenty One Thousand Three Hundred and Sixty Seven Only) per sq mtr, being more than the minimum rate fixed under the Goa Stamp Rules and Determination of Property Fair Market Value Rules. Accordingly, appropriate Stamp Duty on the said amount @ 5% amounting to Rs.20,00,000.00 (Rupees Twenty Lakh Only) is affixed hereto by the PURCHASER. Further, the appropriate Registration Fee @ 3% amounting to Rs.12,00,000.00 (Rupees Twelve Lakh Only) shall be paid by the PURCHASER at the time of registration of the present instrument before the Sub - Registrar of Salcete, at Margao - Goa.

First Schedule

[Of the Said Property]

ALL THAT portion of the larger immovable property known as DONGRI or MAINA DE OITEIRO or DONGRIM, situated in village Seraulim, within the limits of the Village Panchayat of Seraulim, Taluka and Registration Sub - District of Salcete, District of South

Rds M. B.
VENDORS

[Signature]
PURCHASER

Goa, State of Goa, which larger property is described in the Land Registration Office of Salcete under Nos. 35886, 35887 and 35888, at pages 140v to 141v, of Book No. B-92 (New), but is not found enrolled in the Land Revenue Office for Matriz, which portion, as a separate, distinct and independent entity in itself, admeasures an area of **1,872 sq mts**, is surveyed under **Survey No. 101/11** of village Seraulim, and is bounded at present as follows:

- East : by the property surveyed under S. No. 101/11-A of village Seraulim;
- West : by the property surveyed under S. No. 101/10 of village Seraulim;
- North : by the properties surveyed under S. Nos. 101/7-A and 101/9 of village Seraulim, and;
- South : By the property surveyed under S. No. 101/13 of village Seraulim acquired for road

The Said Property is more particularly demarcated and delineated in red ink in the plans annexed herewith at **Annexure A Colly**.

Reds M.A
VENDORS

[Signature]
PURCHASER



Second Schedule

[Payment Schedule]

Sr. No.	PARTY	CONSIDERATION AMOUNT PAID	TDS AMOUNT DEDUCTED
1.	Mrs. RUBERTA FERNANDES.	Rs.10,00,000.00 paid vide Ch. No. 001620 dated 14- 07-2023, drawn on HDFC Bank, Colva, and Rs.1,55,01,320.00, paid vide Demand Draft bearing No. 033111 dated 14- 09-2023, drawn on HDFC Bank, Margao.	Rs.1,66,680.00, deducted and paid vide Challan No. 30221 and Acknowledgment No. AK09000482.
2.	Miss. SUCORINA FERNANDES.	Rs.1,26,81,014.00, paid vide Demand Draft bearing No. 317764 dated 14- 09-2023, drawn on	Rs.39,86,986.00, deducted and paid vide Challan No. 75008 and Ref. No. K2325708480287.

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VENDORS

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PURCHASER

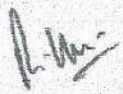
		IDFC First Bank, Margao.	
3.	Mrs. WINFRED CLARA CLOTILDES FERNANDES.	Rs.16,51,320.00, paid vide Demand Draft bearing No. 317765 dated 14- 09-2023, drawn on IDFC First Bank, Margao.	Rs.16,680.00, deducted and paid vide Challan No. 64312 and Acknowledgment No. AK09023453.
4.	Mr. ALBERTO JOAO MATIAS D'SA.	Rs.16,51,320.00, paid vide Demand Draft bearing No. 317766 dated 14- 09-2023, drawn on IDFC First Bank, Margao.	Rs.16,680.00, deducted and paid vide Challan No. 67150 and Acknowledgment No. AK09025715.
5.	Mrs. MARIA DO AMPARO MIRANDA FERNANDES.	Rs.12,72,057.00, paid vide Demand Draft bearing No. 317767 dated 14- 09-2023, drawn on	Rs.3,99,943.00, deducted and paid vide Challan No. 38878 and Ref. No. K2325708446171.

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		IDFC First Bank, Margao.	
6.	Mrs. MARIA TERESA FERNANDES MIRANDA.	Rs.4,19,961.00, paid vide Demand Draft bearing No. 317768 dated 14-09-2023, drawn on IDFC First Bank, Margao.	Rs.1,32,039.00, deducted and paid vide Challan No. 39316 and Ref. No. K2325708446664.
7.	Mrs. CORINA JOICE FERNANDES MIRANDA.	Rs.2,09,980.00, paid vide Demand Draft bearing No. 317769 dated 14-09-2023, drawn on IDFC First Bank, Margao.	Rs.66,020.00, deducted and paid vide Challan No. 40316 and Ref. No. K2325708447831.
8.	Mr. KIM SYDNEY ALEMAO.	Rs.2,09,980.00, paid vide Demand Draft bearing No. 317770 dated 14-09-2023, drawn on IDFC First Bank, Margao.	Rs.66,020.00, deducted and paid vide Challan No. 40527 and Ref. No. K2325708447703.
9.	Mrs. IOLA	Rs.2,09,980.00, paid	Rs.66,020.00,

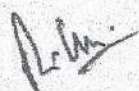
RAJ M.A
VENDORS


PURCHASER

	BELINA FERNANDES MIRANDA.	vide Demand Draft bearing No. 317773 dated 14-09-2023, drawn on IDFC First Bank, Margao	deducted and paid vide Challan No. 39998 and Ref. No. K2325708447525.
10.	Mr. STEVEN YONATAN KATZIR BULLOCK.	Rs.2,09,980.00, paid vide Ch. No. 000098, dated 18- 09-2023, drawn on IDFC First Bank, Margao.	Rs.66,020.00, deducted and paid vide Challan No. 39677, and Ref. No. K2325708447140.
	Total	Rs.3,50,16,912.00	Rs.49,83,088.00
	Total	Rs.4,00,00,000.00	
	Consideration		

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS AND SIGNATURES ON THE DAY, MONTH AND YEAR
FIRST HEREINABOVE MENTIONED:

REL M.A
VENDORS


PURCHASER

A. Signed and Delivered by the

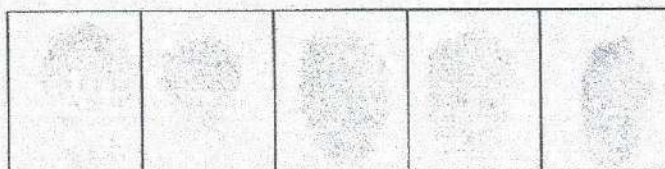
Within named VENDOR:

Rernandes

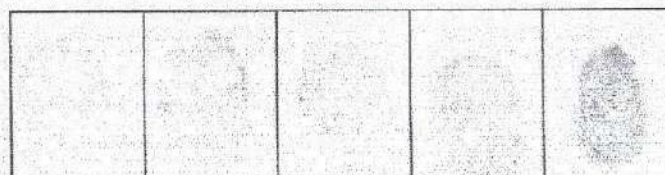
Rernan



Mrs. RUBERTA FERNANDES, alias RUBERTA DE SOCORRO FERNANDES, alias ROBERTA DE SOCORRO FERNANDES, signing for self, as the VENDOR at Serial No. 1, and as the duly constituted attorney of the VENDOR at Serial Nos. 2, 3, 4, 6, 7, 8, 9, 10, and 11, Miss. SUCORINA FERNANDES, Mrs. WINFRED CLARA CLOTILDES FERNANDES, alias WINNIFRED CLARA CLOTILDES FERNANDES E D'SA, Mr. ALBERTO JOAO MATIAS D'SA, Mrs. MARIA TERESA FERNANDES MIRANDA, Mr. FRANCIS XAVIER BERTHA CAMILLO MENEZES, alias FRANCIS XAVIER BERTHA CAMILO MENEZES, Mrs. CORINA JOICE FERNANDES MIRANDA, Mr. KIM SYDNEY ALEMAO, Mrs. IOLA BELINA FERNANDES MIRANDA, and Mr. STEVEN YONATAN KATZIR BULLOCK respectively.



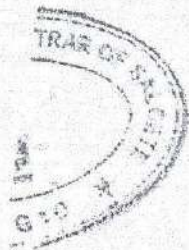
(L.H.)



(R.H.)

RDs
VENDORS *MA*

A. M.
PURCHASER



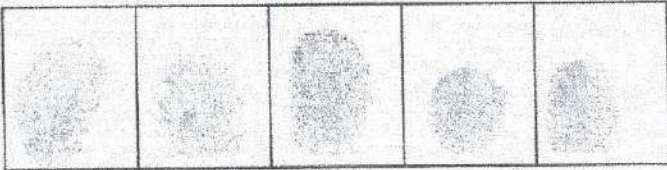
B. Signed and Delivered by the

Within named VENDOR:

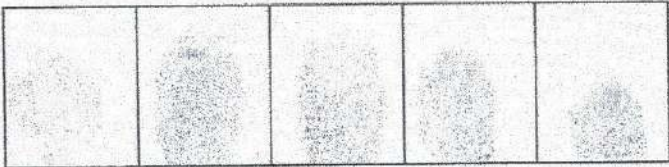


Maria do Amparo Miranda Fernandes

Mrs. MARIA DO AMPARO MIRANDA FERNANDES,
alias MARIA DO AMPARO MIRANDA.



(L.H.)



(R.H.)

RELs M.A.
VENDORS


PURCHASER

C. Signed and Delivered by the

Within named PURCHASER:

Royston Costa

Royston Costa



Mr. ROYSTON JOSEPH CAETANO COSTA.



(L.H.)



(R.H.)

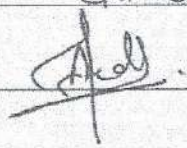
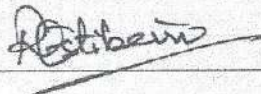
Rd. M.A.

VENDORS

Royston Costa

PURCHASER

D. In Witness of:

1. Name: Alicia Fernandes
 Father's Name: Francisco Fernandes
 Address: Raia
Salcete Goa.
 ID Document: D-L CrA 08 2017 0002198
 Signature: 
2. Name: Richidina Estibeiro
 Father's Name: John Estibeiro
 Address: Baga, Velim,
Salcete - South Goa.
 ID Document: SESD4D7171
 Signature: 

Rds M.A
 VENDORS

P. Lim
 PURCHASER



GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

Aug 9, 2018

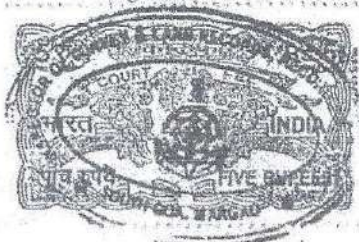
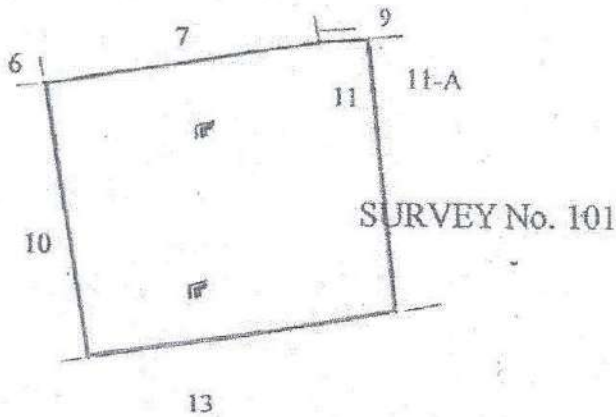
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Inward No:CMAR18/3786



Plan Showing plots situated at
Village : SERAUTIM
Taluka : SALCETE
Survey No./Subdivision No. : 101/ 11
Scale : 1:1000

(Savio C. Silveira)
Inspector of Survey & Land Records
Margao-Goa



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Rennowles Maria de Amora da Costa

Generated By : RUCHITA MADKAIKAR
On : 08-08-2018

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Compared By: K.B. Gaude

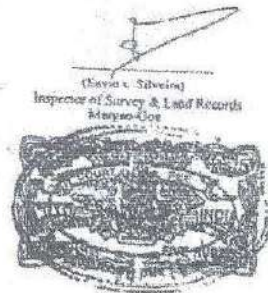
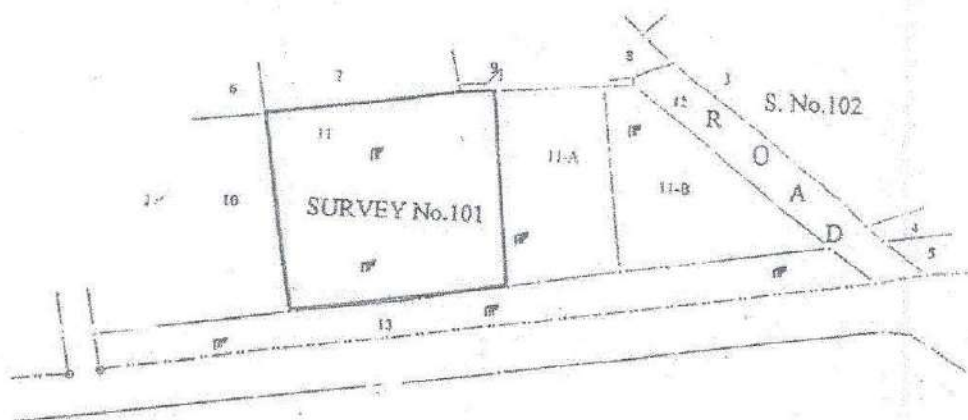


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Map Showing plots situated at
Village : SERAULIM
Taluka : SALCETE
Survey No./Subdivision No. : 101/11, 11-A, 11-B, 12 & 13
Scale : 1:1000

Inward No 2160



VILLAGE BENAULIM

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Handwritten signature: Fernandes

Generated By : P. V. FAL DESSAI
On : 21-04-2017

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Compared By : K. B. Claude



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 18-Sep-2023 11:55:45 am

Document Serial Number :- 2023-MGO-4068

Presented at 11:51:04 am on 18-Sep-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	2000000
2	Registration Fee	1200000
3	Mutation Fees	2000
4	Processing Fee	5160
Total		3207160

Stamp Duty Required :2000000/-

Stamp Duty Paid : 2000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Royston Joseph Caetano Costa, Sole Proprietor Of M/s Costa Constructions , Father Name:Delduque Antonio Bosco Leao Magno Da Costa, Age: 49, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - 325/E-1, Vivendas De Solva, Curra, Camurlim, Nandirem, Raia, Salcete - Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: Widow , Gender: Female, Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED]			
2	Maria Do Amparo Miranda Fernandes, Alias Maria Do Amparo Miranda , Father Name:Late Paixao Rosario Augusto Fernandes, Age: 74, Marital Status: Widow , Gender: Female, Occupation: Other, H. No. 93, Near Kerkar Hospital, Aquem Alto, Margao, Salcete - Goa, PAN No.: [REDACTED]			
3	Royston Joseph Caetano Costa, Sole Proprietor Of M/s Costa Constructions , Father Name:Delduque Antonio Bosco Leao Magno Da Costa, Age: 49, Marital Status: Married , Gender: Male, Occupation: Business, 325/E-1, Vivendas De Solva, Curra, Camurlim, Nandirem, Raia, Salcete - Goa, PAN No.: [REDACTED]			

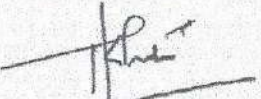
Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Sucorina Fernandes			<i>Rernandes</i>
5	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Winfred Clara Clotildes Fernandes, Alias Winnifred Clara Clotildes Fernandes E D'Sa			<i>Rernandes</i>
6	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Albert Joao Matias D'Sa			<i>Rernandes</i>
7	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Maria Teresa Fernandes Miranda			<i>Rernandes</i>
8	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Francis Xavier Bertha Camillo Menezes, Alias Francis Xavier Bertha Camilo Menezes			<i>Rernandes</i>
9	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Corina Joice Fernandes Miranda			<i>Rernandes</i>
10	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Kim Sydney Alemao			<i>Rernandes</i>
11	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Iola Belina Fernandes Miranda			<i>Rernandes</i>

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	Ruberta Fernandes, Alias Ruberta De Socorro Fernandes, Alias Roberta De Socorro Fernandes , Father Name:Late Joseph Cajetan Fernandes, Age: 63, Marital Status: ,Gender:Female,Occupation: Other, H. No. 21, Near Civil Court, Old Market, Margao, Salcete - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Steven Yonatan Katzir Bullock			<i>R Fernandes</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Paloma Antao, Age: 26, DOB: , Mobile: 9423201604 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403717, H. No. 27 E-2 Olvaddo Carmona Salcete Goa, H. No. 27 E-2 Olvaddo Carmona Salcete Goa, Carmona, Salcete, South Goa, Goa			<i>Antao</i>
2	Name: Jonathan Costa, Age: 38, DOB: , Mobile: 9673626460 , Email: , Occupation: Advocate , Marital status : Married , Address: 403602, 742, 742, Borda Margao Salcete Goa, Margao, Salcete, South Goa, Goa			<i>Costa</i>


Sub Registrar
Civil Registrar
-Cum-

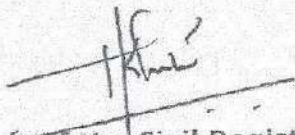
Sub Registrar

Document Serial Number :- 2023-MGO-4068

Book :- 1 Document

Registration Number :- **MGO-1-3951-2023**

Date : 18-Sep-2023



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

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