

witness ID
Pavan



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



Echallan No. 202400583881

e-Receipt

Department : 10 - NOTARY SERVICES	Echallan Date : 06/08/2024 13:03:20
<hr/>	
Name and Address of Party :	TONY 9822100699 Taleigao
Service:	Stamp Duty
	Amount
	Stamp Duty ₹ 2250000.00
	Total Amount : ₹ 2,250,000.00
	(Rs. Twenty Two Lakh Fifty Thousand Only)
<hr/>	
Department Data:	202400048307 NOTARY 202400048307 NOTARY
<hr/>	
Bank ref No:	CPAECAOSF4
Status:	Success
Payment Date:	07/08/2024 17:47:07
Payment Gateway:	SBI_MOPS



Print Date: 07/08/2024 17:47:16

4128/24
08/08/2024

DEED OF SALE

Sonia Lemos

THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 9th day of August, 2024.

BETWEEN

(1) **Mrs. Maria Sonia Elvira Anunciacao Viegas e Lemos alias Mrs Sonia Maria Lemos alias Mrs. Sonia Lemos**, aged 68 years, widow, daughter of Late. Mr. **Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas**, Housewife, Widow, holding **Pan Card Bearing No. [REDACTED]** and **Adhaar Card bearing No. [REDACTED]**, Indian National, Residing at House no. 52, Vivenda Lemos, Siquerim, Bardez, Goa, 403 515.

(2) **Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas**, Son of Late. Mr. **Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas**, aged 69 years, retired, bachelor, holding **Pan Card Bearing No. [REDACTED]** and **Adhaar Card bearing No. [REDACTED]**, Indian National, Residing at Flat no. 2, Happy Home Apartments, La Campala Colony, Miramar,



Sonia Lemos



Panaji - Goa, 403001, represented by his duly constituted Power Of Attorney holder, his Sister **Mrs. Maria Sonia Elvira Annunciacao Viegas E Lemos Alias Mrs. Sonia Lemos** vide Power Of Attorney dated 08-06-2022 executed at Panaji before Advocate & Notary M Medhekar bearing reg No: 1829/22 on 21/06/2022.



3) **Mr Robin Viegas**, Son of Late. Mr. **Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas**, aged 63 years, Self-employed, Married, holding **Pan Card Bearing No.** [REDACTED] and **Adhaar Card bearing No.** [REDACTED], and his wife **Mrs Lynette Viegas**, wife of **Mr Robin Viegas**, aged 56 years, Self-employed, Married, holding **Pan Card Bearing No.** [REDACTED] and **Adhaar Card bearing No.** [REDACTED] both Indian Nationals residing at 11 Framps Villa C.S.T Road, Kalina Opposite Mumbai University, Mumbai, Vidyanagari Mumbai Maharashtra 400098, represented by their duly constituted Power Of Attorney holder, their Sister / Sister-In-Law **Mrs. Maria Sonia Elvira Annunciacao Viegas E Lemos Alias Mrs. Sonia Lemos** vide Power Of Attorney dated 03-02-2021 executed at Mumbai before

Sonia Lemos

**Advocate & Notary Harjit Singh Anand bearing Sr No:
145 page No: 084 Book No: 7.**



✓(4) **Miss Ava Viegas Thomas alias Ava Thomas alias Maria Ava Viegas, Divorced**, aged 73 years, daughter of Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas, retired, Divorcee, holding **Pan Card Bearing No. [REDACTED]** and **Overseas Citizen of India Certificate bearing no. A267449 issued on 2nd June, 2008, residing at 925, 14th St, 1 Santa Monica CA 90403, USA**, represented by her duly constituted Power Of Attorney holder, her Sister **Mrs. Maria Sonia Elvira Annunciacao Viegas E Lemos alias Mrs. Sonia Lemos vide Power Of Attorney dated 15-09-2017 executed at Panaji before Advocate & Notary Govind U Bhohe bearing registration No: 5718/17.**

(5) **Mrs Pamela Mascarenhas married, aged 76 years, daughter of Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas,(retired),Married, Indian National holding Pan Card Bearing no. [REDACTED] and Adhaar Card Bearing no. [REDACTED] and her**

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Sonia Lemos

husband Dr. Allwyn Placidus Mascarenhas, son of Late Mr. Michael Leopold Mascarenhas, aged 80 years, Married, Doctor, holding Pan Card Bearing no. [REDACTED] and Adhaar Card bearing no. [REDACTED], both Indian Nationals, residing at 73 Falcons Crest, G.D. Ambekar Road, Tata Housing Colony, Parel Mumbai - 400012, represented by their duly constituted Power Of Attorney holder **Mrs. Maria Sonia Elvira Anunciacao Viegas e Lemos alias Mrs Sonia Maria Lemos alias Mrs. Sonia Lemos** appointed vide Power of Attorney dated 08/11/2017 executed at Mumbai before Adv Ashok P Gaykar Advocate and notary bearing registration no. 23, Sr:-2697, hereinafter referred to as **"THE SELLERS"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, executors, administrators and/or assigns) **OF THE FIRST PART;**



AND

Sonia Lemos

(1) **Tony Rodrigues, Son of Late Mr. Alfredo Rodrigues**, aged 68 years of age, holding **Pan Card Bearing No. [REDACTED]**, **Adhaar Card bearing No. [REDACTED]**, Indian National, Businessman, Residing at Taleigao, Goa, Goa 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 and/or assigns) **OF THE SECOND PART;**



The **"Seller No. 1 "** is represented by herself and **"The Seller no. 2 - 5"** are represented herein by their duly constituted attorney holder, **Mrs. Maria Sonia Elvira Anunciacao Viegas e Lemos alias Mrs Sonia Maria Lemos alias Mrs. Sonia Lemos i.e. the Seller No. 1.**

Sonia Lemos

WHEREAS:

a. There exists an Immovable Property known as **"IMPOD"**, also known as **"IMPODA"**, admeasuring 16,725 sqmts and Surveyed under **Survey no. 119**, **Sub-division no. 2**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim - Vanelim - Colva, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870(New Series), enrolled under Matriz Nos. 65 & 128 in the Taluka Revenue Office (Matriz) of Salcete, which entire property is more particularly described in **Schedule - I** hereunder written and hereinafter referred to as the **"SAID FIRST PROPERTY"**.

b. There exists an Immovable Property known as **"IMPOD"**, also known as **"IMPODA"**, admeasuring 1925 sqmts and Surveyed under **Survey no. 119**, **Sub-division no. 3**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim - Vanelim - Colva, Taluka and Sub - District of Salcete,



Sonia Lemoz

District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870 (New Series), but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete, which entire property is more particularly described in **Schedule - III**, herein hereunder written and hereinafter referred to as the **"SAID SECOND PROPERTY"**.



c. The **"SAID FIRST PROPERTY"** admeasures an area of 16,725 sq mts, and the **"SAID SECOND PROPERTY" which is a field**, admeasures an area of 1,925 sqmts.

d. The **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"** Originally belonged to Balacrisna Siurama Sinai Quencro and Mrs Rada Bai alias Rada Bai Sinainim, who executed a Public Deed of Sale, Desistance, Discharges and Cancellation on 21/05/1919, executed before Notary Constancio Roque Bernardo Salvador da Cost presented under

Sonia Lemos

no. 1 of daybook of 30/05/1919, in favour of Mr Martin Fernandes alias Martinho Antonio Fernandes.

e. Mr Martin Fernandes alias Martinho Antonio Fernandes was married to Mrs Lenora De Loyola Furtado alias Angela Maria Leonor Carolina Gabriela De Loiola Furtado alias Leonor de Loila Furtado alias Leonor de Loiola Furtado e Fernandes.

f. Upon the demise of Mr Martin Fernandes on 15/10/1960 a Deed of Qualification and Partition dated 17/03/1961 recorded at Folio 30 to 40 V of the Deed Book bearing no. 1124 wherein the heirs of the deceased late Mr Martin Fernandes were recorded as his wife Mrs Lenora De Loyola Furtado alias Angela Maria Leonor Carolina Gabriela De Loiola Furtado alias Leonor de Loila Furtado alias Leonor de Loiola Furtado e Fernandes and their children and heirs Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação



Sonia Lemez

Alemao Viegas, Tatiana de Trindade Fernandes married to Inacio Cruz Dos Martires Pais alias Inacio Cruz Dos Martires Pais Cuddou and Cesaria de Jesus Fernandes whereby the assets of late Mr Martin Fernandes were amicably partitioned among the aforesaid heirs.

g. A Deed of Settlement dated 04/06/1966, bearing serial No. 390 and registered under no. 412 at pages 110 to 118, Book No. I, Vol no. 11, registered on 06/06/1966, was executed between the Mrs Lenora De Loyola Furtado and her children Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação Alemao Viegas, Tatiana de Trindade Fernandes married to Inacio Cruz Dos Martires Pais alias Inacio Cruz Dos Martires Pais Cuddou and Cesaria de Jesus Fernandes, vide the Deed of Settlement the **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"**, was allotted to Mrs. Filomena



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Sonia Lemos

Bernardete de San Jose Fernandes alias Filomena
Bernadete de San Jose Fernandes e Viegas.

h. Mrs Lenora De Loyola Furtado there after
executed a Deed of Release of Usufruto dated
02/02/1971, bearing Serial No. 189, bearing
registration no. 255 at pages 190 to 197, Of Book no
I, Vol no. 72 registered in the office of the Sub
Registrar, Salcete on 07/05/1971, in favour of Mrs.
Filomena Bernardete de San Jose Fernandes alias
Filomena Bernadete de San Jose Fernandes e Viegas
with respect to the "**SAID FIRST PROPERTY**" and
the "**SAID SECOND PROPERTY**", and her other
children, with respect to the other properties,
releasing her usufruct in favour of her children,

i. Mrs. Filomena Bernardete de San Jose
Fernandes alias Filomena Bernadete de San Jose
Fernandes e Viegas married to Ciro De Santa Cruz
Fernando Anunciação Alemão Viegas and governed
under the Communion of properties became the co -



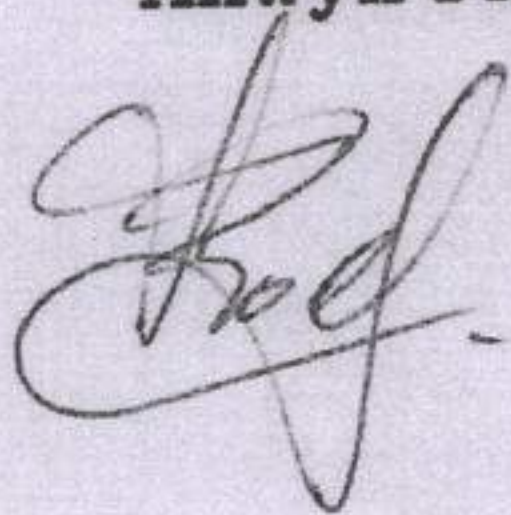
Sania Lemor



owners of the **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"**.

j. Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas married to Ciro De Santa Cruz Fernando Anunciação Alemao Viegas, executed Wills dated 03/09/1997 drawn in the Notary Book no. 113 of Wills at pages 91 to 97 overleaf and 1 to 6 overleaf respectively and also executed a Deed of Consent dated 23/09/1997, executed in the Book of Deeds bearing no. 660 at pages 11v and 12 v, bequeathing their entire property and legitim to their heirs viz.

1. **Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Bachelor,**
2. **Mr Robin Viegas, Married to Mrs. Lynette Viegas,**
3. **Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Divorced,**
4. **Mrs Pamela Mascarenhas married to Dr. Allwyn Placidus Mascarenhas and**



Sonia Lemos



5. **Mrs Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs Sonia Lemos, Widow.**

k. **Ciro De Santa Cruz Fernando Anunciação Alemão Viegas expired on 30/12/2007 and Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas expired on 03/08/2013 leaving behind their heirs**
Mr. Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Bachelor, Mr. Robin Viegas, Married to Mrs. Lynette Viegas, Miss. Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Divorced, Mrs. Pamela Mascarenhas married to Dr. Allwyn Placidus Mascarenhas and Mrs. Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs. Sonia Lemos, widow.

1. The aforementioned heirs of late Mrs. Filomena Bernardete de San Jose Fernandes alias Filomena Bernadete de San Jose Fernandes e Viegas and Late



Sonia Lemos



Mr. Ciro De Santa Cruz Fernando Anunciação Alemão Viegas, have inherited equal 1/5th Share in the "**SAID FIRST PROPERTY**" and the "**SAID SECOND PROPERTY**", by virtue of Final Chart of Allotment made in Inventory Proceedings no. 40/2010/B, instituted before the Hon'ble Court of the Civil Judge Senior Division at Panaji, which was confirmed vide Order dated 09/02/2012 passed by the Hon'ble Court.



m. By virtue of the Order of the Hon'ble Court, **Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Bachelor, Mr Robin Viegas, Married to Mrs Lynette Viegas, Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Divorced, Mrs Pamela Mascarenhas married to Dr. Allwyn Placidus Mascarenhas and Mrs Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs Sonia Lemos, widow** became co-owners in possession of the "**SAID FIRST PROPERTY**" and the "**SAID SECOND PROPERTY**".

Sonia Lemos

n. **Mr. Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas, Mr Robin Viegas, Miss. Ava Viegas alias Ava Thomas alias Maria Ava Viegas, Mrs Pamela Mascarenhas and Mrs. Maria Sonia Elvira Anunciacao Viegas E Lemos alias Mrs. Sonia Lemos**, carried out Mutation vide Mutation bearing no. 62487 with respect to the **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"**, and accordingly their names are reflected in the Name of the Occupant in the Form I & XIV with respect to the **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"**.

o. There were various Illegal Encroachments / Structures in **"SAID FIRST PROPERTY"**, **"THE SELLERS"** herein had filed a Suit for permanent and Mandatory Injunction & Consequential Reliefs bearing Regular Civil Suit no. 260/2017/G before the Hon'ble Civil Judge Junior Division, at Margao, with respect to the **"SAID FIRST PROPERTY"**, against the said illegal encroachments / Structures.



Sonia Lemos



p. Vide Order dated 07/09/2022, passed by the Hon'ble Civil Judge Junior Division, at Margao, in Regular Civil Suit no. 260/2017/G, the said Suit came to be settled pursuant to the Consent Terms dated 29/08/2022, with respect to the terms settled between the parties therein;

q. **"THE SELLERS"** were approached by **"THE PURCHASER"** to purchase the **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"**, and accordingly the **"THE SELLERS"** agreed to Sell to the **"THE PURCHASER"** an area admeasuring **12807.40 sq mts** out of the **"SAID FIRST PROPERTY"** admeasuring 16,725 sqmts more particularly described in **Schedule -II** herein under and **"THE SELLERS"** have retained an area admeasuring, **3917.60 sqmts.**

r. The Property Described in **Schedule -II** and the **"SAID SECOND PROPERTY"** described in **Schedule -III**, are jointly referred to as the **"SAID PROPERTY"**.



Sonia Lemos

s. Thus, the Property described in **Schedule II**, admeasuring an area of **12807.40sqmts**, which is formed out of the **"SAID FIRST PROPERTY"** and the **"SAID SECOND PROPERTY"**, admeasuring an area of **1,925 sq mts**, which is a field, i.e. the **"SAID PROPERTY"**, together admeasuring an area of **14,732.40 sq mts**. The **"SELLERS"** had agreed to Sell the **"SAID PROPERTY"**, admeasuring **14,732.40 sq mts** to the **"PURCHASER"**.



t. **"THE SELLERS"** and the **"THE PURCHASER"** entered into an **Agreement for Development and Sale Dated 06/09/2022** bearing Book I Document Registration no. **MGO-1-3449-2022** on **13/09/2022** with respect to the **"SAID PROPERTY"**.

u. Pursuant to the aforesaid **Agreement for Development and Sale Dated 06/09/2022**, **"THE SELLERS"** had Agreed to Sell to the **"THE PURCHASER"** the **"SAID PROPERTY"**, admeasuring an area of **14732.40 sq mts** for a total consideration of **Rs.3,29,00,000/- (Rupees Three Crore Twenty Nine Lakh Only)**, out of which an amount of a) Rs

Sonia Lemr

35,73,936 (Rupees Thirty Five Lacs Seventy Three Thousand Nine Hundred and Thirty Six Only) was paid to "**the Sellers**" as a an Advance and a sum of **b)** Rs. 2,19,00,000/- (Two Crore Nineteen Lakh Only) is paid in kind to the Sellers, and the Balance amount of **c)**Rs. 74,26,064/- (Rupees Seventy Four Lacs Twenty Six Thousand and Sixty Four Only) is being paid herewith at the time of the Execution of the Deed of Sale, which is presently being executed, Total of **a+b+c** above is the present fair market value of the "**SAID PROPERTY**".



v. The "**SAID PROPERTY**" is not the subject matter of any notice of acquisition or requisition by the Government or any other authorities, nor is the same affected by any Government notification or Government orders; nor are there any land acquisition or requisition proceedings or any other encumbrances of whatsoever nature either initiated or pending in respect of "**SAID PROPERTY**", or any part or parts thereof.

Senia Lemor

w. **AND WHEREAS**, the "**Sellers**" indemnify the "**Purchaser**" that there are no other claims apart from the claims mentioned above, which the "**Sellers**" undertake to settle the same, from any individual / individuals claiming to have any rights or claims over the "**Said Property**" in the nature of illegal Tenants / Mundkarial Rights pending with respect to the "**Said Property**".



x. Pursuant thereof, the "**PURCHASER**" is paying the balance amount of **Rs. 74,26,064/- (Rupees Seventy Four Lacs Twenty Six Thousand and Sixty Four Only)** to the "**THE SELLERS**", the receipt of which is duly acknowledged by the respective "**THE SELLERS**".

y. The "**PURCHASERS**" have requested "**THE SELLERS**" to execute a **Deed of Sale** with respect to the "**SAID PROPERTY**", and "**THE SELLERS**" have agreed for the aforesaid request of the "**PURCHASERS**", subject to the terms and conditions contained herein.

Sonia Lemar

z. **"THE SELLERS"** agreed to transfer and convey, unto the **"PURCHASERS"** by way of sale, absolutely and forever the **"SAID PROPERTY"**, and the **"PURCHASERS"** have agreed to purchase the same subject to due observance, adherence and strict compliance of all the terms and conditions hereafter appearing by the **"PURCHASERS"**.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER
AND IT IS HEREBY EXPRESSELY AGREED BY AND
BETWEEN THE PARTIES HERETO AS UNDER:**



- 1) The herein above written recitals shall form the part and parcel of this Deed of Sale.
- 2) In pursuance of aforesaid agreement and in full and final consideration of **Rs.3,29,00,000/- (Rupees Three Crore Twenty Nine Lakh Only)**, out of which an amount of

a)Rs 35,73,936 (Rupees Thirty Five Lacs Seventy Three Thousand Nine Hundred and Thirty Six

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Sonia Lemoz

Only) was paid to "the Sellers" as an Advance, and a sum of

b)Rs. 2,19,00,000/- (Two Crore Nineteen Lakh Only), which sum is paid in kind,

and the Balance amount of

c)Rs. 74,26,064/- (Rupees Seventy Four Lacs Twenty Six Thousand and Sixty Four Only)is being

paid now on execution of the Present Deed of Sale,

Total of **a+b+c** above is the present fair market value

of the "**SAID PROPERTY**" for sale of the **SAID**

PROPERTY, the receipt whereof "**THE SELLERS**" do

here by admit and acknowledge **THE SELLERS**" as

owners do hereby transfer and convey by way of sale

unto the **PURCHASER** the **SAID PROPERTY** in


favour of the **PURCHASER**, together with all rights,

liberties, privileges, amenities, easements and

appurtenance thereto **TO HAVE AND TO HOLD**

irrevocably the same unto the **PURCHASER** forever.

3) The sum of **Rs. 74,26,064/- (Rupees Seventy Four Lacs Twenty Six Thousand and Sixty Four Only** is



Sonia Lemor



being paid by "**PURCHASER**" to the "**THE SELLERS**"
in the following manner mentioned herein below:-

a. "**THE SELLER**" No. 1 is paid an amount of **Rs 17,00,000/- (Rupees Seventeen Lakhs Only)**
vide RTGS bearing UTR No. IOBAM23088569248
dated 29/03/2023 Drawn on Indian Overseas Bank
Taleigao Branch ,

b. "**THE SELLER**" No. 2, is paid an amount of **Rs 17,00,000/- (Rupees Seventeen Lakhs Only)**
vide RTGS bearing UTR No. IOBAM23088568875
dated 29/03/2023 Drawn on Indian Overseas Bank
Taleigao Branch ,

c. "**THE SELLER**" No. 3 & his wife , is paid an
amount of **Rs 17,00,000/- (Rupees Seventeen
Lakhs Only)** vide RTGS bearing UTR No.
IOBAM23088568714 dated 29/03/2023 Drawn on
Indian Overseas Bank Taleigao Branch ,



Sonia Lemor

d. "THE SELLER" No. 4 is paid an amount of Rs 6,26,064/- (Six Lacs Twenty Six Thousand and Sixty Four Only) RTGS bearing UTR No. IOBAM23088568502 dated 29/03/2023 Drawn on Indian Overseas Bank Taleigao Branch, and

e. "THE SELLER" No. 5 and her husband is paid an amount of Rs 17,00,000/- (Rupees Seventeen Lakhs Only) RTGS bearing UTR No. IOBAM23088569644 dated 29/03/2023 Drawn on Indian Overseas Bank Taleigao Branch.



Name:	1. Maria Sonia Lemos	2. Francis Viegas	3. Robin Viegas	4. Ava Viegas	5. Pamela Mascarenhas	Total
Sale consideration - Cheque	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	11,000,000
Sale consideration - Kind	4,380,000	4,380,000	4,380,000	4,380,000	4,380,000	21,900,000
Sale consideration - Total	6,580,000	6,580,000	6,580,000	6,580,000	6,580,000	32,900,000
Sale consideration - Stamp Duty	9,000,000	9,000,000	9,000,000	9,000,000	9,000,000	45,000,000
Residential status	Resident	Resident	Resident	Non Resident	Resident	
Section	194-IA	194-IA	194-IA	195	194-IA	
Rate applicable/applied	1%	1%	1%	23.92%	1%	
TDS amount	90,000	90,000	90,000	1,573,936	90,000	1,933,936
Net to pay - Cheque	2,110,000	2,110,000	2,110,000	626,064	2,110,000	9,066,064
Advance - Net of TDS	410,000	410,000	410,000	-	410,000	1,640,000
Net to pay - Cheque Net of TDS	1,700,000	1,700,000	1,700,000	626,064	1,700,000	7,426,064
Net to pay - Kind	4,380,000	4,380,000	4,380,000	4,380,000	4,380,000	21,900,000

Sonia Lemos

And further subject to due observance, adherence and strict compliance of all the terms and conditions hereafter appearing "**THE SELLERS**" do admit and acknowledge and Sell to "**THE PURCHASER**" the "**SAID PROPERTY**", better described in **Schedule II & III** herein under written along with the estate, right, title, interest, easements, privileges, claims and demands whatsoever of "**THE SELLERS**" in "**SAID PROPERTY**", or any part thereof.



4) **AND THIS INDENTURE FURTHER WITNESSETH THAT:**

"**THE SELLERS**" and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted or any part thereof by from, under or in trust for them "**THE SELLERS**" or their survivors or any of them shall and will from time to time and at all times hereafter at the request of the "**PURCHASER**" do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and

Sonia Lemoz

assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the **"PURCHASER"** in the manner aforesaid or as shall or may be reasonably required by the **"PURCHASER"**, his successors or assigns or his Counsels-in-law;

5) That **"THE SELLERS"** title to the **Said Property** is subsisting and **"THE SELLERS"** have absolute and full power to sell the same to the **"PURCHASER"**;

6) In the event any part or any share in the **"SAID PROPERTY"** being lost by the **"PURCHASER"** on account of any claims made thereto by any other person or persons, **"THE SELLERS"** herein and their heirs/successors in interest, shall recoup the **"PURCHASER"** for such loss together with all the litigation expenses that may be incurred by the purchaser in order to protect his title with regard to the **"SAID PROPERTY"** and hereby unconditionally and perpetually, fully indemnify the **"PURCHASER"** and his successor;



Sonia Lemur

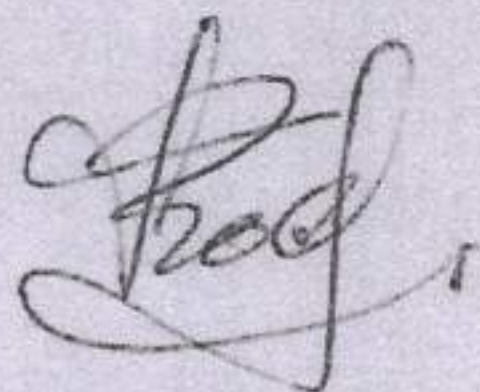
7) **"THE SELLERS"** have today handed over the possession of the **SAID PROPERTY** to the **PURCHASER** and the **PURCHASER** have duly taken over the vacant and peaceful possession of the same.

8) **"THE SELLERS"** do hereby covenant with the **PURCHASER** as under:-

a. **"THE SELLERS"** have valid title, full power and absolute authority to transfer & convey by way of sale, the **SAID PROPERTY**, without any claim by any other person/s.

b. That the **PURCHASER** shall at all times hereafter peacefully and quietly own, hold, possess and enjoy the **SAID PROPERTY** for their own use and benefit without any lawful eviction, interruption, claim or demand of whatsoever nature by and from the **"THE SELLERS"** or from any other person/s, and the **SAID PROPERTY** hereby conveyed is free from encumbrances and/ or any charges, defects,

etc.



Sonia Lemoz



c. **"THE SELLERS"** do hereby acknowledge and admit that the **PURCHASER** shall here-after be the lawful owner of the **SAID PROPERTY** which is more particularly described in **Schedule II & III** hereunder written.

d. **"THE SELLERS"** do hereby acknowledge and admit that the **SAID PROPERTY** which is more particularly described in **Schedule II & III** hereunder written is an independent unit and constitutes absolute free hold property of **"THE SELLERS"**.

e. **"THE SELLERS"** have not created any charge, mortgage upon the **SAID PROPERTY** and that the **SAID PROPERTY** which is mentioned in detail in **Schedule II & III** is free from any encumbrance.

f. **"THE SELLERS"** have not entered into any agreement or arrangement for sale, lease or transfer by any other means **SAID PROPERTY**



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Sonia Lemos

which is mentioned in detail in **Schedule II & III** with any third party, or arrangement of any nature with any third party or created any third party rights in respect of the **SAID PROPERTY** which is mentioned in detail in **Schedule II & III**.

g. **"THE SELLERS"** have duly paid all taxes such as property tax, or any other applicable taxes or charges that are liable to be paid in respect of the **SAID PROPERTY** till the date of execution of present sale deed.

h. **"THE SELLERS"** do hereby agree to make all the necessary applications to the concerned authorities to delete their names and add and include the name of the **"PURCHASER"** in the survey records and sign all the necessary documents for the same;

i. In case any discrepancies, errors and/or omissions or claim of any person/persons is



Sonia Lemoz



found any time hereafter, **"THE SELLERS"** shall come forward to rectify/correct/settle the same immediately upon intimation from the **"PURCHASER"** at their own cost;

j. **"THE SELLERS"** further agree and declare that they have received the entire consideration for the sale.

k. **"THE SELLERS"** hereby declare that they have not received any Notice or Notices under the Land Acquisition Act, or any other enactment providing for compulsory acquisition of the **"SAID PROPERTY"** or any part thereof.

l. **"THE SELLERS"** hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government Of Goa and further declare that **"THE SELLERS"** are not belonging to SC/ST community;



Sonia Lemoz



9) The **PURCHASER** do hereby covenant with the "**THE SELLERS**" as under:

a. The **PURCHASER** shall use the **SAID PROPERTY**, only for the purpose of permitted lawful commercial activity or profession within the parameters of the rules in force.

b. That the **PURCHASER** shall at all times hereafter peacefully and quietly own, hold, possess and enjoy the **SAID PROPERTY** for their own use and benefit without any lawful eviction, interruption, claim or demand of whatsoever nature by and from "**THE SELLERS**" or from any other person/s, and the **SAID PROPERTY** hereby conveyed is free from encumbrances and/ or any charges, defects, etc.

c. "**THE SELLERS**" do hereby acknowledge and admit that the **PURCHASER** are the lawful owner of the



Sonia Lemps



SAID PROPERTY which is more particularly described in **SCHEDULE Nos II and III**, hereunder written.

9) It is clearly understood and agreed by and between the parties hereto that the **PURCHASER** shall be entitled to amalgamate the **SAID PROPERTY** which is mentioned in detail in **Schedule II & III** for the purpose of development or any other purposes. **"THE SELLERS"** do hereby give their irrevocable consent to the above and on execution of this Deed of Sale it shall be construed as deemed consent in writing of **"THE SELLERS"** as required by law.



10) The Schedules hereunder and the Plan annexed hereto shall constitute an integral part of this **Deed of Sale**.

11) The current market value of the **SAID PROPERTY**, for the purpose of the **Deed of Sale** is valued at **Rs.3,29,00,000/- (Rupees Three Crore Twenty Nine Lakh Only)**, However for the purpose of Stamp Duty

Sonia Lemos

valuation the property is valued at **Rs. 4,50,00,000/-**
(Rupees Four Crore Fifty Lakh Only).

At present stamp duty required for registering the **Deed of Sale** is 5% on the market value of the **SAID PROPERTY** is being paid herein, accordingly the applicable stamp duty is paid herewith along with Registration Fees @ 3%.

13) Stamp duty and registration charges of this Deed of Sale are borne and paid by the **PURCHASER** alone.

14) Both parties are bound by the Terms and Conditions stipulated in the present Deed of Sale.



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Sonia Lemor

SCHEDULE - I**(Description of the Said First Property)**

ALL THAT part and parcel of land, Immovable Property known as "**IMPOD**", also known as "**IMPODA**", admeasuring 16,725 sq mts and Surveyed under **Survey no. 119, Subdivision no. 2**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim - Vanelim - Colva, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870(New Series), enrolled under Matriz Nos. 65 & 128, but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete;

**The said Plot is bounded as under:-**

Towards the East : by Village Vanelim;

Towards the West : by the properties Surveyed under nos. 120/4, 132/2, 132/5, 132/6 and 132/7 of Village Colva;

Towards the North : by Properties Surveyed under nos. 120/1 and 120/3 of Village Colva and

Towards the South : by Property bearing Survey no. 132/6 of Village Colva.

Sonia Lemr

SCHEDULE - II

**(Description of the Property being Sold/ Purchased
from the Said First Property)**

ALL THAT part and parcel of land, Immovable Property known as "**IMPOD**", also known as "**IMPODA**", **admeasuring 12,807.40sqmts**, which forms part of the aforesaid property Described in Schedule I and Surveyed under **Survey no. 119 , Subdivision no. 2**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim - Vanelim - Colva, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870(New Series), enrolled under Matriz Nos. 65 & 128, but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete;



Senia Lemos

The said Plot is bounded as under:-

Towards the East : by Village Vanelim;

Towards the West : by the properties Surveyed under nos. 120/4, 132/2, 132/5, 132/6 and 132/7 of Village Colva;

Towards the North : by Properties Surveyed under nos. 120/1 and 120/3 of Village Colva and

Towards the South : by Property bearing Survey no. 132/6 of Village Colva.



Sonia Lemos

SCHEDULE - III**(Description of the Said Second Property)**

ALL THAT part and parcel of land, Immovable Property known as "**IMPOD**", also known as "**IMPODA**", which is a field, admeasuring **1925 sqmts** and Surveyed under **Survey no. 119 , Sub-division no. 3**, situated at Village Colva within the limits of the Village Panchayat of Sernabatim - Vanelim - Colva, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete at Margao under no. 16870(New Series), but not found enrolled in the Taluka Revenue Office (Matriz) of Salcete.

**The said Plot is bounded as under:-**

Towards the East : by Property bearing Survey no. 119/2 of Village Colva.

Towards the West : by Property bearing Survey no. 119/2 of Village Colva.

Towards the North : by Property bearing Survey no. 119/2 of Village Colva and

Towards the South : by Property bearing Survey no. 119/2 of Village Colva

Sonia Lemoz

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

(SIGNED AND DELIVERED By the within named **Sellers**)

- (1) **Mrs. Maria Sonia Elvira Anunciacao Viegas e Lemos alias Mrs Sonia Maria Lemos alias Mrs. Sonia Lemos,**
- (2) **Mr Francis Viegas alias Francisco Martinho Arthur Anunciacao Viegas alias Francisco Viegas,**
- (3) **Mr Robin Viegas and Mrs Lynette Viegas,**
- (4) **Miss Ava Viegas alias Ava Thomas alias Maria Ava Viegas,**
- (5) **Mrs Pamela Mascarenhas and Dr. Allwyn Placidus Mascarenhas.**



A handwritten signature in black ink, appearing to be "Francis Viegas".

Sonia Lemos

The **Sellers nos. 2 to 5** are represented herein by their
duly constituted power of attorney holder:

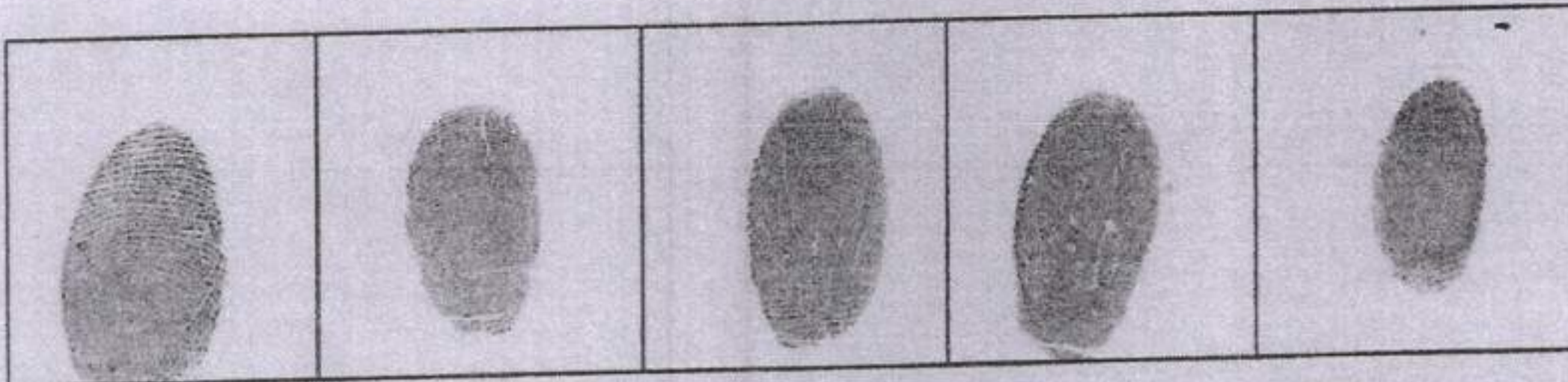
Mrs. Maria Sonia Elvira Anunciacao Viegas e Lemos
alias Mrs Sonia Maria Lemos alias Mrs. Sonia Lemos
(for herself and the Seller Nos. 2 to 5)

Sonia Lemos

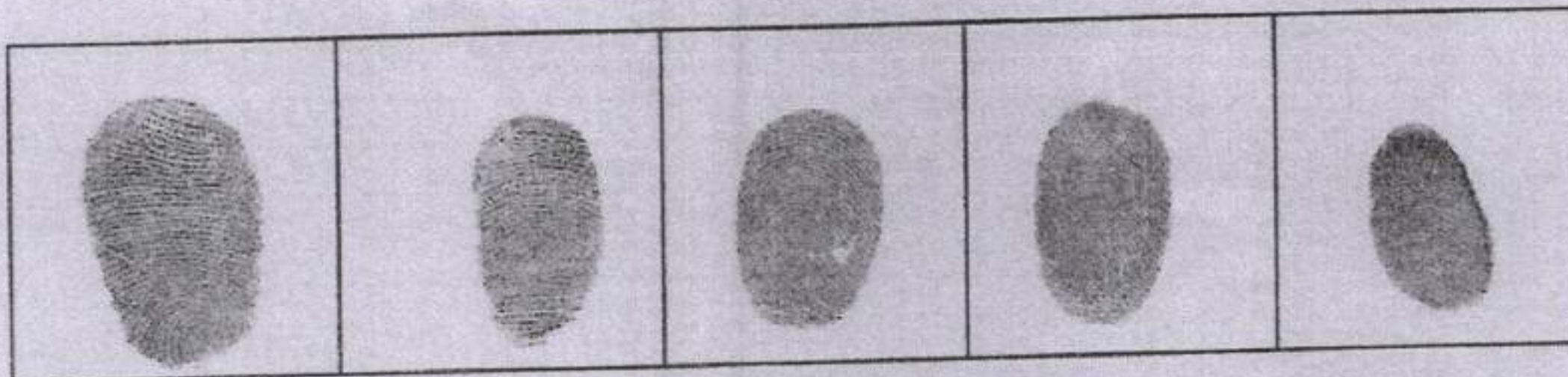
Sonia Lemos



LEFT HAND



RIGHT HAND



[Handwritten signature]

Sonia Lemos

(SIGNED AND DELIVERED)

By the within named **PURCHASER**)

MR. TONY RODRIGUES,

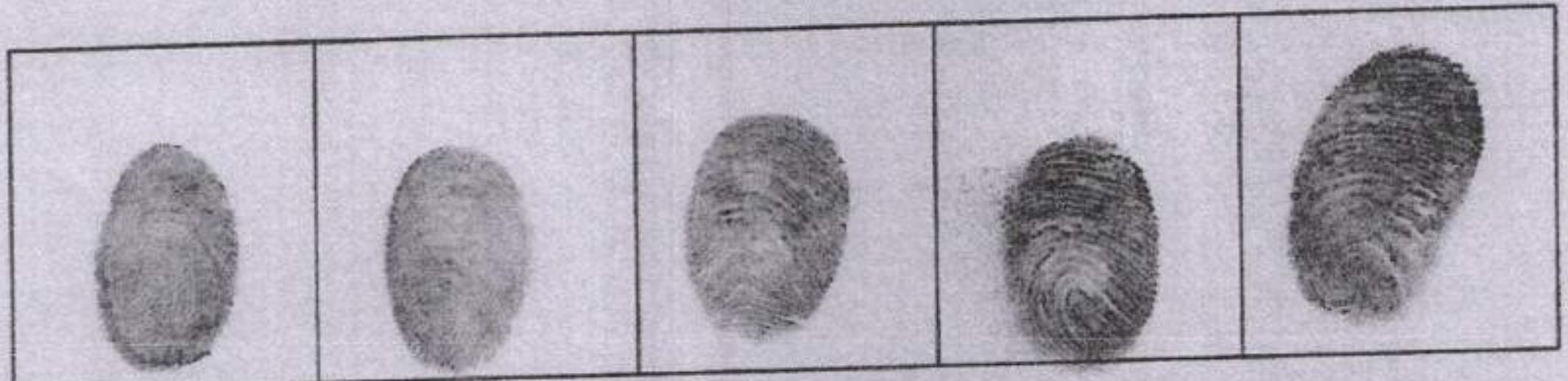


Rodrigues

Rodrigues

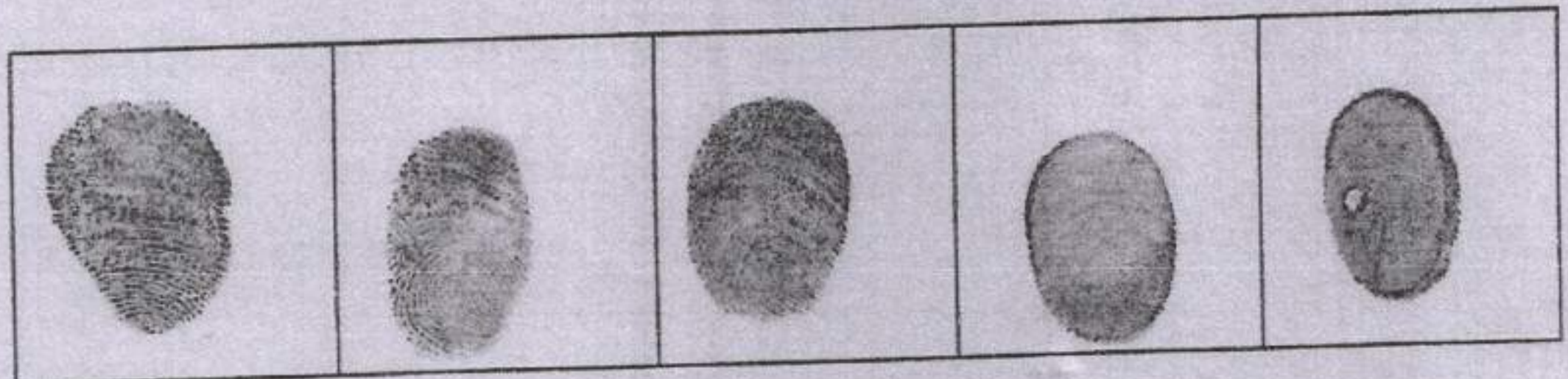


LEFT HAND



THUMB

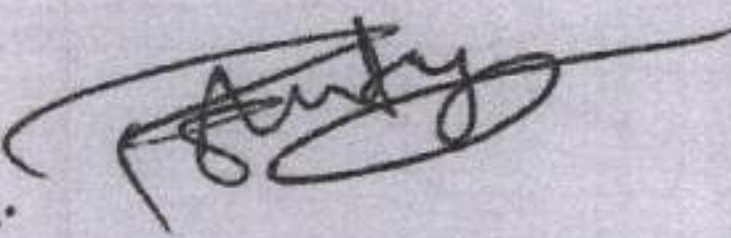
RIGHT HAND




THUMB

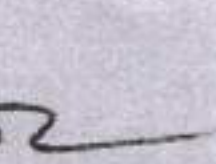
Sonia Lemor

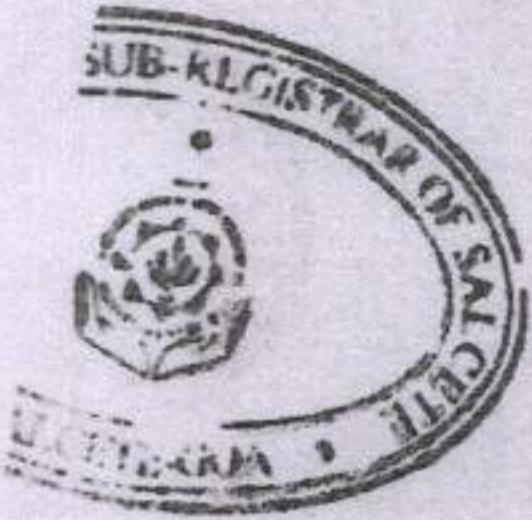
WITNESSES:

1. Pawan Shetty 

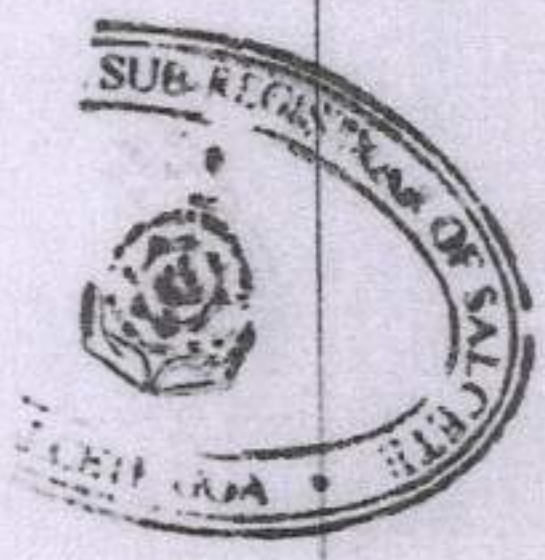
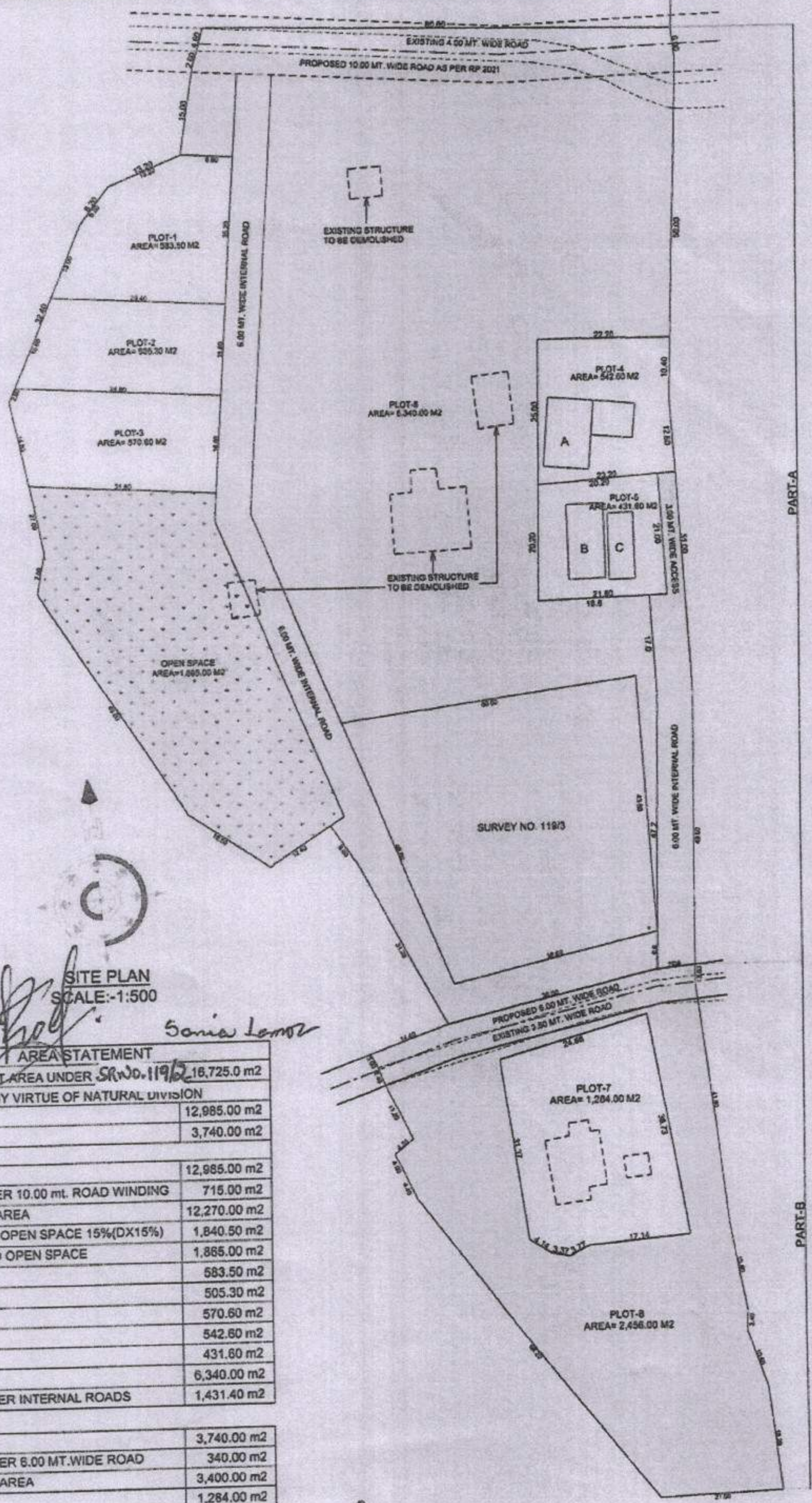
2. SHAWN SAVIO DE MELLO 



Sonia Lemos 



SITE PLAN
 SHOWING SUB-DIVISION SURVEY NO. 119/2 SITUATED AT COLVA VILLAGE
 SALCETE TALUKA. *Sania Lemor*



SITE PLAN
 SCALE:-1:500
Sania Lemor

AREA STATEMENT	
a	TOTAL PLOT AREA UNDER SR.No. 119/2 16,725.0 m2
AREA BY VIRTUE OF NATURAL DIVISION	
b	PART-A 12,985.00 m2
c	PART-B 3,740.00 m2
PART-A	
1	PART-A 12,985.00 m2
2	AREA UNDER 10.00 mt. ROAD WINDING 715.00 m2
3	NET PLOT AREA 12,270.00 m2
4	REQUIRED OPEN SPACE 15%(DX15%) 1,840.50 m2
5	PROPOSED OPEN SPACE 1,885.00 m2
6	PLOT-1 583.50 m2
7	PLOT-2 505.30 m2
8	PLOT-3 570.60 m2
9	PLOT-4 542.60 m2
10	PLOT-5 431.60 m2
11	PLOT-6 6,340.00 m2
12	AREA UNDER INTERNAL ROADS 1,431.40 m2
PART-B	
1	PART-B 3,740.00 m2
2	AREA UNDER 6.00 MT.WIDE ROAD 340.00 m2
3	NET PLOT AREA 3,400.00 m2
4	PLOT-7 1,284.00 m2
5	PLOT-8 2,456.00 m2

Sania Lemor



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Aug-2024 11:06:46 am

Document Serial Number :- 2024-MGO-4128

Presented at 11:03:53 am on 09-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2250000
2	Registration Fee	1350000
3	Mutation Fees	17000
4	Processing Fee	2780
Total		3619780

Stamp Duty Required :2250000/-

Stamp Duty Paid : 2250000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Tony Rodrigues ,Father Name:Late Mr. Alfredo Rodrigues, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Taleigao, Goa, Goa, Address2 - , PAN No.: [REDACTED]</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Maria Sonia Elvira Anunciacao Viegas E Lemos Alias Mrs Sonia Maria Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemo Viegas, Age: 66, Marital Status: Widow ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED]</p>			
2	<p>Maria Sonia Elvira Anunciacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Francis Viegas Alias Francisco Martinho Arthur Anunciacao Viegas Alias Francisco Viegas</p>			
3	<p>Maria Sonia Elvira Anunciacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Lynette Viegas,</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Maria Sonia Elvira Annunziacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Annunziacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Robin Viegas			<i>Sonia Lemos</i>
5	Maria Sonia Elvira Anunziacao Viegas E Lemos Alias Mrs Sonia Maria Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunziacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Ava Viegas Thomas Alias Ava Thomas Alias Maria Ava Viegas			<i>Sonia Lemos</i>
6	Maria Sonia Elvira Anunziacao Viegas E Lemos Alias Mrs Sonia Maria Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunziacao Alemo Viegas, Age: 66, Marital Status: Widow ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED]			<i>Sonia Lemos</i>
	Maria Sonia Elvira Annunziacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Annunziacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Francis Viegas Alias Francisco Martinho Arthur Annunziacao Viegas Alias Francisco Viegas			<i>Sonia Lemos</i>
8	Maria Sonia Elvira Annunziacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Annunziacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Lynette Viegas,			<i>Sonia Lemos</i>
9	Maria Sonia Elvira Annunziacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Annunziacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Robin Viegas			<i>Sonia Lemos</i>
10	Maria Sonia Elvira Anunziacao Viegas E Lemos Alias Mrs Sonia Maria Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunziacao Alemo Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED] , as Power Of Attorney Holder for Ava Viegas Thomas Alias Ava Thomas Alias Maria Ava Viegas			<i>Sonia Lemos</i>



Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	Maria Sonia Elvira Anunciacao Viegas E Lemos Alias Mrs Sonia Maria Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED], as Power Of Attorney Holder for Allwyn Placidus Mascarenhas			
12	Maria Sonia Elvira Anunciacao Viegas E Lemos Alias Mrs Sonia Maria Lemos Alias Mrs. Sonia Lemos , Father Name:Late. Mr.Ciro De Santa Cruz Fernando Anunciacao Alemao Viegas, Age: 66, Marital Status: ,Gender:Female,Occupation: Housewife, House no. 52, Vivenda Lemos, Sinquerim, Bardez, Goa, 403 515., PAN No.: [REDACTED], as Power Of Attorney Holder for Allwyn Placidus Mascarenhas			
13	Tony Rodrigues , Father Name:Late Mr. Alfredo Rodrigues, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Business, Taleigao, Goa, Goa, PAN No.: [REDACTED]			
14	Tony Rodrigues , Father Name:Late Mr. Alfredo Rodrigues, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Business, Taleigao, Goa, Goa, PAN No.: [REDACTED]			
	Maria Sonia Elvira Annunciacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Ciro De Santa Cruz Fernando Anunciancao Alemao Viegas, Age: 68, Marital Status: ,Gender:Female,Occupation: Land Lady, H. No.52 Vivenda Lemos Sinquerim Bardez Goa , PAN No.: [REDACTED], as Power Of Attorney Holder for Pamela Mascarenhas			
16	Maria Sonia Elvira Annunciacao Viegas E Lemos Alias Mrs. Sonia Lemos , Father Name:Ciro De Santa Cruz Fernando Anunciancao Alemao Viegas, Age: 68, Marital Status: ,Gender:Female,Occupation: Land Lady, H. No.52 Vivenda Lemos Sinquerim Bardez Goa , PAN No.: [REDACTED], as Power Of Attorney Holder for Pamela Mascarenhas			



Witness:

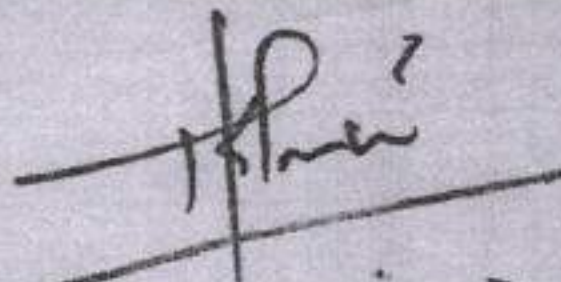
I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shawn Demello, Age: 29, DOB: [REDACTED], , Email: [REDACTED], Occupation: Service , Marital status : Married , Address: 403001, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Pavan Shetye, Age: 30, DOB: [REDACTED], Mobile: 9049385551 , Email: [REDACTED], Occupation: Advocate , Marital status : Married , Address: 403006, Chimbhel, Chimbhel, Chimbhel, Tiswadi, NorthGoa, Goa			

Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial No:-2024-MGO-4128

Book :- 1 Document
Registration Number :- **MGO-1-4157-2024**
Date : 21-Aug-2024



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

