

(Rupees: Twenty lakhs Only)

Phone No:
Sold To/Issued To:
ASBT ASSOCIATES
For Whom/ID Proof:
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Authorised Signatory



For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]

Authorised Signatory

CITIZEN CREDIT CO-OP. BANK LTD.



Mohammad Bakkar Ali

[Signature]

DEED OF SALE

[Signature]

MR. CONSTANCIO JAWAHAR MARTINS
FERNANDES

For self and as POA Holder of

Mrs. Alison Maria Fernandes Alias Alison Maria Suares E
Fernandes, Mr. Sanjay Edmund Lourdes Fernandes, Mrs.
Chrysanthy Eugenie Fernandes Alias Chrysanthy
Fernandes, Mrs. Priyadarshini Anntoinette Fernandes
Alias Priyadarshini Anntoinette Martins Fernandes

[Signature]

MRS. TABASSUM PARVEEN
ALI

as a partner of M/s. ASBT
ASSOCIATES

[Signature]

MR. MOHAMMAD BAKKAR ALI,
as a partner of M/s. ASBT
ASSOCIATES

THIS DEED OF SALE is made and executed on this 3rd day of the month of February, in the year Two Thousand Twenty-Five, (03.02.2025) at Margao, Salcete, Goa.

BY AND BETWEEN

1. MR. CONSTANCIO JAWAHAR MARTINS FERNANDES, s/o. Late Mr. Paul Baylon Fernandes alias Paul Fernandes, aged 60 years, married, Service, Australian National of Indian Origin, holding Australian passport bearing No. I 3 valid till 29.07.2032 also holding OCI card no. / and holder of PAN Card bearing No.

issued by Income Tax Department, Government of India, and his wife

2. MRS. ALISON MARIA FERNANDES, d/o. Mr. Adolphus Creswell Soares, aged 59 years, married, Service, Australian National of Indian Origin, holding Australian passport bearing No. 51 valid till 14.03.2034 also holding OCI card no. A and holder of PAN Card bearing No.

90H issued by Income Tax Department, Government of India, Both resident of R/o. 7 Marama Street, Box Hill North, Victoria, 3129 Australia, both Native of House no. 468, Aquem-Baixo, Rawanfond – Navelim, Salcete- Goa 403707



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3. **MR. SANJAY EDMUND LOURDES FERNANDES**, s/o. Late Mr. Paul Baylon Fernandes alias Paul Fernandes, aged 53 years, married, Service, Australian National of Indian Origin, holding Australian passport bearing No. _____ valid till 03.06.2031 also holding OCI card no. A3 _____ and holder of PAN Card bearing No. _____ issued by Income Tax Department, Government of India, resident of R/o. 7 Marama Street, Box Hill North, Victoria, 3129 Australia, Native of House no. 468, Aquem-Baixo, Rawanfond – Navelim, Salcete- Goa 403707 and his wife



4. **MRS. CHRYSANTHY EUGENIE FERNANDES alias CHRYSANTHY FERNANDES**, d/o. Mr. Ignatius Fernandes, aged 47 years, married, Service, Australian National of Indian Origin, holding Australian passport bearing No. _____ } val till 02.06.2031 also holding OCI card no. _____) and holder of PAN Card bearing No. _____ E issued by Income Tax Department, Government of India, R/o. House no. 13, Garfield Way Craigieburn, Victoria, 3064 Australia, Native of Denis Apartment, Ground Floor, 41, Lake View Colony, Miramar, Goa

5. **MRS. PRIYADARSHINI ANNTOINETTE FERNANDES alias PRIYADARSHINI ANNTOINETTE MARTINS FERNANDES**, d/o. Late Mr. Paul Baylon Fernandes alias Paul Fernandes, aged 54 years, married, Service, Indian

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National, holder of Indian Passport bearing No. _____) valid till 13.05.2028 and holder of PAN Card bearing No. _____ and holding Aadhaar Card no. _____, resident of R/o. House no. 468, Aquem-Baixo, Rawanfond – Navelim, Salcete- Goa 403707, presently r/o 1, Railway Avenue, Upper Ferntree Gully, Victoria 3156 Australia. all hereinafter called the “VENDORS” (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART.

AND



6. **M/S. ASBT ASSOCIATES** a partnership firm registered under the Indian Partnership Act 1932 which is duly registered with the Registrar of Firms Margao Salcete Goa under No. MGO-F126-2017 dated 11.04.2017 having PAN card no. _____ and having its registered office at Off no. 1, 3rd floor Mohammad Towers, Nr. Gogol Circle, Gogol, Margao, Salcete Goa, herein represented by its partners (a) **MRS. TABASSUM PARVEEN ALI**, daughter of late Mohammad Safiulla and wife of Mr. Mohammad Bakkar Ali, age 39 years, married, businesswomen, Holding Pan card no. _____ and holding Aadhar Card No. _____, and her husband; (b) **MR. MOHAMMAD BAKKAR ALI**, son of Mr. Shaikh Kawsar Ali, aged 43 years,

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married, Businessman, Holding Pan card no. _____ and
 Holding Adhaar Card No. _____, having mob no.
 _____, both resident of Plot no. H-16, Vasant Nagar, Gogol,
 Margao, Salcete, Goa, hereinafter referred to as the
“PURCHASER” (which expression shall unless repugnant to the
 context or meaning thereof, mean and include successors,
 executors, legal representatives, administrators and assigns) of the
 SECOND PART.

**THE PARTIES TO THIS DEED ARE OF INDIAN
 ORIGINS OR INDIAN NATIONALS.**



WHEREAS the member no. 2 of the **VENDORS** Mrs.
 Alison Maria Fernandes Alias Alison Maria Suares E Fernandes
 is herein represented by member no. 1 of the **VENDORS** her
 husband Mr. Constancio Jawahar Martins Fernandes, by virtue
 of Power of attorney dated 04.04.2016, executed at Australia, by
 Notary Public Simon Fernandes, and apostilled by Department
 of Foreign Affairs and Trade Melbourne Australia under no.
 _____ on 06.04.2016 which is duly attested before
 the Additional Collector of South Goa on 21.10.2016 at Salcete;
 the certified copy of which is attached herewith this Deed.

AND WHEREAS the member no. 3 of the **VENDORS**
 Mr. Sanjay Edmund Lourdes Fernandes is herein represented by

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 Alias Chrysanthy Fernandes, Mrs. Priyadarshini
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member no. 1 of the **VENDORS** his brother Mr. Constancio Jawahar Martins Fernandes, by virtue of Power of attorney dated 09.10.2018, executed by Notary Advocate Mr. Sanjay A. Shirodkar, under no. 10472/2018, on 09.10.2018; the certified copy of which is attached herewith this Deed.

AND WHEREAS the member no. 4 of the **VENDORS** Mrs. Chrysanthy Eugenie Fernandes Alias Chrysanthy Fernandes is herein represented by member no. 1 of the **VENDORS** her brother-in-law Mr. Constancio Jawahar Martins Fernandes, by virtue of Power of attorney dated 13.12.2018, executed at Australia, by Notary Public Simon Fernandes, and apostilled before Mr. Nadeem Ahmad Khan, Vice Consul at Consulate General of India, Melbourne under no. AMIB/201218/0037/01, on 21.12.2018; which is duly attested before the Additional Collector of South Goa at on 07.01.2019; the certified copy of which is attached herewith this Deed.

AND WHEREAS the member no. 5 of the **VENDORS** Mrs. Priyadarshini Anntoinette Fernandes Alias Priyadarshini Anntoinette Martins Fernandes is herein represented by member no. 1 of the **VENDORS** her brother Mr. Constancio Jawahar Martins Fernandes, by virtue of Power of attorney dated 10.10.2018, executed by Notary Advocate Mr. Sanjay A.



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Shirodkar, under no. 10479/2018, on 10.10.2018; the certified copy of which is attached herewith this Deed.

AND WHEREAS there exists an rustic urban property identified as PLOT no. A, admeasuring an area of 1830 sq. mtrs, known as "**ZORODI**" with its walled compound, situated at Aquem-Baixo (Roundfond), within the jurisdiction of Margao Municipal Council, Sub-District and Taluka of Salcete, District of Goa, described in the Land Registration office of Salcete under No. 27202 new and enrolled in Taluka Revenue Office under Matriz No. 345, and bounded on the east by the property of the heirs of Avelino D'Souza, and Camilo D'Costa, on the west and south by the property "Mixto"/mixed of Manuel Antonio Vaz, and on the north by "Nomoxim" of the heirs of Antonio Gabriel Mergulhao, bounded as per title of Auction on the east by the property of the same name of the heirs of Avelino D'Souza and Camilo D'Costa, on the west and south by the property of Manuel Antonio Vaz, on the north by "Nomoxim" of heirs of Antonio Gabriel Mergulhao, and Gregorio Taumaturgo Diniz, which property is more particularly described in the **SCHEDULE "I"** hereunder written and hereinafter for the sake of brevity be referred to as the "**SAID PROPERTY**".

AND WHEREAS in the said property ie. PLOT no. A, admeasuring an area of 1830 sq. mtrs, there exists an old house



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bearing H. no. 468 situated therein assessed for the purpose of House Tax under H. no. 5/468/A in the office of Margao Municipal Council, admeasuring an area of approx. 100 sq. mtrs.; which house shall herein after for the sake of brevity be referred to as the "SAID HOUSE".

AND WHEREAS the said property and the said house originally belonged to one Mr. Leao Constancio Diniz, whose name is inscribed under inscription no. 17404 drawn at Book G no. 22 at pages 45 overleaf in the Book of Land Descriptions.

AND WHEREAS the said Property was thereafter purchased by Mrs. Maria Jesuina Miranda Gomes alias Maria Purificacao Jesuina Consolacao Miranda Gomes and her husband Mr. Soter Paulo Menino Gomes in Public auction held on 17.08.1972 by the Civil Court of Salcete, which came to be confirmed and delivered by the Court vide Deed of Auction dated 17.08.1972 duly registered before the Sub-Registrar of Salcete under no. 1371 of Book 1, Vol. no. 99 at pages 335 to 340 dated 25.09.1972. By virtue of Deed of Auction dated 17.08.1972, the said Mrs. Maria Jesuina Miranda Gomes alias Maria Purificacao Jesuina Consolacao Miranda Gomes and her husband Mr. Soter Paulo Menino Gomes became the absolute owners in occupation and possession of the SAID PROPERTY i.e. PLOT no. A, admeasuring an area of 1830 sq. mtrs.



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AND WHEREAS there exists another property adjoining to the SAID PROPERTY, which is belonging to Mr. Gregorio Taumaturgo do Rosario Diniz, which is known as "Nomoxim", also situated at Aquem, Taluka and Sub-District of Salcete, District of Goa, described in the Land Registration office of Salcete, under No. 27202 new series and enrolled in Taluka Revenue office under No. 348 and bounded on the east by the property of Valent Coelho and Lira Costa, on the West by the property of Taumaurgo Diniz and others, on the north by road and on the south by the property of Hipolito Joaquim Mergulhao and others.



AND WHEREAS the said Mr. Gregorio Taumaturgo do Rosario Diniz, had left out a distinct Plot totally admeasuring an area of 426 sq. mtrs. to be utilized as a private access connecting the Margao-Quepem Road to the said Property ie. Plot no. A, through his above-described property known as "Nomoxim". The said access is of 6 mtrs. wide, and is independently and distinctively surveyed under Chalta no. 89 of P. T. Sheet no. 286 of city survey Margao, and is more particularly described in the **SCHEDULE "II"** hereunder written and hereinafter for the sake of brevity be referred to as the **"SAID PLOT"**.

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AND WHEREAS subsequently the said Mrs. Maria Jesuina Miranda Gomes alias Maria Purificacao Jesuina Consolacao Miranda Gomes along with her husband Mr. Soter Paulo Menino Gomes as the First party along with Mr. Gregorio Taumaturgo do Rosario Diniz as the second party vide Deed of Sale dated 17.07.1974 duly registered before the Sub-Registrar of Salcete under no. 756 at pages 52 to 58 Book no. I, Vol. no. 131 dated 24.08.1974, respectively sold the SAID PROPERTY ie. Plot no. A, admeasuring an area of 1830 sq. mtrs. along with the said House bearing H. no. 468 situated therein assessed for the purpose of House Tax under H. no. 5/468/A in the office of Margao Municipal Council, admeasuring an area of 100 sq. mtrs. together with the said Access Plot of 6 mtrs. wide totally admeasuring an area of 426 sq. mtrs, to Mr. Paul Baylon Fernandes alias Paul Fernandes, on the terms and conditions stipulated thereunder.



AND WHEREAS the said Mr. Paul Baylon Fernandes alias Paul Fernandes dies on 30.09.2018, so also his wife Mrs. Luiza Filomena Lourdes Martins Fernandes dies on 08.07.2015 and upon their death a Deed of Succession was drawn up on 02.01.2019 recorded at Folios 13v to 15 of Deed/Wills Book No. 1661 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao wherein their children namely 1) Mr. Constancio Jawahar Martins Fernandes ie. the member no. 1 of VENDORS, 2) Mr. Sanjay Edmund Lourdes Fernandes ie. the member no. 3 of

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VENDORS, 3) Mrs. Priyadarshini Anntoinette Fernandes Alias Priyadarshini Anntoinette Martins Fernandes ie. the member no. 5 of VENDORS, were declared as their sole and universal heirs succeeding to his estate.

AND WHEREAS the member no. 1 of the VENDORS is married to member no. 2 of the VENDORS under the law of communion of assets as prevalent in the state of Goa and similarly the member no. 3 of the VENDORS is married to member no. 4 of the VENDORS under the law of communion of assets as prevalent in the state of Goa and as such all of them are the joint co-owners of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT.

AND WHEREAS the member no 5 of the VENDORS is married to one Mr. John Wesley Hall, who is an Australian National and the marriage is not registered in Goa but registered in Australia and as such is not governed under the law of communion of Assets as prevalent in the state of Goa and as such Mr. John Wesley Hall does not hold title to SAID PROPERTY along with the SAID HOUSE and the SAID PLOT and therefore not made a party to this Deed.

AND WHEREAS by virtue of Deed of Succession dated 02.01.2019 the VENDORS herein became the lawful owner in



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occupation and possession of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT.

AND WHEREAS pursuant to above, the VENDORS herein had applied for confirmation of the SAID PROPERTY along with the said house and the same has been independently surveyed under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao, which survey came to be confirmed vide a Judgment and Order dated 26.10.2020, passed by the Inspector of Survey and Land Records, City Survey, Margao- Goa in Confirmation case no. 57/2017. A Corrigendum dated 10.12.2020 was subsequently issued to the said Judgment and Order dated 26.10.2020 for correction of the Chalta number which was wrongly mentioned in the said Judgment as Chalta no. 10 of P. T. Sheet no. 285 instead of Chalta no. 65 of P. T. Sheet no. 285.



AND WHEREAS the VENDORS herein had also applied for confirmation of the SAID PLOT in Confirmation case no. 23/21/413 and the same has been independently confirmed under Chalta no. 89 of P. T. Sheet no. 286 of city survey Margao, vide a Judgment and Order dated 02.08.2024, passed by the Inspector of Survey and Land Records, City Survey, Margao- Goa.

AND WHEREAS subsequently, the VENDORS herein have mutated their names in the occupant's column of Form D of

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Chalta no. 65 of P. T. Sheet no. 285 and Chalta no. 89 of P. T. Sheet no. 286, thereby making them the exclusive owners in occupation and possession of the same.

AND WHEREAS the VENDORS have clear and marketable title to the **SAID PROPERTY along with the SAID HOUSE and the SAID PLOT** free from encumbrances, liens, charges etc. of whatsoever nature.

AND WHEREAS the VENDORS desire to sell the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT to the PURCHASER and have further represented to the PURCHASER that:-

- a) The SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT is free from all encumbrances, Charges, easements, liens or defects in Title, attachments etc of whatsoever nature.
- b) The VENDORS herein are the sole and exclusive owners in possession of the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT and no other person have any right, title, interest in or claim of whatsoever nature over the SAID PROPERTY ALONG WITH THE SAID



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HOUSE AND THE SAID PLOT and that they have absolute authority and power to execute this deed of sale.

- c) The SAID PROPERTY and THE SAID PLOT is not subject to any Mundcarial rights, Agricultural tenancy Rights or any other Rights from any other person or persons.
- d) The VENDORS have not entered into agreement or formed commitment with any person or persons in respect of SAID PROPERTY prior to the present deed and there are no subsisting Agreements in respect of the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT with any other person/s except to the PURCHASER.
- e) The SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT is not subject to any attachments from any court of law nor are any litigations or proceedings pending in respect of the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT in court of law.
- f) The SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT is not subject to any notice or notification or proceedings under land Acquisition Act or Administration of Evacuee properties Act similarly no



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attachment or notice from the central or state Government or any other local body or authority has been received or served upon the VENDORS in respect of the same.

- g) There are no difficulties, legal impediments or otherwise for sale of SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT by the VENDORS to the PURCHASER.

AND WHEREAS before entering into Deed, the PURCHASER had published a public notice dated 03.01.2025 in the daily English newspaper "O HERALD O", inviting claim or objections from any person/s Bank, private or financial Institution or entity having any valid right or claim in respect of SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT of whatsoever nature along with the documentary proof in support of their such claim or objection for sale of above SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT by VENDORS within the period stipulated in the said notice. However, no such claim has been received from any person/s of whomsoever nature or any other Bank or entity over the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT pursuance of said notice within the said prescribed time.



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AND WHEREAS the PURCHASER has carried out verification of the VENDORS' title and have also taken physical inspection of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT and only after due satisfaction have agreed to purchase the same.

AND WHEREAS relying upon the said representations and the said undertaking the PURCHASER have agreed to purchase from the VENDORS the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT, which is more particularly delineated in the red color oblique line in the plan attached to this agreement for a total consideration of Rs.

y)

which is its true market value, on the terms and conditions mentioned herein below.

AND WHEREAS the VENDORS are of Goan Origin as they are born and brought up in Goa and are having Goan Ancestors. They have inherited the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT through Succession from their Parents, who were Indian Nationals. The Sanad certificate of the SAID PROPERTY and the SAID PLOT is not required for execution of this Deed as the VENDORS have inherited the same through succession.



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AND WHEREAS the VENDORS that there is no violation of FEMA Regulations. The present transaction is done as per the banking channels as per the RBI Guidelines. the VENDORS declare that the land under transaction is non-agricultural land and that VENDORS/PURCHASER own the responsibility for this transaction which is in compliance with FEMA/RBI Guidelines in force and that in accordance with Government order No. 8/16/2017-LD(Estt)(Part File)/898 dated 17/05/2018. In the event of any violations of the provisions of the Foreign Exchange Management Act, 1999, the registering authority shall not be responsible to authenticate or verify the veracity of this averment or declaration or to check compliance of FEMA Regulations.



NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the said Deed and in total consideration of Rs.)

which has been paid by the PURCHASER to the VENDORS on execution of these presents in the manner mentioned herein below, the receipt of the said amount, the VENDORS do hereby jointly admit and acknowledge having received the same, thereby forever release and discharge the PURCHASERS from such payment, the said VENDORS as exclusive and beneficial owners in possession thereof, do hereby CONVEY, SELL, RELEASE, TRANSFER, GRANT, ASSIGN AND ASSURE unto the PURCHASER free

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FERNANDES**

For self and as POA Holder of

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Alias Chrysanthy Fernandes, Mrs. Priyadarshini
Anntoinette Fernandes Alias Priyadarshini Anntoinette
Martins Fernandes

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from encumbrances, charges, liens, or any defects in the title, whatsoever, the SAID PROPERTY ALONG WITH THE SAID HOUSE AND THE SAID PLOT more specifically described in the SCHEDULES I and II hereinafter written, TOGETHER WITH all liberties, privileges, easements and appurtenances, whatsoever to the SAID PROPERTY and the SAID HOUSE and the SAID PLOT or in any way appertaining to belong or usually held or occupied thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the VENDORS into or upon the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT, hereby conveyed and every part thereof, TO HAVE, HOLD, USE, ENJOY AND POSSESS the same unto and to the use of the PURCHASER, absolutely and forever free from all encumbrances, charges liens, defects in title, whatsoever and without any claim, demand, or interruption from the vendors or any person/s claiming through or under The VENDORS or any of them or their predecessor-in-title or from Whomsoever.

2. The above-mentioned consideration price of **Rs.** _____) have been paid by the PURCHASERS to the VENDORS after deducting T.D.S. at the rate of 23.92% which is amounting to Rs.

Nine Hundred and Sixty Only) in the following manner:-



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Sr. No.	Details	Amount (Rs)
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i.	Paid by Cheque bearing no.000191 drawn on ICICI Bank Aquem branch, Dated. 03.02.2025 in the account of member no. 1 of VENDORS	Rs.)/-
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ii.	Paid by Cheque bearing no.000192 drawn on ICICI Bank Aquem branch, Dated. 03.02.2025 in the account of member no. 2 of VENDORS	Rs.
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iii.	Paid by Cheque bearing no.000186 drawn on ICICI Bank Aquem branch, Dated. 02.01.2025 in the account of member no. 3 of VENDORS	Rs.
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iv.	Paid by Cheque bearing no.000193	
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drawn on ICICI Bank
 Aquem branch, Dated. 03.02.2025
 in the account of member
 no. 3 of VENDORS Rs. -

v. Paid by Cheque
 bearing no.000194
 drawn on ICICI Bank
 Aquem branch, Dated. 03.02.2025
 in the account of member
 no. 4 of VENDORS Rs. /-



vi. Paid by Cheque
 bearing no.000195
 drawn on ICICI Bank
 Aquem branch, Dated. 03.02.2025
 in the account of member
 no. 5 of VENDORS Rs.

vii. Paid part payment of T.D.S.
 @ 23.92% dated. 03.02.2025 in the
 name of Vendor no. 1 Rs.

viii. Paid part payment of T.D.S.
 @ 23.92% dated. 03.02.2025 in the

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	name of Vendor no. 2	Rs.	-
ix.	Paid part payment of T.D.S. @ 23.92% dated. 03.02.2025 in the name of Vendor no. 3	Rs.	-
x.	Paid part payment of T.D.S. @ 23.92% dated. 03.02.2025 in the name of Vendor no. 4	Rs.	-
xi.	Paid part payment of T.D.S. @ 23.92% dated. 03.02.2025 in the name of Vendor no. 5	Rs.	-
TOTAL		Rs.	



3. The VENDORS do hereby covenant with the PURCHASER as follows:-

a. That the title of the VENDORS in the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT, described in the Schedule hereinafter written, hereby sold and conveyed subsists and is perfect and unassailable and the VENDORS have good right, full power and absolute authority to sell and convey the same to the PURCHASER in the manner aforesaid without let or hindrance from whatsoever.

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b. That this sale is made free from any encumbrances or charges of whatsoever.

c. In the event the PURCHASER is ever dispossessed from the SAID PROPERTY or SAID HOUSE or SAID PLOT hereby sold or any part thereof by reason of any defect in the title of the VENDORS than the VENDORS shall fully compensate the PURCHASER and save them from all losses, damages, costs etc.

d. That the VENDORS and all persons claiming under them do hereby covenant with the PURCHASER that VENDORS are lawfully seized and possessed of SAID PROPERTY along with the SAID HOUSE and the SAID PLOT which is hereby conveyed free from any encumbrance, tenants, mundcars, or defects and that the VENDORS have full power and absolute authority to sell the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT in manner aforesaid.

e. The PURCHASER may hereafter peacefully and quietly possess and enjoy the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT hereby conveyed/ transferred, and assured without any claim or demand from the VENDORS or any other person or persons claiming through or under them



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and the VENDORS covenant to save harmless and keep indemnified the PURCHASER or against all Encumbrances, Charges and Equities whatsoever.

f. That the VENDORS further covenant that they shall execute all documents which may be found necessary by the VENDORS to be executed for conferring or confirming proper and better title of the land hereby sold and every part thereof in favor of the PURCHASER, or for transferring all or whatever records in respect of SAID PROPERTY along with the SAID HOUSE and the SAID PLOT hereby sold and every part thereof hereby sold, exclusively in the name of the PURCHASER.

g. That the VENDORS further covenant that in the event the PURCHASER is ever dispossessed from the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT as described in Schedule, sold herein or any part thereof, by any reason of any defect in the title of the VENDORS, the VENDORS shall fully compensate the PURCHASER and shall indemnify the PURCHASER from any loss.

4. The VENDORS hereby express their consent and No objection for the PURCHASER to apply for mutation of records in form D of Properties hereby sold and further express their



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consent and No Objection to remove/delete from the occupant/holder's column the name of the VENDORS and recording in that place the names of PURCHASER. The VENDORS hereby further express that in such mutation, the concerned Land Revenue/surveyor authority need not issue any notice to the VENDORS or any of them and such notices are hereby expressly waived by the VENDORS.

5. The VENDORS hereby declare that the subject land hereby sold is not subject to any rights of scheduled castes or Schedule Tribes, as envisaged in the notification no. RD/LAND/LRC/318/99, dated. 21.8.1977 of Government of Goa.

6. The VENDORS declare that the land under transaction is non- agricultural land and that VENDORS/PURCHASER own the responsibility for this transaction which is in compliance with FEMA/RBI Guidelines in force and that in accordance with Government order No. 8/16/2017-LD(Estt)(Part File)/898 dated 17/05/2018 and that registering authority shall not be responsible to authenticate or verify the veracity of this declaration or to check compliance of FEMA Regulations.

7. The VENDORS further jointly warranties the PURCHASER that there are no arrears of any tax payable to the Government or any other authority in respect or Relating to the



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SAID PROPERTY along with the SAID HOUSE and the SAID PLOT, conveyed, under these presents and if the PURCHASER is compelled to make or makes any payment towards any arrears of Government tax or any other charges, dues before the possession of the SAID PROPERTY, SAID HOUSE or the SAID PLOT by the PURCHASER under these presents, in such a case the VENDORS shall be bound to indemnify and compensate the PURCHASER for the same and every part thereof.

8. That the VENDORS have not created any other rights and/or encumbrances, claim, lien or charges upon SAID PROPERTY, SAID HOUSE or the SAID PLOT nor is the same are the subject matter of any Lis-pendens or any Execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against it.

9. The VENDORS have today delivered to the PURCHASER the clean, clear and vacant possession of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT, hereby sold. The above-described property hereby sold is more particularly identified on the plan annexed hereto in red colour.

10. That in the present deed the NOC from Town and Country Planning Department Government of Goa is not required for registration of sale deed, as the SAID PROPERTY and the SAID



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PLOT sold under this deed are independent properties having individual survey numbers. A copy of the form D along with the Survey plan is annexed herewith.

11. The market value of the **SAID PROPERTY** sold herein is calculated at @ Rs. _____/- ie. 10% less than the Base Value as per Order no. 17/1/Fixation of Land rates/2012-RD/6850 dated 05.08.2020 issued by the Government of Goa, Department of Revenue, arriving to Rs. _____ s

_____ and **SAID OLD HOUSE** is a very old structure in poor condition and as such the market value of the SAID OLD HOUSE is arrived at Rs. _____

_____ nly) and as such the value of the **SAID PROPERTY AND THE SAID OLD HOUSE** is Rs. _____ rty _____ and Only).

12. Whereas the market value of the **SAID PLOT** sold herein is calculated at @ Rs. _____ - ie. 30% less than the Base Value as per Order no. 17/1/Fixation of Land rates/2012-RD/6850 dated 05.08.2020 issued by the Government of Goa, Department of Revenue, arriving to Rs. _____ s and _____ nly).



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13. The market value of the SAID PROPERTY along with the SAID HOUSE and the SAID PLOT is together arrived at Rs. _____) on account of which a Stamp duty of Rs. _____ es _____ Only) is payable and accordingly this Deed of Sale is executed on actual stamp duty of Rs. _____ e _____ Hundred Only) which is paid herewith.

SCHEDULE-I
(DESCRIPTION OF THE SAID PROPERTY SOLD
HEREIN)

ALL THAT PLOT NO. A, admeasuring an area of 1830 sq. mtrs. together with an Old house bearing H. no. 468 situated therein assessed for the purpose of House Tax under H. no. 5/468/A in the office of Margao Municipal Council admeasuring an approx. area of 100 sq. mtrs. and which property is independently surveyed under Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao, and is described as an urban property known as "**ZORODI**" with its walled compound, Situated at Aquem-Baixo (Roundfond), within the jurisdiction of Margao Municipal Council, Sub-District and Taluka of Salcete, District of Goa, described in the Land Registration office of Salcete under



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No. 27202 new and enrolled in Taluka Revenue Office under Matriz No. 345, and bounded on the east by the property of the heirs of Avelino D'Souza, and Camilo D'Costa, on the west and south by the property "Mixto"/mixed of Manuel Antonio Vaz, and on the north by "Nomoxim" of the heirs of Antonio Gabriel Mergulhao, bounded as per title of Auction on the east by the property of the same name of the heirs of Avelino D'Souza and Camilo D'Costa, on the west and south by the property of Manuel Antonio Vaz, on the north by "Nomoxim" of heirs of Antonio Gabriel Mergulhao, and Gregorio Taumaturgo Diniz; and the said Plot no. A is now bounded as per Survey Records as under:

EAST : By P. T. Sheet no. 285 Chalta no. 69 & 70;
WEST : By P. T. Sheet no. 285 Chalta no. 10;
NORTH : By P. T. Sheet no. 285 Chalta no. 11; and
SOUTH : By P. T. Sheet no. 285 Chalta no. 10.



SCHEDULE-II

(DESCRIPTION OF THE SAID PLOT HEREBY SOLD)

ALL THAT PLOT of LAND, totally admeasuring an area of 426 sq. Mtrs. independently surveyed under chalta no. 89 of P. T. Sheet no. 286 of city survey Margao, which serves as a 6 mtrs. wide access from Margao-Quepem road to the said Plot A more

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specifically described in Schedule-I herein above, which access is a part of the bigger property known as "NOMOXIM", also situated at Aquem, Taluka and Sub-District of Salcete, District of Goa, described in the Land Registration office of Salcete, under No. 27202 new series and enrolled in Taluka Revenue office under No. 348 and bounded on the east by the property of Valent Coelho and Lira Costa, on the West by the property of Taumaurgo Diniz and others, on the north by road and on the south by the property of Hipolito Joaquim Mergulhao and others. The said **PLOT** totally admeasuring an area of 426 sq. Mtrs. independently surveyed under chalta no. 89 of P. T. Sheet no. 286 of city survey Margao and as a separate and distinct unit in itself is bounded as follows;



- EAST** :- by the property of Valentino Coelho and Lira Costa,
- WEST** :- by remaining part of the property "Nomoxim",
- NORTH** :- by Margao-Quepem road,
- SOUTH** :- partly by the property of Camilo Costa and partly by property Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao

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Bounded as per Survey Records as under:

- EAST** :- partly by property bearing Chalta no. 1 of P. T. Sheet no. 286 and partly by property bearing Chalta no. 68 of P. T. Sheet no. 286 of city survey Margao,
- WEST** :- by property bearing Chalta no. 11 of P. T. Sheet no. 285 of city survey Margao,
- NORTH** :- by Margao-Quepem road,
- SOUTH** :- partly by property bearing Chalta no. 69 of P. T. Sheet no. 286 and partly by property bearing Chalta no. 65 of P. T. Sheet no. 285 of city survey Margao



The SAID PROPERTY ie. Plot no. A, is admeasuring a total area of 1830 sq. mtrs. and the SAID PLOT is admeasuring a total area of 426 sq. mtrs., therefore the total area sold herein is 2256 sq. mtrs. The SAID PROPERTY and the SAID PLOT is delineated in red color on the Plan annexed to this deed and forming part and parcel of this deed.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands, signatures hereunto on the date and the place first hereinabove written.

**MR. CONSTANCIO JAWAHAR MARTINS
FERNANDES**

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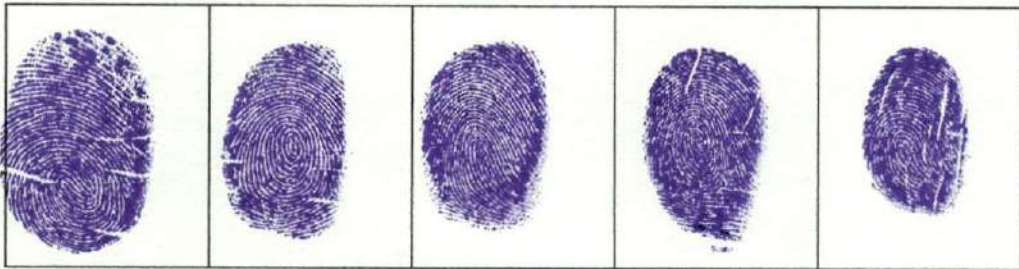
SIGNED AND DELIVERED BY
The within named **VENDORS**



MR. CONSTANCIO JAWAHAR MARTINS FERNANDES

For self as member no. 1 of VENDORS and as Power of Attorney Holder of **MRS. ALISON MARIA FERNANDES** ie. member no. 2 of VENDORS, **MR. SANJAY EDMUND LOURDES FERNANDES** ie. member no. 3 of VENDORS, **MRS. CHRYSANTHY EUGENIE FERNANDES** alias **CHRYSANTHY FERNANDES** ie. member no. 4 of VENDORS and **MRS. PRIYADARSHINI ANNTOINETTE FERNANDES** alias **PRIYADARSHINI ANNTOINETTE MARTINS FERNANDES** ie. member no. 5 of VENDORS

R.H.F.P.



L.H.F.P.



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MRS. TABASSUM PARVEEN ALI
as a partner of **M/s. ASBT ASSOCIATES**

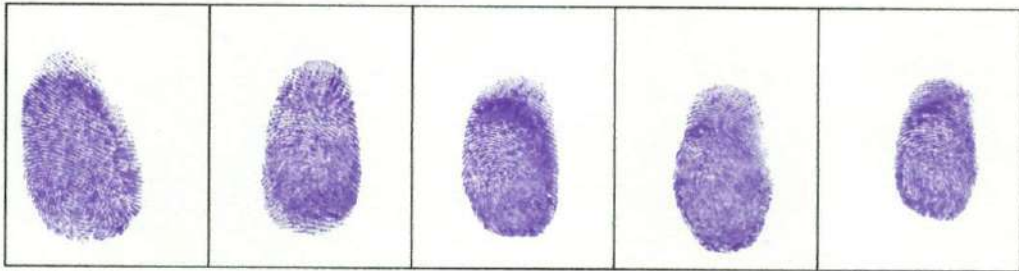
MR. MOHAMMAD BAKKAR ALI,
as a partner of **M/s. ASBT ASSOCIATES**

SIGNED AND DELIVERED BY
The within named **THE PURCHASER**

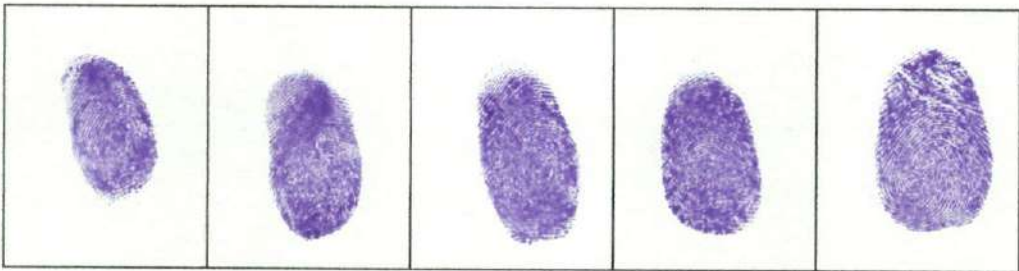


Handwritten signature of Mrs. Tabassum Parveen Ali

MRS. TABASSUM PARVEEN ALI
as a partner of **M/s. ASBT ASSOCIATES**
R.H.F.P.



L.H.F.P.



Handwritten signature of Mr. Constancio Jawahar Martins Fernandes

MR. CONSTANCIO JAWAHAR MARTINS FERNANDES
For self and as POA Holder of
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Handwritten signature of Mrs. Tabassum Parveen Ali

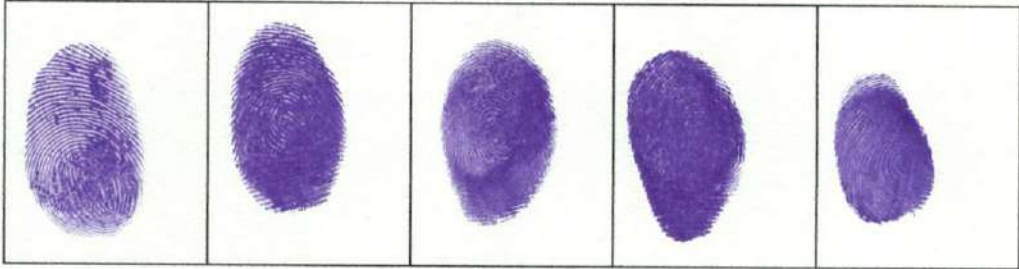
MRS. TABASSUM PARVEEN ALI
as a partner of **M/s. ASBT ASSOCIATES**

Handwritten signature of Mr. Mohammad Bakkar Ali

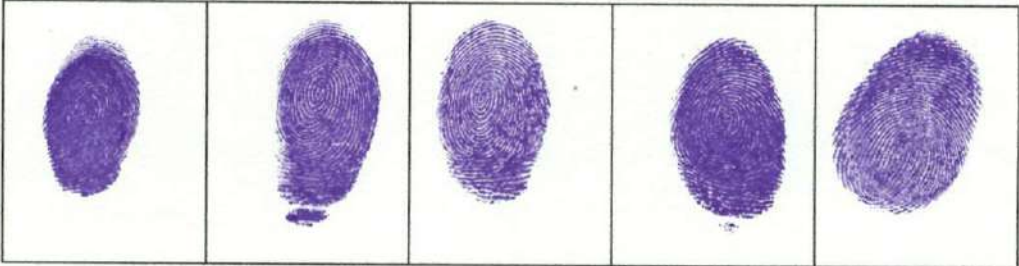
MR. MOHAMMAD BAKKAR ALI,
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MR. MOHAMMAD BAKKAR ALI,
as a partner of **M/s. ASBT ASSOCIATES**
R.H.F.P.



L.H.F.P.



WITNESSES:

1. Name & Signature:- Mrs. Sana Shaikh
Address:- Flal No:- F/4, Shubha Laxmi Housing Society, Aquem, Margao - Goa
2. Name & Signature:- Mr. Erol Fernandes
Address:- H. No:- 140, Cotta, Chandor Salcette - Goa

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Government of Goa

Directorate of Settlement and Land records

Plan

Taluka / City Name : SALCETE / Margao

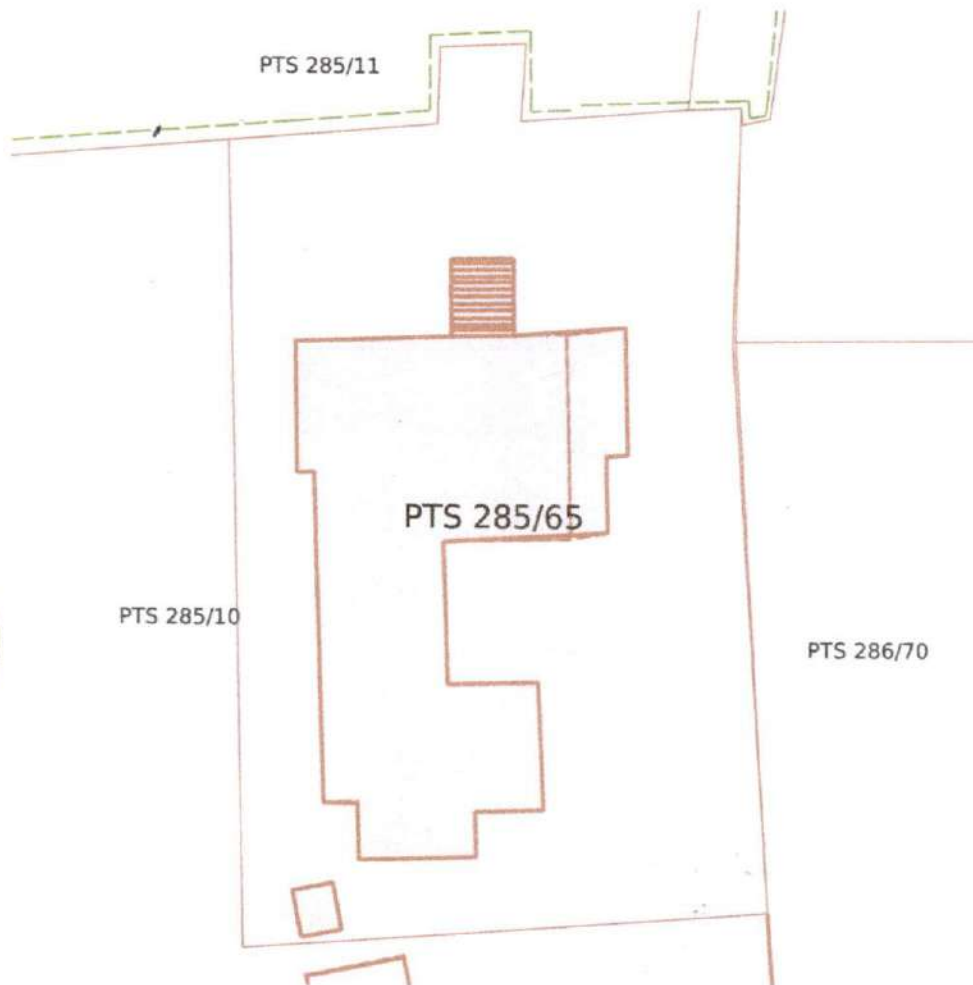
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Appln date: 08/01/2025

Ref. No. :25-825



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Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / City Name : SALCETE / Margao
PTS / Chalta No. : 286/89

Appln Date :08/01/2025

Ref. No.: 25-825



Scale 1:500



PTS 285/11

PTS 286/89

PTS 286/1

PTS 286/68

PTS 285/65

PTS 286/69



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Feb-2025 11:46:36 am

Document Serial Number :- 2025-MGO-758

Presented at 11:35:53 am on 06-Feb-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	
2	Registration Fee	
3	Mutation Fees	
	Processing Fee	
Total		



Stamp Duty Required






















Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR. MOHAMMAD BAKKAR ALI As Partner Of M/s. ASBT ASSOCIATES ,Father Name:Mr. Shaikh Kawsar Ali,Organization Name:ASBT ASSOCIATES, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Off no. 1, 3rd floor Mohammad Towers, Nr. Gogol Circle, Gogol, Margao, Salcete Goa, Address2 - Margao Salcete Goa, PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.:			
2	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for ALISON MARIA FERNANDES			
4	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for ALISON MARIA FERNANDES			
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6	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for SANJAY EDMUND LOURDES FERNANDES			
7	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for CHRYSANTHY EUGENIE FERNANDES Alias CHRYSANTHY FERNANDES			
8	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for CHRYSANTHY EUGENIE FERNANDES Alias CHRYSANTHY FERNANDES			
9	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for PRIYADARSHINI ANNTOINETTE FERNANDES Alias PRIYADARSHINI ANNTOINETTE MARTINS FERNANDES			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	CONSTANCIO JAWAHAR MARTINS FERNANDES , Father Name:Late Mr. Paul Baylon Fernandes Alias Paul Fernandes, Age: 60, Marital Status: ,Gender:Male,Occupation: Service, 7 Marama Street, Box Hill North, Victoria, 3129 Australia, PAN No.: , as Power Of Attorney Holder for PRIYADARSHINI ANNTONETTE FERNANDES Alias PRIYADARSHINI ANNTONETTE MARTINS FERNANDES			
11	MRS. TABASSUM PARVEEN ALI As Partner Of M/s. ASBT ASSOCIATES , Father Name:Late Mohammad Safiulla, Age: 39, Marital Status: Married ,Gender:Female,Occupation: Business, Off no. 1, 3rd floor Mohammad Towers, Nr. Gogol Circle, Gogol, Margao, Salcete GoaMargao Salcete Goa, PAN No.:			
12	MRS. TABASSUM PARVEEN ALI As Partner Of M/s. ASBT ASSOCIATES , Father Name:Late Mohammad Safiulla, Age: 39, Marital Status: Married ,Gender:Female,Occupation: Business, Off no. 1, 3rd floor Mohammad Towers, Nr. Gogol Circle, Gogol, Margao, Salcete GoaMargao Salcete Goa, PAN No.:			
13	MR. MOHAMMAD BAKKAR ALI As Partner Of M/s. ASBT ASSOCIATES , Father Name:Mr. Shaikh Kawsar Ali, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Off no. 1, 3rd floor Mohammad Towers, Nr. Gogol Circle, Gogol, Margao, Salcete GoaMargao Salcete Goa, PAN No.:			
14	MR. MOHAMMAD BAKKAR ALI As Partner Of M/s. ASBT ASSOCIATES , Father Name:Mr. Shaikh Kawsar Ali, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Off no. 1, 3rd floor Mohammad Towers, Nr. Gogol Circle, Gogol, Margao, Salcete GoaMargao Salcete Goa, PAN No.:			

Witness:

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

SrNO	Party Name and Address	Photo	Thumb	Signature
1	Name: Erol Fernandes, Age: 64, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403714, H no 140 Cotta, H no 140 Cotta, Chandor, Salcete, SouthGoa, Goa			
2	Name: Sana Shaikh, Age: 29, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403601, F-4, F-4, Shubham Laxmi, Aquem Alto Margao Goa, Margao, Salcete, SouthGoa, Goa			

Sub Registrar
CMI Registrar
-Cum-
Sub Registrar
Salcete

Book :- 1 Document
Registration Number :- **MGO-1-723-2025**
Date : 06-Feb-2025



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

Civil Registrar
-Cum-
Sub Registrar
Salcete



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 06-Feb-2025 12:13:51

Date of Receipt: 06-Feb-2025

Receipt No : 2024-25/2/8837

Serial No. of the Document : 2025-MGO-758

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

Received the following amounts from **MR. MOHAMMAD BAKKAR ALI As Partner Of M/s. ASBT ASSOCIATES** for Registration of above Document in Book-1 for the year 2025

Registration Fee	-----0	E-Challan(Online fee)	• Challan Number : 202500088641 • CIN Number : 010498602	0
Processing Fee	-----	Payment to ITG	• Payment Reference : pay_Pra1J8TTnnQZG2 • Receipt Number : ccda3ec32ae4d50c8768	
Total Paid	: ighty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **06-Feb-2025**

Signature of the person receiving the Document

Signature of the Sub-Registrar