

Rupees Fourteen lakhs fifty thousand only

6309

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Phone No
Sold To/Issued To
Keystone Builders
For them/ID Proof
ADAFK 1834F



₹ 1450000/-

OR FOR MR. DRD DRD DRD DRD

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For CITIZEN CREDIT CO-OP. BANK LTD.



M. J. J. J.
Authorized Signatory

Keystone Builders and Developers



Albino Fernandes

DEED OF SALE

[Handwritten signatures]

This **DEED OF SALE** is executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 13th day of the month of December, of the year Two Thousand and Twenty-Four (13/12/2024) **BY and BETWEEN:**

Mr. KEITH JOEL ANTHONY De NORONHA, son of Mr. Joel Avelino Noronha alias Jose Joel Avelino Noronha, aged 36 years, Occupation service, holding Income Tax Card bearing PAN [REDACTED], not holding Aadhar Card, Portuguese National holding OCI Card bearing No. [REDACTED] marital status married but marriage not governed by Portuguese Law, resident of House No. 411-A-II, Panzorcone, Cuncolim, Salcete, Goa, and hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, successors, administrators and assigns) of the **ONE PART.**

AND

KEYSTONE BUILDERS AND DEVELOPERS, a partnership firm, duly registered with Registrar of Firms, Salcete at Margao under Reg. No. MGO-F30-2023, holding PAN [REDACTED], with Principal Place of Business at 156, St. Minguel Vaddo, Dramapur, Salcete, Goa, consisting of and represented herein by the following partners:

- (i) **Mr. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, age 50 years, occupation business, married, holding Income Tax Card bearing PAN [REDACTED], Adhaar Card No. [REDACTED], married, residing at H. No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa,
- (ii) **MR. WILLIAM FERNANDES**, son of Mr. Caetano Micheal Fernandes, aged 47 years, married, holding Income Tax card bearing PAN [REDACTED], Aadhar Card No. [REDACTED], resident of House No. 162, Cumborda, Sarzora, Chinchinim, Goa

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

- (iii) **MR. CHRIST MAXY FERNANDES**, Son of Late Mr. Antonio Fernandes, aged about 48 years, married, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card No. [REDACTED] residing at House No. 156, St. Minguel Waddo, Dramapur, Salcete, Goa,

all partners are Indian National and the Partnership firm Keystone Builders and Developers is hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include it's all partners, representatives, successors in interest, executors, administrators and assigns) of the **SECOND PART.**

AND

MR. WAYNE W. J. NORONHA, Son of Mr. Washington M. M. Noronha, aged 31 years, Occupation unemployed, Unmarried, not holding Income Tax card, holding Aadhar Card No. [REDACTED], Contact No. [REDACTED], r/o House No. 328/H, Veroda, Cuncolim, Salcete, Goa, 403703, Indian National, and hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, successors, administrators and assigns) of the **FOURTH PART.**

WHEREAS the VENDOR is represented by his duly constituted attorney his father Mr. JOSE JOEL AVELINO NORONHA alias JOEL AVELINO NORONHA, son of Mr. Augusto Teofilo Saude Noronha, aged 71 years, holding PAN [REDACTED], Aadhar Card bearing No. [REDACTED], resident of House No. 411-A-II, Panzorcone, Cuncolim, Salcete, Goa, represented vide Power of Attorney dated 06/01/2014, executed before Notary* Narahari Keni under his Reg. No. 193/14 executed by the VENDOR, while the CONFIRMING PARTY is represented in this deed by his duly constituted attorney his father Mr. VASINGTON MIGUEL MAUREGADO NORONHA alias WASHINGTON NORONHA, son of Mr. Augusto T. S. Noronha, aged 63 years, Occupation Business, holding

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

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Income tax Card bearing PAN [REDACTED], holding Aadhar card No. [REDACTED], resident of House No. 328/H, Veroda, Cuncolim, Salcete, Goa, 403703, Indian National vide Power of Attorney dated 15/11/2024, executed before Notary Ms. Susmita S. Bhandodkar under her reg. No. 978/2024, the notarized copies of the same are filed in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS there existed a landed property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", consisting of two parts, situated at Village Varoda also known as Veroda, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 26358 at page 191 of Book No. B-70.

The property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", consisting of two parts, is better described in the **SCHEDULE A** herein later written and is hereinafter referred to as "**SAID BIGGER PROPERTY**".

AND WHEREAS vide Deed of Sale dated 13/11/1963, duly recorded at page 32 of Book No. 831, maintained by the Notary Mr. Antonio Vicente da Fonseca; Mr. Antonio Adriaio Furtado and his wife Mrs. Lira Anatalia Aurora Fernandes the then owners of the unsold portion of the Said Bigger Property, dis-annexed a portion of land of quadrilateral shape corresponding to 1/48th part of the Said Bigger Property and sold the same to Mr. Augusto Teofilo Saude Noronha.

AND WHEREAS upon the purchase of the said 1/48th part, the same came to be separately described in the Land Registration Office under Description No. 26722 at page 199v of Book No. B-71 with name NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI" and the same came to be inscribed in the name of said Mr. Augusto Teofilo Saude Noronha under Inscription No. 23379 at page 141V of Book No. G-28 vide endorsement dated 01/04/1966.

Mr. Joel Avelino Noronha

Mr. Vashington M. M. Noronha

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AND WHEREAS during the survey operations conducted in the State of Goa, the said 1/48th part of the Said Bigger Property and independently described under Description No. 26722 came to be surveyed under Survey No. 49/3 of Varoda Village with area admeasuring 6075.00 Sq. Metres and with the name of said Mr. Augusto Teofilo Saude Noronha came to be recorded in the Occupant's Column thereof.

The Property described under Description No. 26722 and surveyed under Survey No. 49/3 of Varoda Village is better described in the **SCHEDULE B** herein later written and is hereinafter referred to as "**SAID PROPERTY**".

AND WHEREAS said Mr. Augusto Teofilo Saude Noronha was married under the regime of communion of assets to Mrs. Detura Justa Eutermine Vaz alias Detura Justa Eutermine Vas E Noronha, in the first and only nuptial of each other.

AND WHEREAS said Mr. Augusto Teofilo Saude Noronha and his wife Mrs. Detura Justa Eutermine Vaz, during their lifetime, bequeathed their various properties to their children and grandchildren vide Public Wills being Public Will dated 16/07/2012 recorded at folio 37 to 40v of Wills Book No. 393 executed by Mr. Augusto Teofilo Saude Noronha and Public Will dated 16/07/2012 recorded at folio 40 v to 47v of Wills Book No. 393 executed by Mrs. Detura Justa Eutermine Vaz, both recorded in the office of the Ex-officio Notary Public, Salcete read with Deed of Consent dated 16/07/2012 recorded at folios 96v to 98 of Consent Book No. 1577.

AND WHEREAS by virtue of aforesaid wills, the portion of land admeasuring 3037.00 Sq. Meters being the Western Half of the SAID PROPERTY was bequeathed to their Grandson the VENDOR herein while the portion of land admeasuring 3037.00 Sq. Meters being the Eastern Half of the SAID PROPERTY was bequeathed to another grandson Mr. Wayne Noronha the CONFIRMING PARTY herein.

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

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AND WHEREAS said Mr. Augusto Teofilo Saude Noronha and his wife Mrs. Detura Justa Eutermia Vaz expired on 12/09/2012 and on 03/03/2019, respectively, resultant whereof, their respective aforementioned wills, being their last wills, became and since then the VENDOR has been in exclusive, settled, peaceful and uninterrupted possession and enjoyment of the said Western Portion of the Said Property, which portion is well demarcated and separate from the Eastern Portion of the CONFIRMING PARTY by the compound wall constructed between the two portions.

This Western Portion of the Said Property is better described in the **SCHEDULE C** herein later written and for the sake of better identification is marked as PLOT B in the attached Plan and is hereinafter referred to as "**SAID PLOT**".

AND WHEREAS the VENDOR has now approached the PURCHASER, with VENDOR offering to sell and transfer the clean, clear, marketable and subsisting title of the SAID PLOT along with all plants and trees existing therein and possession free from any claims and encumbrances and made following express representations unto the PURCHASER and the PURCHASER has agreed to purchase the same, relying upon the representations and declarations made by the VENDOR as detailed herein below:

- a) that though he is married, his marriage is not registered in the State of Goa and as such his marriage is not governed by the Portuguese Law in force in the State of Goa and as such his wife has no right, title, interest or any claim in the SAID PLOT and that he is the absolute owner of the SAID PLOT described in the SCHEDULE C hereunder written and is in peaceful, lawful occupation, uninterrupted and settled possession and enjoyment of the same and such his wife is not necessary party to this deed;

Mr. Noel Ayclino Noronha

Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

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- b) that he has absolute right and title to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) that his predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PLOT/SAID PROPERTY and that he also, as on this date, has and hold clean, clear, subsisting and marketable title to the SAID PLOT;
- d) that there is no legal bar or impediment for sale of SAID PLOT and that the SAID PLOT is free from encroachments, encumbrances and is also free from any liens and or charges;
- e) that no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;
- f) that the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- g) that the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- h) that there is / are no mundkar/s or tenant/s or any other type of encumbrances or encroachments on the SAID PLOT and or on any part thereof and or there is no any boundary dispute form any of the neighbouring plot owners/occupiers;
- i) that he has not agreed, committed or contracted or entered into any MOU/agreement for sale / construction / development / Sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;



Mr. Joel Avelino Noronha

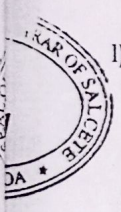
Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

- j) that he has neither applied nor obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT or any part thereof, in any manner whatsoever;
- k) that in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PLOT or any part thereof, the VENDOR, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR for any such settlement made by him with any party;
- l) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASER;
- m) that the SAID PLOT falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PLOT;
- n) that the SAID PLOT is accessible through the Public road running all along and touching the northern boundary of the SAID PLOT;
- o) that there does not exist any road/access/pathway/easement passing through the SAID PLOT;
- p) that the SAID PLOT forming the subject matter of this instrument is inherited by the VENDOR via Will as has been detailed out in the



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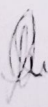
recital part of this instrument, no permission to sell under FEMA is required in terms of Section 6(5) of the Foreign Exchange Management Act. The VENDOR declare that the no rules of FEMA have been violated;

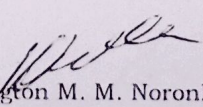
- q) That he wishes to sell the SAID PLOT for a total consideration of Rs. 2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only) and requested to pay the same partly in money and partly in kind in the manner as detailed herein later.

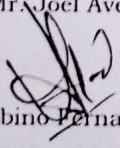
AND WHEREAS the CONFIRMING PARTY joins this deed for limited purpose of confirming and hereby confirms that in terms of Public Wills dated 16/07/2012 executed by Mr. Augusto Teofilo Saude Noronha and executed by Mrs. Detura Justa Eutermia Vaz , the SAID PLOT is divided by meets and bounds from the SAID PROPERTY and that the SAID PLOT belongs to the ownership and possession of the VENDOR, that the same is physically partitioned from his eastern portion of the SAID PROPERTY by compound wall and that he has no right, title, interest, possession of/in the SAID PLOT.

AND WHEREAS considering the said offer of the VENDOR and relying on the representations made by the VENDOR, the PURCHASER decided to purchase the SAID PLOT and in furtherance to the legal due diligence issued a Public Notice dated 13/06/2014, through its lawyer, published in local daily O Herald dated 14/06/2024, however, no any objection have been received and thus the PURCHASER decided to purchase the SAID PLOT for the aforesaid consideration of Rs. 2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only) and has agreed to pay the same as requested by the VENDOR.

AND WHEREAS the parties hereto have decided to have the title and possession of the SAID PLOT transferred and thus the VENDOR execute the present deed thereby transferring the right, title, interest and possession of the SAID PLOT unto the PURCHASER.


Mr. Joel Avelino Noronha


Mr. Vasington M. M. Noronha


Mr. Albino Fernandes


Mr. William Fernandes


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NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only) paid by the PURCHASER unto the VENDOR in the manner detailed out in clause 2 below; the VENDOR hereby against the aforesaid consideration, hereby conclusively grants, conveys, sells, transfers, assigns and assures by way of absolute sale unto the PURCHASER, the SAID PLOT admeasuring 3037.00 Sq. metres (Three Zero Three Seven decimal Zero Zero) more particularly described in the Schedule C hereunder written, along with compound wall and together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDOR into, out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The said sum of Rs. 2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only) is paid in the following manner:

(A) a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) in the following manner:

- (I) a sum of Rs. 35,00,000/- (Rupees Thirty-Five Lakhs Only) vide Cheque No. 000001 dated 24/05/2024 drawn on HDFC Bank, Navelim Branch;
- (II) a sum of Rs. 21,65,000/- (Rupees Twenty-One Lakhs Sixty-Five Thousand Only) via RTGS made through vide Cheque No. 000028 drawn on HDFC Bank, Navelim Branch
- (III) sum of Rs. 43,35,000/- (Rupees Forty-Three Lakhs Thirty Five Thousand Only) paid on behalf of the VENDOR as and

Mr. Joel Avellino Noronha

Mr. Vasington M. M. Noronha

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Mr. William Fernandes

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by way of Tax Deducted at Source vide Challan dated
16/12/2024

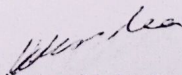
- (B) a sum of Rs. 1,90,00,000/- (Rupees Once Crore Ninety Lakhs Only) paid by adjusting the cost of and by allotting ten residential premises when taken together to be admeasuring Ninc-Hundred and Fifty Square Meters of super built-up area that shall be constructed by the PURCHASER in the SAID PLOT along with proportionate undivided share in the land corresponding to thereto together with one car park for each premises.

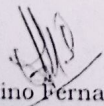
3. The VENDOR has today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOT unto the PURCHASER and the PURCHASER has taken actual and physical possession of the same and shall henceforth be entitled to possess and use the same as the absolute owner thereof and deal with it in the manner it wishes to.

4. The VENDOR hereby declare that he has absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all-times hereafter peaceably and quietly to hold and enjoy the SAID PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or any persons from/under them and to use the same for any residential and or commercial purpose.

5. The VENDOR and CONFIRMING PARTY covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER or its successor/s in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER or its successor/s in


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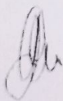
title or nominee/s and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

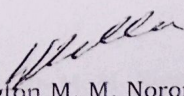
The VENDOR further convent that all the representations and declarations made by the VENDOR unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

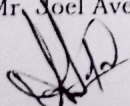
6. The VENDOR and CONFIRMING PARTY hereby declare that he/she/they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby he/she/they is/are prevented from selling the SAID PLOT, confirming as confirmed in the manner aforesaid and hereinafter.

7. The VENDOR hereby covenants that the VENDOR has paid all taxes, cess, charges to the concerned Authorities relating to the Said Plot, payable as on the date of this Deed of Sale. If any claim is made in this respect which pertains to the date prior to the execution of these presents, by any Department/Authorities, it shall be the responsibility of the VENDOR to clear the same.

8. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any Court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not


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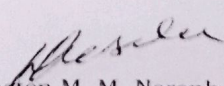
be responsible to indemnify the VENDOR for any such settlement made by them with the third party.

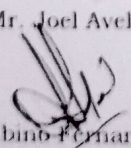
9. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT and or where for reasons of any prohibition or restrictions or limitations, the SAID PLOT or part thereof cannot be used for development and or in case any of the representations and or covenants made by the VENDOR to the PURCHASER and as detailed out in the recital part of this deed are false. Further, the VENDOR hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

10. The VENDOR and CONFIRMING PARTY hereby authorize the PURCHASER to get transferred in its name the SAID PLOT, purchased by it by the present deed and the VENDOR and CONFIRMING PARTY specifically communicate No Objection for carrying out mutation by deleting the name of the VENDOR and by including the name of the PURCHASER in survey records of the Survey No. 49/3 of Veroda Village of Salcete Taluka and thereupon to partition the SAID PLOT from the Survey No. 49/3 of Veroda Village and further hereby waives any notice that may be required to be addressed to them under any law in force.

11. It is clearly agreed between the parties hereto, that with the execution and registration of this deed, the title and possession of the SAID PLOT has been conclusively transferred to the PURCHASER and the VENDOR ceases to have any title, interest, right or claim or possession over the SAID PLOT and further that the understanding of parties to adjust the consideration in kind and or pending the allotment


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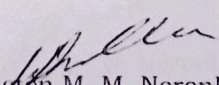

Mr. Christ M. Fernandes

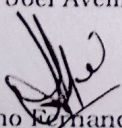
of agreed premises being consideration in kind, shall have no influence and or restriction on the title, possession, enjoyment and occupation of the PURCHASER to the SAID PLOT and to the construction that shall be raised therein and the PURCHASER is at liberty to deal with the same in the manner it deems fit and proper as absolute owner thereof including to transfer the title to third party or create mortgage of the SAID PLOT and or the construction that shall be raised therein and no consent ever of the VENDOR shall be required to be obtained for any reason whatsoever. The VENDOR's right continuing from this deed shall be limited only to the premises as detailed out in Clause 2 of this deed.

12. That exact area of the Flat to be allotted shall be finalized on finalization and approval of submission plans by concerned Government Authorities, whereupon the premises to be allotted to the PURCHASER shall be mutually decided and necessary Memorandum of Understanding to that effect shall be executed. Upon the completion of the development in the SAID PLOT, unless the Co-operative Housing Society is formed and unless land and building is conveyed unto such society, the parties hereto shall execute and register Sale Deed/s thereby the PURCHASER transferring the title of the said ten premises and its corresponding undivided share in the SAID PLOT unto the VENDOR or his nominee, the cost and expense of such transfer, execution and registration thereof not limited to duties payable to the Government, shall be borne and paid by the VENDOR herein and or his nominee. Where the premises that shall be allotted to the VENDOR herein, is/are transferred or proposed to be transferred by the VENDOR to the to third party, all taxes, cost not limited to Infrastructure Tax, GST, Transformer Cost and its installation, electricity, water connection etc shall be borne and paid by the VENDOR herein and or his nominee, as the case may be, to the PURCHASER or competent authority.

13. The entire construction that shall be raised in the SAID PLOT (except the premises as shall be mentioned in the Memorandum of


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Mr. Vasington M. M. Noronha


Mr. Albino Fernandes


Mr. William Fernandes


Mr. Christ M. Fernandes

Understanding that shall be executed as referred in clause 12 above) shall be retained, possessed and owned by the Purchaser and shall be entitled to enter into third party instruments, thereby creating third party rights, interest, title etc.

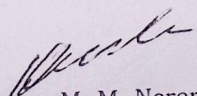
14. The PURCHASER shall hand over possession of the Said Flats to the VENDOR, to be constructed on the SAID PLOT, on or before date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 36 months from the date of obtaining Certificate of Registration of Project from Goa Real Estate Regulatory Authority, with 8 months grace period.

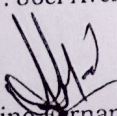
15. However, any delay in granting the water connection/electricity connection, issuance of Occupancy Certificate by the concerned Authorities for reasons not attributable to Purchaser or if the delay has been occasioned by any Act of God, Force Majeure, any natural calamities, pandemic such as COVID-19 pandemic or like, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the VENDOR in finalizing interior works/changes of the flat allotted to the VENDOR or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the Purchaser, shall not be attributable to the Purchaser and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the proposed flat.

16. The VENDOR also undertakes to join the Maintenance Society or such other entity that shall be formed as also undertake to contribute monies towards its formation and monthly maintenance as may be decided by the promoter.

17. That the parties to this Deed of Sale hereby declare that the SAID PLOT in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated


Mr. Joel Avelino Noronha


Mr. Vasington M. M. Noronha


Mr. Albino Fernandes


Mr. William Fernandes


Mr. Christ M. Fernandes

21.08.1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.

18. That the property forming the subject matter of this deed is inherited by the VENDOR from his ancestor as has been detailed out in the recital part of this deed and in particularly Public Wills being Public Will dated 16/07/2012 recorded at folio 37 to 40v of Wills Book No. 393 executed by Mr. Augusto Teofilo Saude Noronha and Public Will dated 16/07/2012 recorded at folio 40 v to 47v of Wills Book No. 393 executed by Mrs. Detura Justa Eutermia Vaz , both recorded in the office of the Ex-officio Notary Public, Salcete and thus no permission to sell under FEMA is required in terms of Section 6(5) of the Foreign Exchange Management Act. The VENDOR declare that the no rules of FEMA have been violated.

19. For the purpose of computation of Stamp Duty and Registration Fee on this Deed of Sale, the SAID PLOT is valued at a market value of Rs. 2,90,00,000/- and accordingly the Stamp Duty of 5% amounting to Rs. 14,50,000/- is paid herewith as also registration fees of 3%.

20. The Town and Country Planning Department vide its NOC dated 26/11/2024 under Ref. No. TPM/6308/49(6)/Veroda/49/3/PlotB/2024/8877 has communicated its No Objection for registration of the Sale Deed of the SAID PLOT.

SCHEDULE A

(OF THE SAID BIGGER PRPROPERTY)

ALL THAT landed property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", consisting of two parts, situated at Village Varoda also known as Veroda, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under Description No. 26358 at page 191 of Book No. B-70 and bounded as under:

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

The First Part is bounded as under:

- East : by land of Sadu Cumbar;
 West : by land of Antonio Columbano Fernandes and Municipal Road;
 North : by road that goes to Talvorda;
 South: by the land of said Antonio Columbano Fernandes.

The Second Part is bounded as under:

- East : by road;
 West : by paddy field "Humtolem", "Topio" and others
 North : by road;
 South: by "Sorpamody of Topio", "Humtolem Gingleamodem" & others.

SCHEDULE B

(OF THE SAID PROPERTY)

ALL THAT landed property known as "NOVEM CAMARACHEM CUTUMBONA MORODA" or "MORODA" or "SORPAMODI", being 1/48th part of Said Bigger Property described in SCHEDULE A herein above written, forming an independent and separate property in itself surveyed under Survey No. 49/3 of Varoda or Veroda Village as admeasuring 6075.00 Sq. Meters and bounded as under:

- East : by property under Survey No. 47/4 of Varoda or Veroda Village;
 West : by property under Survey No. 49/1 and 49/2 of Varoda or Veroda Village;
 North : by Public Road;
 South: by properties under Survey No. 48/6, 47/1, 47/2 and 47/3 of Varoda or Veroda Village.

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

SCHEDULE C
(OF THE SAID PLOT)

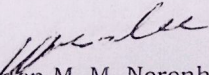
ALL THAT compounded portion of land admeasuring 3037.00 Sq. Meters identified as PLOT B in the attached plan, being the western part of the SAID PROPERTY described in SCHEDULE B herein above written and is bounded as under:

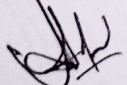
- East : by Eastern Part (Plot A) of the Said Property ;
 West : by property under Survey No. 49/1 and 49/2 of Varoda or Veroda Village;
 North : by Public Road;
 South: by properties under Survey No. 48/6 and 47/1 of Varoda or Veroda Village.

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

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


Mr. Joel Avelino Noronha


Mr. Vasington M. M. Noronha


Mr. Albino Fernandes


Mr. William Fernandes


Mr. Christ M. Fernandes

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR:

Mr. KEITH JOEL ANTHONY De NORONHA

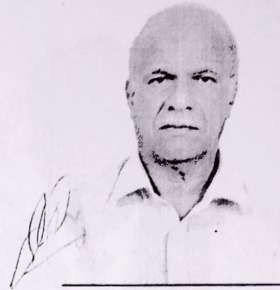
Through his duly constituted attorney

Mr. JOSE JOEL AVELINO NORONHA alias

JOEL AVELINO NORONHA

the party of the FIRST PART

In the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. JOSE JOEL AVELINO NORONHA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. JOSE JOEL AVELINO NORONHA**

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER:

KEYSTONE BUILDERS AND DEVELOPERS

Represented herein by its partners,

Mr. ALBINO ANAND FERNANDES

The Partner No. (i) of the
the Party of the Second Part
in the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. ALBINO ANAND FERNANDES**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. ALBINO ANAND FERNANDES**

Mr. Joel Avelino Noronha

Mr. Vashington M. M. Noronha

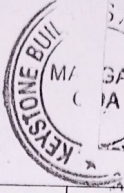
Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

MR. WILLIAM FERNANDES

The Partner No. (ii) of the
the Party of the Second Part
in the presence of.....

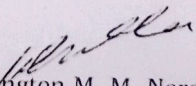
				
Little finger	Ring finger	Middle finger	Index finger	Thumb

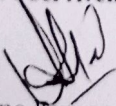
LEFT HAND FINGER PRINT IMPRESSION OF **MR. WILLIAM FERNANDES**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **MR. WILLIAM FERNANDES**


 Mr. Joel Ayelino Noronha


 Mr. Vashington M. M. Noronha

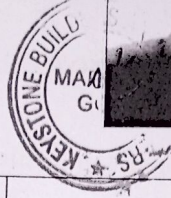

 Mr. Albino Fernandes


 Mr. William Fernandes


 Mr. Christ M. Fernandes

MR. CHRIST MAXY FERNANDES

The Partner No. (iii) of the
the Party of the Second Part
in the presence of.....

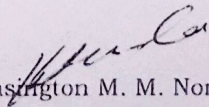
				
Little finger	Ring finger	Middle finger	Index finger	Thumb

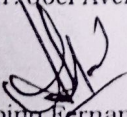
LEFT HAND FINGER PRINT IMPRESSIONS OF **MR. CHRIST FERNANDES**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **MR. CHRIST FERNANDES**


Mr. Joel Avelino Noronha


Mr. Vashington M. M. Noronha


Mr. Albino Fernandes


Mr. William Fernandes


Mr. Christ M. Fernandes

**SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
CONFIRMING PARTY:**

MR. WAYNE W. J. NORONHA

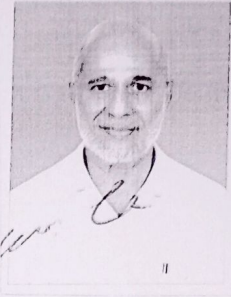
Through his duly constituted attorney

Mr. VASINGTON MIGUEL MAUREGADO NORONHA

alias **WASHINGTON NORONHA**

As duly constituted attorney of the Confirming Party,
the party of the FIRST PART

In the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. VASINGTON MIGUEL
MAUREGADO NORONHA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. VASINGTON
MIGUEL MAUREGADO NORONHA**

Mr. Joel Avelino Noronha

Mr. Vasington M. M. Noronha

Mr. Albino Fernandes

Mr. William Fernandes

Mr. Christ M. Fernandes

Witnesses:

1. Gounth M. Rudstock
2. Edward - P. Fernandes

E. Fernandes
Edward

[Signature]
 Mr. Joel Avelino Noronha

[Signature]
 Mr. Vasington M. M. Noronha

[Signature]
 Mr. Albino Fernandes

[Signature]
 Mr. William Fernandes

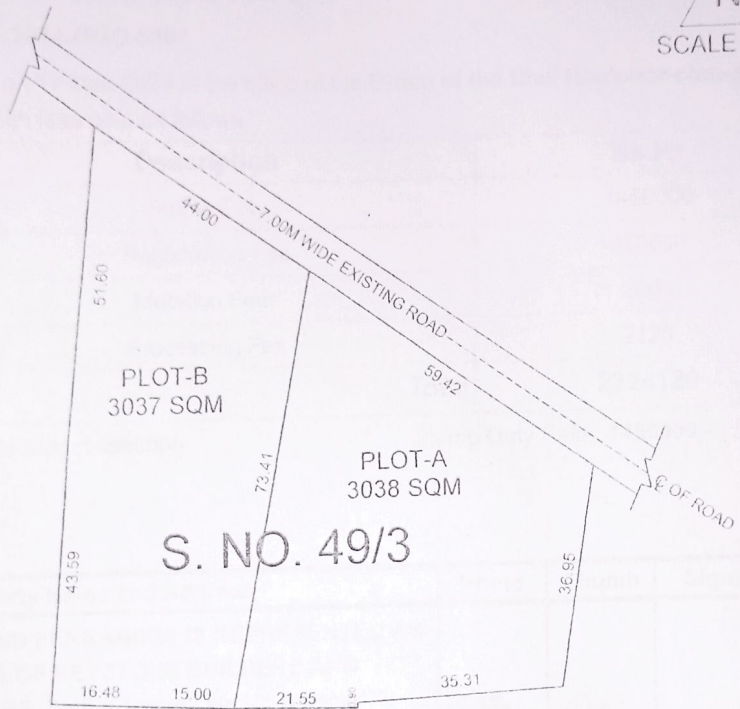
[Signature]
 Mr. Christ M. Fernandes

PLAN

SHOWING PLOT-B IN PROPERTY BEARING SURVEY NO 49/3
OF VILLAGE VERODA TALUKA SALCETE

AREA OF PLOT-B = 3037.00 SQM

N
SCALE 1:1000



VENDOR

For Keystone Builders and Developers

PARTNER

PURCHASER'S



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Dec-2024 12:47:26 pm

Document Serial Number :- 2024-MGO-6304

Presented at 12:40:52 pm on 17-Dec-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	1450000
2	Registration Fee	870000
3	Mutation Fees	2000
4	Processing Fee	2120
Total		2324120

Stamp Duty Required :1450000/-

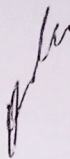
Stamp Duty Paid : 1450000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Mr. ALBINO ANAND FERNANDES IS REPRESENTED AS A PARTNER OF KEYSTONE BUILDERS AND DEVELOPERS ,Father Name:Late Mr. Antonio Fernandes, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 156, St. Minguel Vaddo, Dramapur, Salcete, Goa, Address2 - MARGOA, PAN No.:			

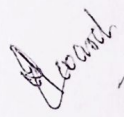
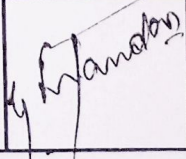
Recorder

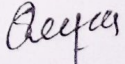
NO	Party Name and Address	Photo	Thumb	Signature
1	MR. WILLIAM FERNANDES IS REPRESENTED AS A PARTNER OF KEYSTONE BUILDERS AND DEVELOPERS , Father Name:Mr. Caetano Micheal Fernandes, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, 156, St. Minguel Vaddo, Dramapur, Salcete, GoaMARGOA, PAN No.:			
2	CHRIST FERNANDES IS REPRESENTED AS A PARTNER OF KEYSTONE BUILDERS AND DEVELOPERS , Father Name:Late Mr. Antonio Fernandes, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, 156, St. Minguel Vaddo, Dramapur, Salcete, GoaMARGOA, PAN No.:			

	Party Name and Address	Photo	Thumb	Signature
3	JOSE JOEL AVELINO NORONHA Alias JOEL AVELINO NORONHA IS THE POA OF KEITH JOEL ANTHONY De NORONHA , Father Name:Mr. Augusto Teofilo Saude Noronha, Age: 71, Marital Status: ,Gender:Male,Occupation: Other, resident of House No. 411-A-II, Panzorcone, Cuncolim, Salcete, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for KEITH JOEL ANTHONY De NORONHA			
4	Mr. VASINGTON MIGUEL MAUREGADO NORONHA Alias WASHINGTON NORONHA IS THE POA OF WAYNE W. J. NORONHA , Father Name:Mr. Augusto T. S. Noronha, Age: 63, Marital Status: ,Gender:Male,Occupation: Business, resident of House No. 328/H, Veroda, Cuncolim, Salcete, Goa, 403703, PAN No.: , as Power Of Attorney Holder for WAYNE W. J. NORONHA			
5	Mr. ALBINO ANAND FERNANDES IS REPRESENTED AS A PARTNER OF KEYSTONE BUILDERS AND DEVELOPERS , Father Name:Late Mr. Antonio Fernandes, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, 156, St. Minguel Vaddo, Dramapur, Salcete, GoaMARGOA, PAN No.: [REDACTED]			

Witness:

We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: EDWARD PHILIPPE, Age: 56, DOB: , Mobile: [REDACTED], Email: , Occupation: Business , Marital status : Married , Address: 403701, Chinchinim, Salcete, South Goa, Goa			
2	Name: Gaurish Mahesh Kudchadkar, Age: 43, DOB: 1981-09-02 , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2024-MGO-6304

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Book :- 1 Document

Registration Number :- **MGO-1-6105-2024**

Date : 17-Dec-2024

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

