

1543

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

169665

S: No. 10036 Place of Vend: Margao Date of issue: 11/3/25

Value of Stamp Paper: 25,000/-

Name of the Purchaser: Virendra Y. Dessai

S/o: Cuncolim

As there is no one single stamp paper for the value
of Rs. 10,500/- Additional stamp paper for the
completion of the value is attached along with

Stamp Vendor Signature

Signature of Purchaser



Virendra Y. Dessai

Lunhar

DEED OF SALE

Lunhar

BF

TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No JUD/VEN-LIC/1/2013/AC-I
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES



Sl. No. 10036 Place of Vendor Margao, Date of Issue 11/3/25

Value of Stamp Paper 25,000/-

Name of the Purchaser Virendra Y. Dessai

S/o. Cuneolim

As there is no one single stamp paper for the value of Rs. 1,10,500/- Additional stamp paper for the completion of the value is attached along with

Stamp Vendor Signature Signature of Purchaser

169666
TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013/ACJ
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

- 2 -

DEED OF SALE

Signature

13F

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES



Sl. No. 10036 Place of Vend. Margao. Date of Issue 11/3/25
Value of Stamp Paper 25,000/-
Name of the Purchaser Virendra Y. Dessai
S/o. ... Residing at. Ancolim
As there is no one single stamp paper for the value
of Rs. 10,500/- Additional stamp paper for the
completion of the value is attached along with

Stamp Vendor Signature Signature of Purchaser

169667
TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013AC
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 273122x

- 3 -

DEED OF SALE

Signature of Purchaser

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES



Sl. No. 10036 Place of Vend. Margao. Date of Issue. 11/13/25

Value of Stamp Paper. 25,000/-

Name of the Purchaser. Virendra. Y. Dessai

S/o. Residing at. Cuncolim

As there is no one single stamp paper for the value of Rs. 1,10,500/- Additional stamp paper for the completion of the value is attached along with

Stamp Vendor Signature

Signature of Purchaser

Stamp Vendor Signature Signature of Purchaser

169668
TONY FERNANDES
Govt. Authorised Stamp Vendo
Licence No JUD/VEN-LIC/1/2013/AC-I
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

- 4 -

DEED OF SALE

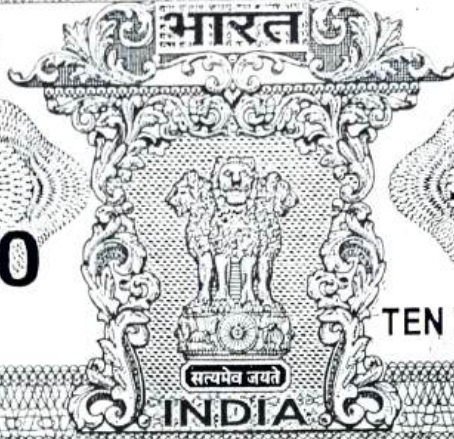
Stamp Vendor Signature

Signature of Purchaser

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

GOA

Sl. No. 10036 Place of Vend: Margao. Date of Issue 11/3/25
Value of Stamp Paper 10,000/-
Name of the Purchaser Virendra. Y. Desai
S/o Cunolim Residing at Cunolim

As there is no one single stamp paper for the value
of Rs. 1,10,500/- Additional stamp paper for the
completion of the value is attached along with

Stamp Vendor Signature

Signature of Purchaser

055164

TONY PERMANCES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013/AC-1
Shop No. 4, Ave Maria Building
Margao-Goa Ph. 2731274

- 5 -

DEED OF SALE

Signature BF

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



Sl. No. 10036 Place of Vend: Margao, Date of Issue: 11/3/25
Value of Stamp Paper: 500/-
Name of the Purchaser: Virendra Y. Persai
S/o: Cuncolim Residing at: Cuncolim

As there is no one single stamp paper for the value
of Rs. 1,10,900/- Additional stamp paper for the
completion of the value is attached along with

 Stamp Vendor Signature  Signature of Purchaser

983964

TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JCD/VEN-LIC/1/2013/AC-1
Shop No. 4, Ave Maria Building,
Margao-Goa Ph: 2731274

- 6 -

DEED OF SALE



BT

This DEED OF SALE is made and executed at, Margao, Salcete, Goa, on this 14th day of MARCH of the year 2025.

BETWEEN

(1) Mrs. BRINDA FERNANDES E ANTAO alias BRINDA ANTAO alias BRINDA FERNANDES, aged 73 years, wife of late Joao David Felismao Antao, occupation - housewife, holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED], Indian National, (Mobile no. [REDACTED] 4), resident of House no.63, 1st Ward, Colva, Salcete, Goa, 403 708;

(2) Mr. MANUEL ANTAO alias ANTAO MANUEL, aged 48 years, son of late Joao David Felismao Antao, occupation - service, married, holding PAN CARD bearing no. [REDACTED] B, Portuguese National of Indian origin holding Overseas Citizen of India Card (OCI) bearing No.A 1606376 issued on 21/07/2014 in London; his wife (3) Mrs. JOSMARIA ELIA D'COSTA alias ELIA JOSMARIA D'COSTA, aged 46 years, wife of Mr. Manuel Antao alias Antao Manuel

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daughter of Mr. Eliasinacio Caetano D'Costa, married, occupation - housewife, holding PAN CARD bearing No. [REDACTED] P and AADHAAR CARD bearing no. [REDACTED], Indian National, both residents of House no.63/A, 1st Ward, Colva, Salcete, Goa, 403708;

(4) Mr. SYDNEY ANTÃO, aged 43 years, son of late Joao David Felismao Antao, unmarried, occupation - service, holding PAN CARD bearing No. [REDACTED] Portuguese National of Indian origin holding Overseas Citizen of India Card (OCI) bearing No.A 1472300 issued on 22/11/2013 in London, residing at House no.63/2, 1st Ward, Colva, Salcete, Goa, 403708;

(5) Mr. MILROY ANTÃO, age 40 years, son of late Joao David Felismao Antao, unmarried, occupation - Entertainment, holding PAN CARD bearing no. [REDACTED] J and AADHAAR CARD bearing no. [REDACTED] 7 (Mobile no. [REDACTED]), Indian National, residing at House no.63, 1st Ward, Colva, Salcete, Goa, 403708;

hmk

BF



(6) Mrs. VITA ALIDA ANTAO alias VITA ALIDA ANTAO E MASCARENHAS alias VITA ALIDA MASCARENHAS, aged 47 years, daughter of late Joao David Felismao Antao and wife of Mr. Vincente Mascarenhas, married, occupation - housewife, holding PAN CARD bearing No. [REDACTED], Portuguese National of Indian origin holding Overseas Citizen of India Card (OCI) bearing No.A 1894093 issued on 12/08/2015 in London; her husband (7) Mr. VINCENTE MASCARENHAS, aged 58 years, son of Mr. Amancio Mascarenhas, married, occupation - service, holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED] 5, Indian National, both residing at House no.122/B, Comba, Margao, Goa;

(8) Mrs. MIMI BAMBINA FURTADO alias MIMI BAMBINA ANDRADE, alias ANDRADE BAMBINA, age about 54 years, daughter of late Maria Eugenia Irene Antao Furtado and late Romeo Furtado, wife of Mr. Max P. Victor Jude Andrade, married, occupation - Teacher, holding PAN CARD bearing No. [REDACTED] and AADHAAR CARD bearing

Ambr *BT*

no. [REDACTED], Indian National (Mob. No. [REDACTED]); her husband (9) Mr. MAX P. VICTOR JUDE ANDRADE alias MAX JUDE PREMINO VICTOR ANDRADE alias JUDE ANDRADE, age 57 years, son of late Lucio Andrade, married, occupation - Business, holding PAN CARD bearing No. [REDACTED] and AADHAAR CARD bearing no. [REDACTED] Indian National, both residing at House no.44, Sanvorcotto, Near Bridge, Cuncolim, Salcete, Goa, 403703;

All hereinafter jointly referred to as the "VENDORS" (which expression shall mean and include their respective heirs, administrators, executors and assigns);

The Vendors at sr. nos.2 to 9 are represented herein by their Power of Attorney holder, (mother/mother-in-law of Vendors no.2 to 7 and Aunt of Vendors no.8 & 9), the Vendor no.1 herein, Mrs. BRINDA FERNANDES E ANTAO alias BRINDA ANTAO alias BRINDA FERNANDES constituted vide Power of Attorney executed at Margao, Goa, on 06th November, 2015, duly executed before the Notary,

Brinda *BT*

Sanjay A. Shirodkar at Margao, on 07/11/2015 registered under no.7961/2015; certified copy of which is furnished along with this Deed to the office of the Sub Registrar.

A N D



Mr. VIRENDRA YESHWANT DESSAI, age 56 years, son of Mr. Yeshwant Vithoba Dessai, married, occupation - Business, Indian National holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED], (Mobile no. [REDACTED] 5) and resident of House no.M/7, Culwado, Cuncolim, Salcete, Goa, 403703, hereinafter referred to as the "PURCHASER" (which expression shall mean and include all his heirs, administrators, executors and assigns);

WHEREAS there exists a property which is fully described in Schedule "A" hereto, and which property shall hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS the said property belonged to Antonio Lourenco Caridade Brito of Veroda, having

[Signature]

[Signature]

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purchased from Mr. Carlos Vaz and his wife, Mrs. Ana Luisinha Aurora of Sarzora, vide a Public Deed of Sale and Quittance dated 16 March 1893, duly recorded at folio 37 to 38 of Book no.164.

AND WHEREAS said Salvacao Tavares the wife of Antonio Lourenco Caridade Brito expired on 16/11/1932 and Antonio Lourenco Caridade Brito expired on 23/10/1949, and upon their death, Inventory Proceedings were instituted in the Court of the Civil Judge Senior Division at Margao, being Reg. Inv. Proc. no.1/2015/I.

AND WHEREAS in the said Inventory, as per the Statement on Oath given by the Vendor no.5 herein namely Mr. MILROY ANTAO, it is stated that said ANTONIO LOURENCO CARIDADE BRITO and his wife SALVACAO TAVARES expired leaving behind their only daughter, namely Mrs. CANDOLINA BRITTO married to Mr. JOAQUIM MANUEL ASSUMPCAO ANTAO.

AND WHEREAS it is further stated that said CANDOLINA BRITTO and her husband JOAQUIM



MANUEL ASSUMPCAO ANTÃO expired, leaving behind one son and one daughter, namely :

a) Mr. JOAO DAVID FELISNAO ANTÃO also known as JOAO DAVID FELISMAO ANTÃO married to BRINDA FERNANDES (the Vendor no.1 herein); and

b) Mrs. MARIA EUGENIA IRENE ANTÃO FURTADO married to Mr. ROMEO FURTADO;

AND WHEREAS It has been further stated that said JOAO DAVID FELISNAO ANTÃO expired on 21/03/2012, leaving behind, as his widow and moiety holder, the Vendor no.1 herein, namely, Mrs. BRINDA FERNANDES, and as his heirs, his three sons and one daughter, namely :

a) Mr. MANUEL ANTÃO (Vendor no.2 herein) married to Mrs. JOSMARIA ELIA D'COSTA (Vendor no.3 herein);

b) Mr. SYDNEY ANTÃO (Vendor no.4 herein);

c) Mr. MILROY ANTÃO (Vendor no.5 herein);

d) Mrs. VITA ALIDA ANTÃO E MASCARENHAS (Vendor no.6 herein) married to VINCENTE MASCARENHAS (Vendor no.7);



Brinda

BF

AND WHEREAS said Mrs. MARIA EUGENIA IRENE ANTÃO FURTADO and her husband, Mr. ROMEO FURTADO also expired, leaving behind as their sole and universal heir, their only daughter, namely -

- a) Mrs. MIMI BAMBINA FURTADO married to MAX P. VICTOR JUDE ANDRADE (Vendors no.8 and 9 herein);

AND WHEREAS as per the Final Chart of Partition in the said Inventory proceedings, the SAID PROPERTY was allotted to the Vendors, in the following manner/share :-

- i) Vendor no.1 Mrs. BRINDA FERNANDES, widow - 1/4
- ii) Vendor no.2 Mr. MANUEL ANTÃO & his wife
Vendor no.3, Mrs. JOS MARIA ELIA D'COSTA- 1/16
- iii) Vendor no.4 Mr. SYDNEY ANTÃO; - 1/16
- iv) Vendor no.5 Mr. MILROY ANTÃO; - 1/16
- v) Vendor no.6 Mrs. VITA ALIDA ANTÃO E MASCARENHAS & her husband
Vendor no.7 VINCENTE MASCARENHAS; - 1/16
- vi) Vendor no.8 Mrs. MIMI BAMBINA FURTADO & her husband Vendor no.9 MAX P. VICTOR JUDE ANDRADE; - 1/2

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AND WHEREAS although in the Inventory Proceedings it is mentioned that the Vendor no.5 Milroy Antao was married to Anna Goryashina, however, no marriage was contracted between them since the parties did not present themselves before the Office of the Civil cum Sub Registrar after their first signature, for the purpose of declaration of their second signature and registration of their marriage. Hence, no marriage exists between the parties.

AND WHEREAS in view of the above, the Vendors herein became the exclusive joint owners in possession of the SAID PROPERTY.

AND WHEREAS the Vendors have sub-divided a portion of the SAID PROPERTY Into developed plots, which portion is described in Schedule 'B' hereto and shall hereinafter be referred to as the "SAID DEVELOPED AREA".

AND WHEREAS for the purpose of development of the said Developed Area, the Vendors have accordingly constructed road, gutters and also provided dead electrical as well as water lines to said Developed Area.



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AND WHEREAS the Vendors have obtained following approvals and permissions from the concerned statutory authorities, for Plots nos. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 32 :-

- 
- a) Technical Clearance Order dated 10/11/2021 under Ref. no.TPM/31360/Veroda/89/2/2021 /5091 from the Town and Country Planning Department, South Goa District, Margao, Goa.
 - b) Final NOC dated 09/12/2021 under no.CMC/Tech/2021-22/2597 from the Cuncolim Municipal Council, Cuncolim, Goa.
 - c) Conversion Sanad dated 15/03/2021 under no.AC-II/SAL/SG/CONV/97/2018/2829 from the Office of Additional Collector II, South Goa, Margao, Goa, in resepct of an area of 7920 square metres.

AND WHEREAS the Purchaser has taken inspection of the said documents and being satisfied, has approached the Vendors and agreed to purchase one of the plots being, PLOT **no.23** having an area of **460.00** square metres, and accordingly the Vendors have now agreed to sell to the Purchaser the said Plot **no.23** which is better described in Schedule 'C'

[Signature]

[Signature]

hereto, for a total consideration of **Rs.23,92,000/-** (Rupees twenty three lakhs ninety two thousand only), which **PLOT no.23** shall hereinafter be referred to as the "**SAID PLOT**".

AND WHEREAS at the request of all the Vendors, the entire total consideration of Rs.23,92,000/- (Rupees twenty three lakhs ninety two thousand only), is paid by the Purchaser in favour of the Vendor no.1 herein, before the execution of this Deed of Sale, as agreed between the parties, vide cheque bearing no.034347 dated 18/03/2025 drawn on Union Bank of India, Murida-Cuncolim branch.

AND WHEREAS the parties hereto now desire to complete the sale of the SAID PLOT by executing this Deed of Sale.

AND WHEREAS the VENDORS hereby declare that they are aware of the Notification no.RD/LAND/LRC/318/77 dated 21/8/78 and Circular no.16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and accordingly declare that they do not belong to the scheduled caste and/or

scheduled tribe category, and as such, there is no restriction of whatsoever nature on the sale of the SAID PLOT, which is the subject matter of this Deed.

AND WHEREAS the Vendors hereby confirm that the SAID PLOT under transaction, is a non-agricultural land/property and the VENDORS herein own the responsibility that the transaction is in compliance with the FEMA/RBI guidelines and there is no violation of the same.

NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER :-

1. That in consideration of sum of **Rs.23,92,000/-** (Rupees twenty three lakhs ninety two thousand only), paid by the Purchaser in favour of the Vendor no.1 herein, as requested by all the Vendors, as stated in detail above, receipt whereof is hereby admitted and acknowledged by each of the Vendors to the Purchaser herein, THEY THE VENDORS do hereby sell, transfer, convey and assure in favour of the Purchaser herein, the SAID PLOT being Plot bearing **no.23** admeasuring **460.00** square metres



and better described in Schedule 'C' hereto, free from any encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD the same unto and to the use of the Purchaser herein, absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

2. That the Vendors hereby agree and undertake to save harmless and keep indemnified the Purchaser from and against all losses, charges, costs or expenses suffered or incurred by the Purchaser, by reason of :

- i) there being any defect in title of the Vendors to the SAID PLOT conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the SAID PLOT conveyed hereunder;
- iii) and/or there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID PLOT conveyed hereunder.

3. That the Vendors shall at the request and cost of the Purchaser, do, execute and perform all such necessary acts, deeds and things as may be required



[Signature]

[Signature]

by the Purchaser for the purpose of more perfectly conveying and assuring in favour of the Purchaser herein, the SAID PLOT and/or for the purpose of recording and registering in the name of the Purchaser, the SAID PLOT conveyed hereunder in all Government records including Land Revenue, Land Survey records and Village Panchayat/ Municipal Records.

4. The Vendors have today delivered to the Purchaser the clean, clear and vacant possession of the SAID PLOT and have also delivered certified copies of title documents in respect of the said Plot/said Property.

5. The VENDORS hereby give their consent and no objection to the concerned Village panchayat/ Municipality for mutation/partition/recording the name of the Purchaser in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PLOT conveyed hereunder. The Vendors have also issued NOC for mutation of the land records to the Purchaser along with the mutation application on execution of this Deed of Sale.



[Signature]

[Signature]

6. The Vendors hereby declare that the Purchaser shall be entitled to the use and possess the SAID PLOT without any interruption or interference from them or anyone else claiming through them.

7. That the Purchaser shall not obstruct, interfere or carry out any activities in respect of the remaining part of the said Developed Area and/or the said property, and the roads, gutters and open spaces are meant for the benefit and enjoyment of all the prospective Purchasers and can be used for recreational activities.

8. That at no point of time the Purchaser shall be entitled to misuse the open spaces or carry out any construction in the open spaces shown in the plan annexed hereto, which is marked as Block "A" and "B".

9. The Purchaser is aware that the SAID PLOT which is purchased under this Deed is for the purpose of construction of residential premises or for any other purpose as per the permissions to be obtained from the concerned authorities.



Signature

Signature

10. That for the purpose of payment of stamp duty, the market value of **SAID PLOT no.23** is calculated at **Rs.8,000/- x 460 sq. mts. = Rs.36,80,000/-** (Rupees thirty six lakhs eighty thousand only), accordingly stamp duty of 3% i.e. **Rs.1,10,500/-** is affixed to this Deed of Sale, plus applicable registration charges of 3% are paid on execution of this Deed, which are paid and borne by Purchaser herein.

Schedule 'A' -

All that property known as Tenth Portion of MOSSONDI MOLLA also known as GARMAND situated at village Veroda of Salcete Taluka, district of South Goa, State of Goa, described in the land registration office under no.4,861 of new series, and as per the land registration records, is bounded as under:

On the East – by Jose Fernandes and others;

On the West – by Marquis;

On the North – with Carlos and others; and

On the South – with Jose Julio Monteiro;



-23

As per the survey records, the said property is bounded as under :-

on the East - by road;

on the West - by road;

on the North - partly by survey no.2, partly by survey no.1 and survey no.90;

on the South - partly by survey no.87, partly by survey no.88 and survey no.85;

The said property admeasures 26,900 sq. mtrs. and is identified in the survey records of village panchayat of Veroda, under survey no.89/2;

Schedule 'B' -

All that part of the property described in Schedule 'A' above, which part is the developed area admeasuring 20,557 square metres, situated at village Veroda of Salcete Taluka, district of South Goa, State of Goa, and is bounded as under :-

On the East - by road;

on the West - by road;

on the North - partly by survey no.2, partly by survey no.1 and survey no.90;

BF

on the South – by remaining part of the said property which is marked as “Orchard Zone”;

The said part bears Survey no.89/2(part) of village Veroda.

Schedule ‘C’ -

All that developed plot being Plot no.**23** admeasuring **460.00** square metres, which is a part of the Developed Area described in Schedule ‘B’ above, which Plot is situated at village Veroda of Salcete Taluka, district of South Goa, State of Goa, and is bounded as under :-

On the East – by 6 metres wide internal road of the property;

On the West – by part of survey no.89/2 (area under orchard zone - Block A);

On the North– by existing 6.00 metres road;

On the South – partly by Plot no.24 and partly by part of survey no.89/2 (area under orchard zone - Block A);

The said Plot bears Survey no.89/2(part) of village Veroda, and is shown marked in RED colour lines in the plan annexed hereto.



[Signature]

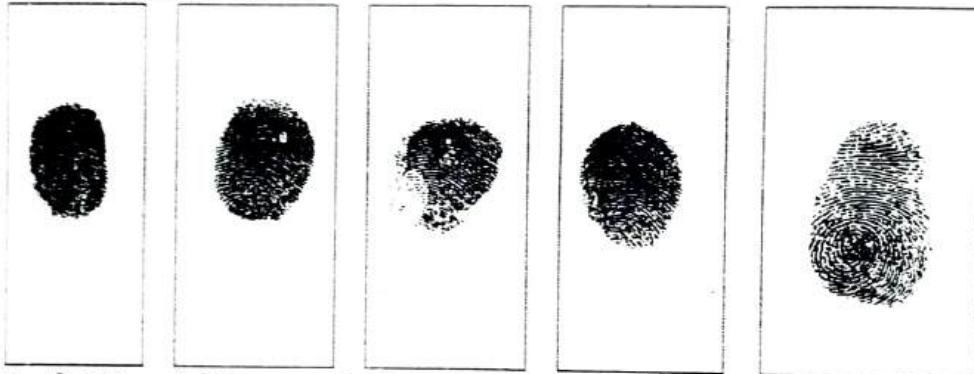
[Signature]

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

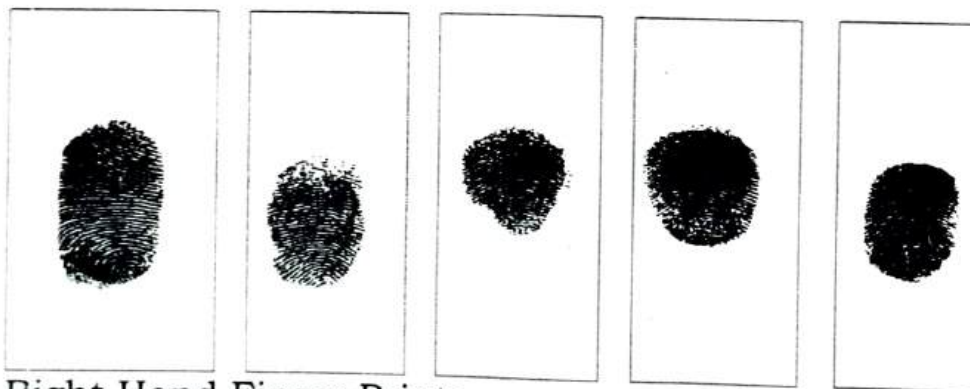
VENDORS -

Brinda Fernandes

1. Mrs. BRINDA FERNANDES E
ANTAO alias BRINDA ANTAO alias
BRINDA FERNANDES for self and as
constituted attorney of Vendors
at sr. nos.2 to 9.



Left Hand Finger Prints



Right Hand Finger Prints

Brinda Fernandes

BF

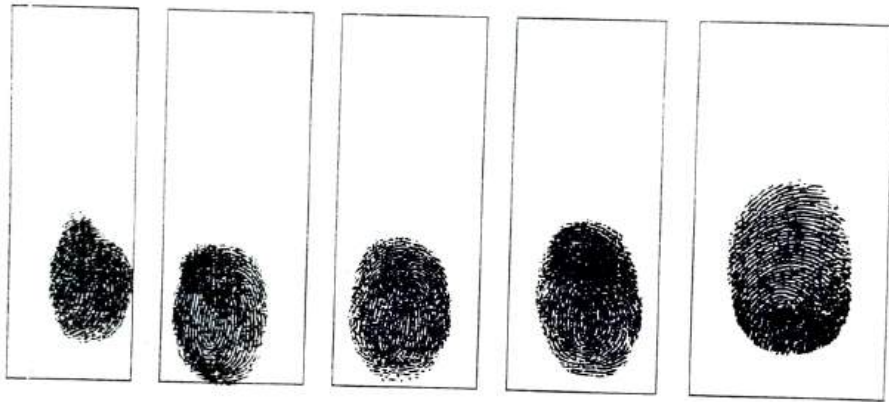
-26

hmbhar
PURCHASER -

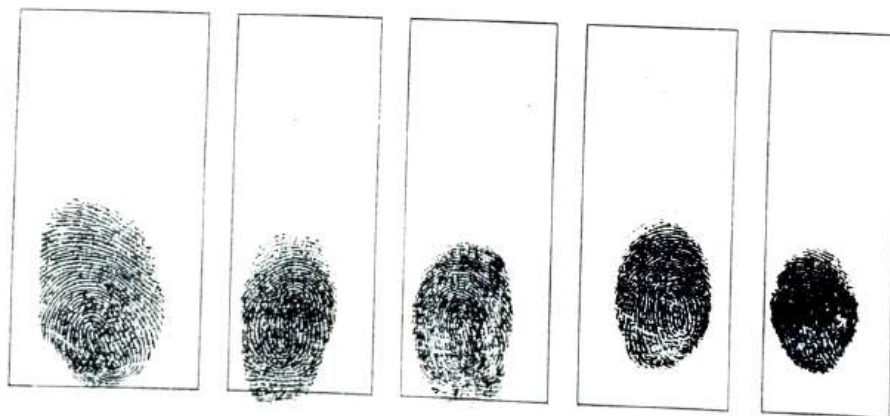


hmbhar

Mr. VIRENDRA YESHWANT DESSAI



Left Hand Finger Prints



Right Hand Finger Prints

hmbhar

BF

WITNESSES -

1. Mr. DATTADAS NARAYAN SHET BHISE
r/o House no.85, Pimpal, Cotta, Quepem,
South Goa, Goa, 403705.

Aadhaar Card no.9922 3545 4545

Signature :



2. Mr. RAJAT RAJENDAR VELIP
r/o House no.189, Velipwada, Cavrem, Quepem,
South Goa, Goa, 403705.

Aadhaar Card no.8230 7207 0294

Signature :



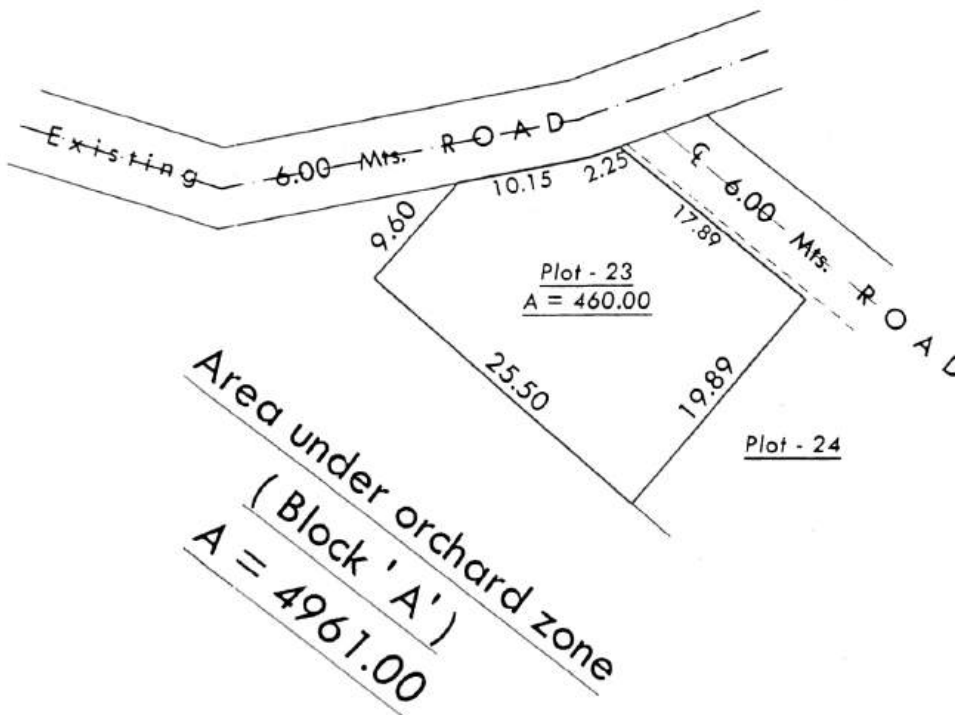
SITE PLAN

SHOWING THE PLOT-23 IN PROPERTY BEARING S.NO.89/2 OF VILLAGE
VERODA, SALCETE TALUKA

 AREA OF PLOT-23 = 460.00 SQM



SCALE 1:500



137-
VENDOR


PURCHASER



1625 1702/11/21 1702/12/13/1690321/169616/1701

Attorneys:

Indhu

-15-

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Mar-2025 10:58:06 am

Document Serial Number :- 2025-MGO-1543

Presented at 10:51:07 am on 24-Mar-2025 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	110400
2	Registration Fee	110400
3	Mutation Fees	1500
4	Processing Fee	1840
Total		224140

Stamp Duty Required :110400/-

Stamp Duty Paid : 110500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIRENDRA YESHWANT DESSAI ,Father Name:Yeshwant Vithoba Dessai,,Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House no.M/7, Culwado, Cuncolim, Salcete, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BRINDA FERNANDES E ANTAO Alias BRINDA ANTAO Alias BRINDA FERNANDES , Father Name:N T B Fernandes, Age: 73, Marital Status: Widow ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED]			
2	VIRENDRA YESHWANT DESSAI , Father Name:Yeshwant Vithoba Dessai, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, House no.M/7, Culwado, Cuncolim, Salcete, Goa, PAN No.: [REDACTED]			
3	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: , Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MAX P VICTOR JUDE ANDRADE Alias MAX JUDE PREMINO VICTOR ANDRADE Alias JUDE ANDRADE			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for MIMI BAMBINA FURTADO Alias MIMI BAMBINA ANDRADE Alias ANDRADE BAMBINA			<i>Brinda Fernandes</i>
5	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for VINCENTE MASCARENHAS			<i>Brinda Fernandes</i>
6	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for VITA ALIDA ANTÃO Alias VITA ALIDA ANTÃO E MASCARENHAS Alias VITA ALIDA MASCARENHAS			<i>Brinda Fernandes</i>
7	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for MICROY ANTÃO			<i>Brinda Fernandes</i>
8	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for SYDNEY ANTÃO			<i>Brinda Fernandes</i>
9	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for JOSMARIA ELIA D'COSTA Alias ELIA JOSMARIA D'COSTA			<i>Brinda Fernandes</i>
10	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for MANUEL ANTÃO Alias ANTÃO MANUEL			<i>Brinda Fernandes</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: RAJAT RAJENDAR VELIP, Age: 24, DOB: 2001-02-21, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Unmarried, Address: 403705, House no.189 Velipwada Cavrem Quepem South Goa, House no.189 Velipwada Cavrem Quepem South Goa, Quepem, Quepem, South Goa, Goa			<i>Rajat Velip</i>

25/10/58 AM

NGD¹ S : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: DATTADAS NARAYAN SHET THISE , Age: 40, DOB: 1985-02-06 , Mobile: [REDACTED], Email: [REDACTED], Occupation: Business , Marital status : Married , Address: 403705, House no.85 Pimpal Cotta Quepem Goa, House no.85 Pimpal Cotta Quepem Goa, Quepem, Quepem, SouthGoa, Goa			

B. Registrar
Sub Registrar
Cum
Sub Registrar
Salcote

Document Serial Number :- 2025-MGO-1543



document Serial No:-2025-MGO-1543

Book :- 1 Document

Registration Number :- **MGO-1-1508-2025**

Date : 24-Mar-2025



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

Civil Registrar

-Cum-

Sub Registrar

Salcete





गोवा GOA

SI. No. 10035 Place of Vend: Margao. Date of Issue. 11/8/25

Value of Stamp Paper. 25,000/-

Name of the Purchaser. Virendra Y. Dessai

S/o. ... Residing at. Cuncolim

As there is no one single stamp paper for the value
 of Rs. 1,10,000/- Additional stamp paper for the
 completion of the value is attached along with

Stamp Vendor Signature Signature of Purchaser



Virendra Y. Dessai [Signature]

DEED OF SALE

[Signature] [Signature]

169669

TONY FERNANDES

Govt. Authorised Stamp Vendor
 Licence No JUD/VEN-LIC/1/2013/AC4
 Shop No. 4, Ave Maria Building
 Margao-Goa Ph: 2731274

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES



Sl. No. 10035 Place of Vend: Margao. Date of Issue 11/3/25
Value of Stamp Paper 25,000/-
Name of the Purchaser Virendra Y. Dessai
S/o _____ Residing at Cancolim
As there is no one single stamp paper for the value
of Rs. 1,10,000/- Additional stamp paper for the
completion of the value is attached along with

169670
TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No JUD/VEN-LIC/1/2013/AC
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

Stamp Vendor Signature _____ Signature of Purchaser _____

- 2 -

DEED OF SALE

BF



Sl. No. 10035 Place of Vend: Margao. Date of Issue: 11/3/25
Value of Stamp Paper: 25,000/-
Name of the Purchaser: Virendra. Y. Dessai
S/o: Cuncolim
As there is no one single stamp paper for the value
of Rs. 1,10,000/- Additional stamp paper for the
completion of the value is attached along with

Stamp Vendor Signature

Signature of Purchaser

169671

TONY FERNANDES

Govt. Authorised Stamp Vendor
Licence No JUD/VEN-LIC/1/2013/AC
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

- 3 -

DEED OF SALE

[Handwritten signature]

[Handwritten mark]



St. No. 10035 Place of Vend: Margao. Date of Issue 11/3/25
Value of Stamp Paper 25,000/-
Name of the Purchaser Virendra Y. Desai
S/o Cuncolim Residing at Cuncolim
As there is no one single stamp paper for the value
of Rs. 1,10,000/- Additional stamp paper for the
completion of the value is attached along with

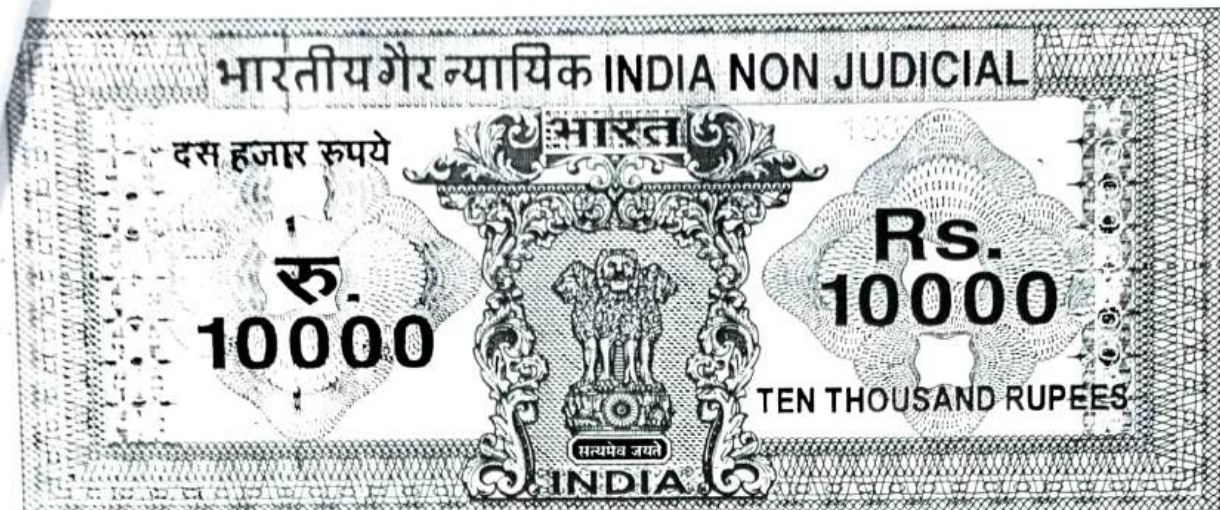
169672
TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No JUD/VEN-LIC/1/2013/JAC
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

 Stamp Vendor Signature
 Signature of Purchaser

- 4 -

DEED OF SALE



SI No. 10035 Place of Vend: Margao Date of Issue: 11/3/25
Value of Stamp For: 10,000/-
Name of the Purchaser: Virendra Y. Dessai
S/o: Cuncolim Residing at: Cuncolim
As there is no one single stamp paper for the value
of Rs. 10,000/- Additional stamp paper for the
completion of the value is attached along with

055109
TONY FERNANDES
Govt. Authorised Stamp Vend
Licence No. JUD/VEN-LIC/1/2013AC
Shop No. 4, Ave Maria Buldir
Margao-Goa Ph: 2731274

 Stamp Vendor Signature  Signature of Purchaser

- 5 -

DEED OF SALE





-6

This DEED OF SALE is made and executed at, Margao, Salcete, Goa, on this 18th day of MARCH of the year 2025.

B E T W E E N

(1) Mrs. BRINDA FERNANDES E ANTÃO alias BRINDA ANTÃO alias BRINDA FERNANDES, aged 73 years, wife of late Joao David Felismao Antao, occupation - housewife, holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED], Indian National, (Mobile no.8308311774), resident of House no.63, 1st Ward, Colva, Salcete, Goa, 403 708;

(2) Mr. MANUEL ANTÃO alias ANTÃO MANUEL, aged 48 years, son of late Joao David Felismao Antao, occupation - service, married, holding PAN CARD bearing no. [REDACTED] B, Portuguese National of Indian origin holding Overseas Citizen of India Card (OCI) bearing No.A 1606376 issued on 21/07/2014 in London; his wife (3) Mrs. JOSMARIA ELIA D'COSTA alias ELIA JOSMARIA D'COSTA, aged 46 years, wife of Mr. Manuel Antao alias Antao Manuel



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daughter of Mr. Eliasinacio Caetano D'Costa, married, occupation - housewife, holding PAN CARD bearing No. [REDACTED] and AADHAAR CARD bearing no. [REDACTED], Indian National, both residents of House no.63/A, 1st Ward, Colva, Salcete, Goa, 403708;

(4) Mr. SYDNEY ANTAAO, aged 43 years, son of late Joao David Felismao Antao, unmarried, occupation - service, holding PAN CARD bearing No. [REDACTED] Portuguese National of Indian origin holding Overseas Citizen of India Card (OCI) bearing No.A 1472300 issued on 22/11/2013 in London, residing at House no.63/2, 1st Ward, Colva, Salcete, Goa, 403708;

(5) Mr. MILROY ANTAAO, age 40 years, son of late Joao David Felismao Antao, unmarried, occupation - Entertainment, holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED] 57 (Mobile no. [REDACTED] 4), Indian National, residing at House no.63, 1st Ward, Colva, Salcete, Goa, 403708;

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(6) Mrs. VITA ALIDA ANTAO alias VITA ALIDA ANTAO E MASCARENHAS alias VITA ALIDA MASCARENHAS, aged 47 years, daughter of late Joao David Felismao Antao and wife of Mr. Vincente Mascarenhas, married, occupation - housewife, holding PAN CARD bearing No. [REDACTED], Portuguese National of Indian origin holding Overseas Citizen of India Card (OCI) bearing No.A 1894093 issued on 12/08/2015 in London; her husband (7) Mr. VINCENTE MASCARENHAS, aged 58 years, son of Mr. Amancio Mascarenhas, married, occupation - service, holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED] 5, Indian National, both residing at House no.122/B, Comba, Margao, Goa;

(8) Mrs. MIMI BAMBINA FURTADO alias MIMI BAMBINA ANDRADE, alias ANDRADE BAMBINA, age about 54 years, daughter of late Maria Eugenia Irene Antao Furtado and late Romeo Furtado, wife of Mr. Max P. Victor Jude Andrade, married, occupation - Teacher, holding PAN CARD bearing No. [REDACTED] E and AADHAAR CARD bearing

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no. [REDACTED], Indian National (Mob. No. [REDACTED]); her husband (9) Mr. MAX P. VICTOR JUDE ANDRADE alias MAX JUDE PREMINO VICTOR ANDRADE alias JUDE ANDRADE, age 57 years, son of late Lucio Andrade, married, occupation - Business, holding PAN CARD bearing No. [REDACTED] and AADHAAR CARD bearing no [REDACTED], Indian National, both residing at House no.44, Sanvorcotto, Near Bridge, Cuncolim, Salcete, Goa, 403703;

All hereinafter jointly referred to as the "VENDORS" (which expression shall mean and include their respective heirs, administrators, executors and assigns);

The Vendors at sr. nos.2 to 9 are represented herein by their Power of Attorney holder, (mother/mother-in-law of Vendors no.2 to 7 and Aunt of Vendors no.8 & 9), the Vendor no.1 herein, Mrs. BRINDA FERNANDES E ANTÃO alias BRINDA ANTÃO alias BRINDA FERNANDES constituted vide Power of Attorney executed at Margao, Goa, on 06th November, 2015, duly executed before the Notary,

Brinda

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Sanjay A. Shirodkar at Margao, on 07/11/2015 registered under no.7961/2015; certified copy of which is furnished along with this Deed to the office of the Sub Registrar.

A N D



Mr. VIRENDRA YESHWANT DESSAI, age 56 years, son of Mr. Yeshwant Vithoba Dessai, married, occupation - Business, Indian National holding PAN CARD bearing no. [REDACTED] and AADHAAR CARD bearing no. [REDACTED], (Mobile no. [REDACTED] 06) and resident of House no.M/7, Culwado, Cuncolim, Salcete, Goa, 403703, hereinafter referred to as the "PURCHASER" (which expression shall mean and include all his heirs, administrators, executors and assigns);

WHEREAS there exists a property which is fully described in Schedule "A" hereto, and which property shall hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS the said property belonged to Antonio Lourenco Caridade Brito of Veroda, having

Luha *BF*

purchased from Mr. Carlos Vaz and his wife, Mrs. Ana Luisinha Aurora of Sarzora, vide a Public Deed of Sale and Quittance dated 16 March 1893, duly recorded at folio 37 to 38 of Book no.164.

AND WHEREAS said Salvacao Tavares the wife of Antonio Lourenco Caridade Brito expired on 16/11/1932 and Antonio Lourenco Caridade Brito expired on 23/10/1949, and upon their death, Inventory Proceedings were instituted in the Court of the Civil Judge Senior Division at Margao, being Reg. Inv. Proc. no.1/2015/I.

AND WHEREAS in the said Inventory, as per the Statement on Oath given by the Vendor no.5 herein namely Mr. MILROY ANTAO, it is stated that said ANTONIO LOURENCO CARIDADE BRITO and his wife SALVACAO TAVARES expired leaving behind their only daughter, namely Mrs. CANDOLINA BRITTO married to Mr. JOAQUIM MANUEL ASSUMPCAO ANTAO.

AND WHEREAS it is further stated that said CANDOLINA BRITTO and her husband JOAQUIM



Luís *Q*

MANUEL ASSUMPCAO ANTÃO expired, leaving behind one son and one daughter, namely :

a) Mr. JOAO DAVID FELISNAO ANTÃO also known as JOAO DAVID FELISMAO ANTÃO married to BRINDA FERNANDES (the Vendor no.1 herein); and

b) Mrs. MARIA EUGENIA IRENE ANTÃO FURTADO married to Mr. ROMEO FURTADO;

AND WHEREAS It has been further stated that said JOAO DAVID FELISNAO ANTÃO expired on 21/03/2012, leaving behind, as his widow and moiety holder, the Vendor no.1 herein, namely, Mrs. BRINDA FERNANDES, and as his heirs, his three sons and one daughter, namely :

a) Mr. MANUEL ANTÃO (Vendor no.2 herein) married to Mrs. JOSMARIA ELIA D'COSTA (Vendor no.3 herein);

b) Mr. SYDNEY ANTÃO (Vendor no.4 herein);

c) Mr. MILROY ANTÃO (Vendor no.5 herein);

d) Mrs. VITA ALIDA ANTÃO E MASCARENHAS (Vendor no.6 herein) married to VINCENTE MASCARENHAS (Vendor no.7);



AND WHEREAS said Mrs. MARIA EUGENIA IRENE ANTÃO FURTADO and her husband, Mr. ROMEO FURTADO also expired, leaving behind as their sole and universal heir, their only daughter, namely -

a) Mrs. MIMI BAMBINA FURTADO married to MAX P. VICTOR JUDE ANDRADE (Vendors no.8 and 9 herein);

AND WHEREAS as per the Final Chart of Partition in the said Inventory proceedings, the SAID PROPERTY was allotted to the Vendors, in the following manner/share :-

- i) Vendor no.1 Mrs. BRINDA FERNANDES, widow - 1/4
- ii) Vendor no.2 Mr. MANUEL ANTÃO & his wife
Vendor no.3, Mrs. JOS MARIA ELIA D'COSTA- 1/16
- iii) Vendor no.4 Mr. SYDNEY ANTÃO; - 1/16
- iv) Vendor no.5 Mr. MILROY ANTÃO; - 1/16
- v) Vendor no.6 Mrs. VITA ALIDA ANTÃO E MASCARENHAS & her husband
Vendor no.7 VINCENTE MASCARENHAS; - 1/16
- vi) Vendor no.8 Mrs. MIMI BAMBINA FURTADO & her husband Vendor no.9 MAX P. VICTOR JUDE ANDRADE; - 1/2

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AND WHEREAS although in the Inventory Proceedings it is mentioned that the Vendor no.5 Milroy Antao was married to Anna Goryashina, however, no marriage was contracted between them since the parties did not present themselves before the Office of the Civil cum Sub Registrar after their first signature, for the purpose of declaration of their second signature and registration of their marriage. Hence, no marriage exists between the parties.

AND WHEREAS in view of the above, the Vendors herein became the exclusive joint owners in possession of the SAID PROPERTY.

AND WHEREAS the Vendors have sub-divided a portion of the SAID PROPERTY Into developed plots, which portion is described in Schedule 'B' hereto and shall hereinafter be referred to as the "SAID DEVELOPED AREA".

AND WHEREAS for the purpose of development of the said Developed Area, the Vendors have accordingly constructed road, gutters and also provided dead electrical as well as water lines to said Developed Area.

Ambar *BT*



AND WHEREAS the Vendors have obtained following approvals and permissions from the concerned statutory authorities, for Plots nos. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 32 :-



- a) Technical Clearance Order dated 10/11/2021 under Ref. no.TPM/31360/Veroda/89/2/2021 /5091 from the Town and Country Planning Department, South Goa District, Margao, Goa.
- b) Final NOC dated 09/12/2021 under no.CMC/Tech/2021-22/2597 from the Cuncolim Municipal Council, Cuncolim, Goa.
- c) Conversion Sanad dated 15/03/2021 under no.AC-II/SAL/SG/CONV/97/2018/2829 from the Office of Additional Collector II, South Goa, Margao, Goa, in respect of an area of 7920 square metres.

AND WHEREAS the Purchaser has taken inspection of the said documents and being satisfied, has approached the Vendors and agreed to purchase one of the plots being, **PLOT no.24** having an area of **457.00** square metres, and accordingly the Vendors have now agreed to sell to the Purchaser the said Plot no.**24** which is better described in Schedule 'C'

Signature *BT*

hereto, for a total consideration of **Rs.23,76,400/-** (Rupees twenty three lakhs seventy six thousand four hundred only), which **PLOT no.24** shall hereinafter be referred to as the "**SAID PLOT**".

AND WHEREAS at the request of all the Vendors, the entire total consideration of Rs.23,76,400/- (Rupees twenty three lakhs seventy six thousand four hundred only), is paid by the Purchaser in favour of the Vendor no.1 herein, before the execution of this Deed of Sale, as agreed between the parties, vide cheque bearing no.034348 dated 18/03/2025 drawn on Union Bank of India, Murida-Cuncolim branch.

AND WHEREAS the parties hereto now desire to complete the sale of the SAID PLOT by executing this Deed of Sale.

AND WHEREAS the VENDORS hereby declare that they are aware of the Notification no.RD/LAND/LRC/318/77 dated 21/8/78 and Circular no.16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and accordingly declare that they do not belong to the scheduled caste and/or



Signature BT

scheduled tribe category, and as such, there is no restriction of whatsoever nature on the sale of the SAID PLOT, which is the subject matter of this Deed.

AND WHEREAS the Vendors hereby confirm that the SAID PLOT under transaction, is a non-agricultural land/property and the VENDORS herein own the responsibility that the transaction is in compliance with the FEMA/RBI guidelines and there is no violation of the same.

NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER :-

1. That in consideration of sum of **Rs.23,76,400/-** (Rupees twenty three lakhs seventy six thousand four hundred only), paid by the Purchaser in favour of the Vendor no.1 herein, as requested by all the Vendors, as stated in detail above, receipt whereof is hereby admitted and acknowledged by each of the Vendors to the Purchaser herein, THEY THE VENDORS do—hereby sell, transfer, convey and assure in favour of the Purchaser herein, the SAID PLOT being Plot-bearing **no.24** admeasuring **457.00**

Amha *BF*



square metres-and better described in Schedule 'C' hereto, free from any encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD the same unto and to the use of the Purchaser herein, absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

2. That the Vendors hereby agree and undertake to save harmless and keep indemnified the Purchaser from and against all losses, charges, costs or expenses suffered or incurred by the Purchaser, by reason of :

- i) there being any defect in title of the Vendors to the SAID PLOT conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the SAID PLOT conveyed hereunder;
- iii) and/or there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID PLOT conveyed hereunder.

3. That the Vendors shall at the request and cost of the Purchaser, do, execute and perform all such necessary acts, deeds and things as may be required

Vendor *BT*

by the Purchaser for the purpose of more perfectly conveying and assuring in favour of the Purchaser herein, the SAID PLOT and/or for the purpose of recording and registering in the name of the Purchaser, the SAID PLOT conveyed hereunder in all Government records including Land Revenue, Land Survey records and Village Panchayat/ Municipal Records.

4. The Vendors have today delivered to the Purchaser the clean, clear and vacant possession of the SAID PLOT and have also delivered certified copies of title documents in respect of the said Plot/said Property.

5. The VENDORS hereby give their consent and no objection to the concerned Village panchayat/ Municipality for mutation/partition/recording the name of the Purchaser in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PLOT conveyed hereunder. The Vendors have also issued NOC for mutation of the land records to the Purchaser along with the mutation application on execution of this Deed of Sale.

6. The Vendors hereby declare that the Purchaser shall be entitled to the use and possess the SAID PLOT without any interruption or interference from them or anyone else claiming through them.



7. That the Purchaser shall not obstruct, interfere or carry out any activities in respect of the remaining part of the said Developed Area and/or the said property, and the roads, gutters and open spaces are meant for the benefit and enjoyment of all the prospective Purchasers and can be used for recreational activities.

8. That at no point of time the Purchaser shall be entitled to misuse the open spaces or carry out any construction in the open spaces shown in the plan annexed hereto, which is marked as Block "A" and "B".

9. The Purchaser is aware that the SAID PLOT which is purchased under this Deed is for the purpose of construction of residential premises or for any other purpose as per the permissions to be obtained from the concerned authorities.

Signature

BF

10. That for the purpose of payment of stamp duty, the market value of **SAID PLOT no.24** is calculated at **Rs.8,000/- x 457 sq. mts. = Rs.36,56,000/-** (Rupees thirty six lakhs fifty six thousand only), accordingly stamp duty of 3% i.e. **Rs.1,10,000/-** is affixed to this Deed of Sale, plus applicable registration charges of 3% are paid on execution of this Deed, which are paid and borne by Purchaser herein.



Schedule 'A' -

All that property known as Tenth Portion of MOSSONDI MOLLA also known as GARMAND situated at village Veroda of Salcete Taluka, district of South Goa, State of Goa, described in the land registration office under no.4,861 of new series, and as per the land registration records, is bounded as under:

On the East - by Jose Fernandes and others;
On the West - by Marquis;
On the North - with Carlos and others; and
On the South - with Jose Julio Monteiro;

Liniker *BF*

As per the survey records, the said property is bounded as under :-

on the East - by road;

on the West - by road;

on the North - partly by survey no.2, partly by survey no.1 and survey no.90;

on the South - partly by survey no.87, partly by survey no.88 and survey no.85;

The said property admeasures 26,900 sq. mtrs. and is identified in the survey records of village panchayat of Veroda, under survey no.89/2;

Schedule 'B' -

All that part of the property described in Schedule 'A' above, which part is the developed area admeasuring 20,557 square metres, situated at village Veroda of Salcete Taluka, district of South Goa, State of Goa, and is bounded as under :-

On the East - by road;

on the West - by road;

on the North - partly by survey no.2, partly by survey no.1 and survey no.90;

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-23

on the South – by remaining part of the said property which is marked as “Orchard Zone”;

The said part bears Survey no.89/2(part) of village Veroda.

Schedule ‘C’ -

All that developed plot being Plot no.**24** admeasuring **457.00** square metres, which is a part of the Developed Area described in Schedule ‘B’ above, which Plot is situated at village Veroda of Salcete Taluka, district of South Goa, State of Goa, and is bounded as under :-

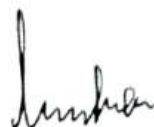
On the North– by Plot no.23;

On the West – by part of survey no.89/2 (area under orchard zone - Block A);

On the South – by 5 mts. internal road;

On the East – by 6 metres internal road;

The said Plot bears Survey no.89/2(part) of village Veroda, and is shown marked in RED colour lines in the plan annexed hereto.

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

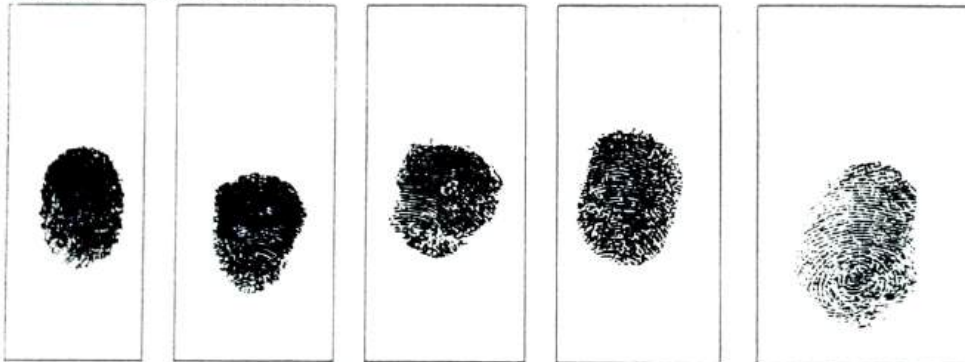
VENDORS -

Brinda Fernandes

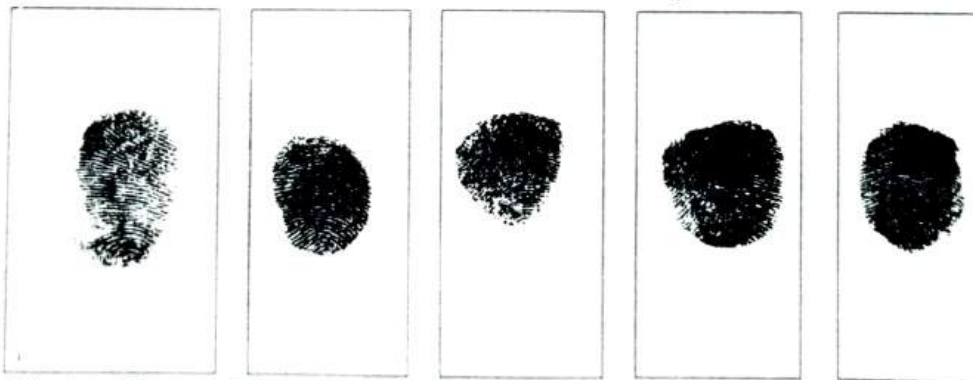
Brinda Fernandes



1. Mrs. BRINDA FERNANDES E
ANTAO alias BRINDA ANTAO alias
BRINDA FERNANDES for self and as
constituted attorney of Vendors
at sr. nos.2 to 9.



Left Hand Finger Prints



Right Hand Finger Prints

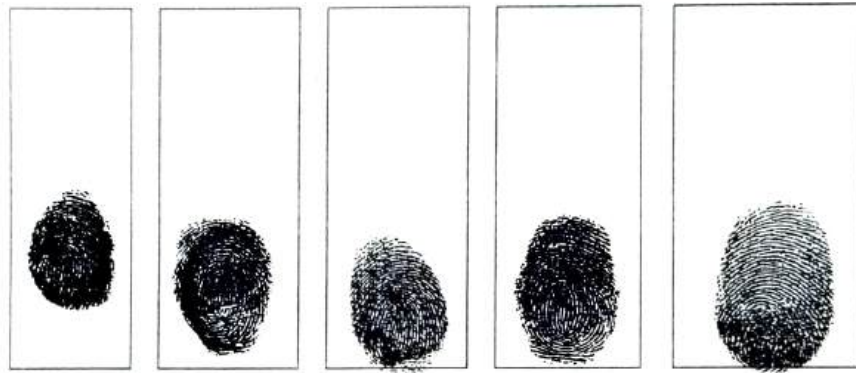
-25

PURCHASER -

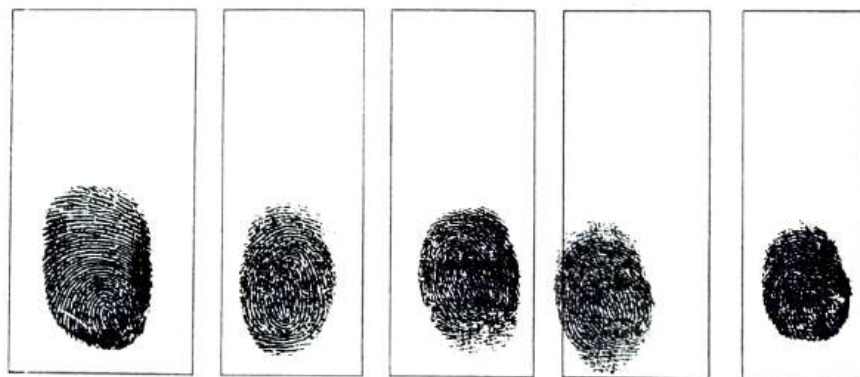


[Handwritten signature]

Mr. VIRENDRA YESHWANT DESSAI



Left Hand Finger Prints



Right Hand Finger Prints

[Handwritten signature]

[Handwritten initials]

WITNESSES -

1. Mr. DATTADAS NARAYAN SHET BHISE

r/o House no.85, Pimpal, Cotta, Quepem,

South Goa, Goa, 403705.

Aadhaar Card no. [REDACTED]

Signature :



2. Mr. RAJAT RAJENDAR VELIP

r/o House no.189, Velipwada, Cavrem, Quepem,

South Goa, Goa, 403705.

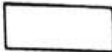
Aadhaar Card no. [REDACTED]

Signature :



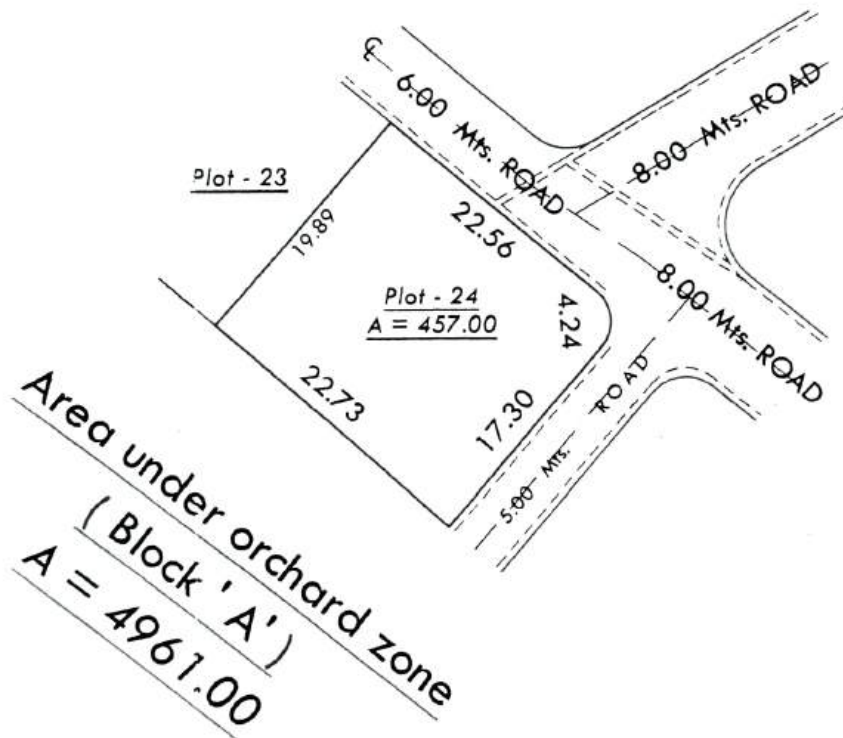
SITE PLAN

SHOWING THE PLOT-24 IN PROPERTY BEARING S.NO.89/2 OF VILLAGE
VERODA, SALCETE TALUKA

 AREA OF PLOT-24 = 457.00 SQM



SCALE 1:500




VENDOR


PURCHASER





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Mar-2025 10:47:35 am

Document Serial Number :- 2025-MGO-1541

Presented at 10:40:25 am on 24-Mar-2025 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	109700
2	Registration Fee	109680
3	Mutation Fees	1500
	Processing Fee	1820
Total		222700

Stamp Duty Required :109700/-

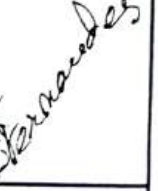
Stamp Duty Paid : 110000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIRENDRA YESHWANT DESSAI ,Father Name:Yeshwant Vithoba Dessai,,Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House no.M/7, Culwado, Cuncolim, Salcete, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BRINDA FERNANDES E ANTAO Alias BRINDA ANTAO Alias BRINDA FERNANDES , Father Name:N T B Fernandes, Age: 73, Marital Status: Widow ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED]			
2	VIRENDRA YESHWANT DESSAI , Father Name:Yeshwant Vithoba Dessai, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, House no.M/7, Culwado, Cuncolim, Salcete, Goa, PAN No.: [REDACTED]			
3	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name:N T B Fernandes, Age: 73, Marital Status: ,Gender:Female,Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MAX P VICTOR JUDE ANDRADE Alias MAX JUDE PREMINO VICTOR ANDRADE Alias JUDE ANDRADE			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for MIMI ANDRBAMBINA FURTADO Alias MIMI BAMBINA ANDRADE Alias ANDRADE BAMBINA			
5	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for VINCENTE MASCARENHAS			
6	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for VITA ALIDA ANTÃO Alias VITA ALIDA ANTÃO E MASCARENHAS Alias VITA ALIDA MASCARENHAS			
7	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for MILROY ANTÃO			
8	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for SYDNEY ANTÃO			
9	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for JOSMARIA ELIA D'COSTA Alias ELIA JOSMARIA D'COSTA			
10	Brinda Fernandes E Antao Alias Brinda Antao Alias Brinda Fernandes , Father Name: N T B Fernandes, Age: 73, Marital Status: , Gender: Female, Occupation: Housewife, House no.63, 1st Ward, Colva, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for MANUEL ANTÃO Alias ANTÃO MANUEL			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: RAJAT RAJENDAR VELIP, Age: 24, DOB: 2001-02-21, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Unmarried, Address: 403705, House no.189 Velipwada Cavrem Quepem South Goa, House no.189 Velipwada Cavrem Quepem South Goa, Quepem, Quepem, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: DATTADAS NARAYAN SHET BHISE , Age: 40, DOB: 1985-02-06, Mobile: [REDACTED], Email: [REDACTED], Occupation: Business , Marital status: Married , Address: 403705, House no.85 Pimpal Cotta Quepem Goa, House no.85 Pimpal Cotta Quepem Goa, Quepem, Quepem, South Goa, Goa			

Beegar
Sub Registrar
Civil Registrar
Cum-

Document Serial Number :- 2025 MGD 1541
Sub Registrar
Civil Registrar



Document Serial No:-2025-MGO-1541

Book :- 1 Document

Registration Number :- **MGO-1-1509-2025**

Date : 24-Mar-2025



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

Cum-
Sub Registrar
Salcete

