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

STAMP DUTY CERTIFICATE 3678

ENDORSEMENT

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

Stamp Duty Of :₹ 450000/-

(Rupees Four Lakh Fifty Thousands only)

PAID VIDE E-RECEIPT NO 202400511694 DATED :09-Jul-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
SALCETE-GOA

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400043115
DOCUMENT SERIAL NUMBER	:	2024-MGO-3678
DATE OF PRESENTATION	:	12-Jul-2024
DOCUMENT REGISTRATION NUMBER	:	MGO-1-3556-2024
DATE OF REGISTRATION	:	12-Jul-2024
NAME OF PRESENTER	:	Rayesh Ratnakar Raiker, Sole Proprietor Of M/s Raycon Builders
REGISTRATION FEES PAID	:	₹300000/-
PROCESSING FEES PAID	:	₹2120/-
MUTATION FEES PAID	:	₹1500/-

Government of Goa
Directorate of Accounts

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

Echallan No. 202400511694

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 08/07/2024 17:42:06

Name and Address of Party : MsRayconBuilders | 7972539874
H No 2177 Marlem Borda

Service: Stamp Duty

	Amount
Stamp Duty	₹ 450000.00

Total Amount : ₹ 450,000.00

(Rs. Four Lakh Fifty Thousand Only)

Department Data: 202400043115 NOTARY|202400043115 NOTARY

Bank ref No: CPADYPRHD4
Status: Success
Payment Date: 09/07/2024 12:15:48
Payment Gateway: SBI_MOPS

THE SEAL OF THE SUB-REGISTRAR OF SALCETE GOA

Print Date: 09/07/2024 12:15:55

Mr. Rayesh Ratnakar Raiker

DEED OF SALE

VENDORS

PURCHASER

THIS DEED OF SALE is made and executed in this City of Margao, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, on this Ninth day of the month of July, in the Christian year of Two Thousand and Twenty Four [09 - 07 - 2024];

BY AND BETWEEN

1. **Mrs. FILOMENA JOSEFINA DIAS,** daughter of late Mr. Joao Xavier Da Costa, wife of late Mr. Tomas Francisco Dias, alias Thomas Francisco Dias, aged about 74 years, widow, housewife, Indian National, holding Aadhaar Card No. [redacted] and Income Tax Pan No. [redacted] with Cell Phone No. +91 9850476339, and

2. **Mr. STEEN SAVIO DIAS,** son of late Mr. Tomas Francisco Dias, alias Thomas Francisco Dias, aged about 50 years, married, service, Indian National, holding Aadhaar Card No. [redacted] and Income Tax Pan No. [redacted] with Cell Phone No. +91 9850476339, and his wife;

3. **Mrs. SAMANTHA MAGDELINA DIAS**, daughter of Mr. Simon Baptist Coelho, aged about 41 years, married, service, Indian National,

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holding Aadhaar Card No. [redacted] and Income Tax PAN No. [redacted], with Cell Phone No. +91 9850476339, and,

4. **Mr. SAMMY BRIAN DIAS,** son of late Mr. Tomas Francisco Dias, alias Thomas Francisco Dias, aged about 47 years, divorcee, service, Indian National, holding Aadhaar Card No. [redacted] and Income Tax Pan No. [redacted] with Cell Phone No. +91 9850476339;

All residents of H. No. 938, Tomeena Lace, Moddi, Navelim, Salcete – Goa, 403707, and all hereinafter jointly and severally referred to as the "**VENDORS**" (which expression shall, unless repugnant to the context or meaning thereof mean and include their respective legal representatives, heirs, executors, administrators, successors and assigns etc) of the ONE PART;

IN FAVOUR OF

5. **M/s RAYCON BUILDERS**, with office at H. No. 2177, Marlem, P.O. Fatorda, Borda, Salcete – Goa, 403602, a sole proprietary concern of **Mr. Rayesh Ratnakar Raiker**, son of Mr. Ratnakar Raikar, aged about 36 years, married, business, Indian National, having

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Aadhaar No. [redacted] and Income Tax Pan No. [redacted],

with Cell Phone No. +91 7972539874, resident of H. No. 2177, Marlem, PO Fatorda, Borda, Salcete – Goa, 403602, hereinafter referred to as the "**PURCHASER**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, legal representatives, executors, administrators, successors and assigns etc) of the OTHER PART;

IN THESE PRESENTS, a reference to the plural shall include a reference to the singular and vice – versa, and also, a reference to the masculine gender shall include a reference to the feminine gender and vice versa;

FURTHER, the VENDORS at Serial Nos. 2 and 3 hereinabove, Mr. STEEN SAVIO DIAS and Mrs. SAMANTHA MAGDELINA DIAS, are represented in these presents by their mother/mother – in law respectively, and duly constituted attorney, the VENDOR at Serial No. 1, Mrs. FILOMENA JOSEFINA DIAS, so constituted vide Power of Attorney dated January 31, 2022, executed before the Notary Public, Adv. R. M. Lotlikar, at Margao, Salcete – Goa, under Reg. No. 209/22, a notarized copy of which is annexed to these presents;

VENDORS

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FURTHER, the VENDOR at Serial No. 4, Mr. SAMMY BRIAN DIAS is represented in these presents by his mother and duly constituted attorney, the VENDOR at Serial No. 1, Mrs. FILOMENA JOSEFINA DIAS, so constituted vide Power of Attorney dated February 3, 2022, executed before the Notary Public, Adv. R. M. Lotlikar, at Margao, Salcete – Goa, under Reg. No. 250/22, a notarized copy of which is annexed to these presents;

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

A. There exists the larger immovable property denominated as CUPANGALLY, situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under Nos. 971 and 1016, which property is surveyed under Chalta No. 7 of P. T. Sheet No. 81 of the City Survey of Margao, which property is more particularly described in the **First Schedule** appearing hereinafter,

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and which property shall hereinafter be referred to as the **"Larger Property"**;

B. The Larger Property originally belonged to Mr. Antonio Barbosa and his wife Mrs. Rita Cardoso, who acquired the same from their predecessors in title, Mr. Agostinho Monteiro and his wife Esperanca and Piedade Monteiro, under a Deed of Assignment of Illiquid Rights dated April 25, 1966 duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 9, at pages 32 to 35 of Book IV, Vol No. 1, dated 12-10-1966;

C. Vide a Deed of Gift dated April 21, 1976 duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 510, at pages 387 to 390 of Book I, Vol No. 158, dated 22-05-1976, the said Mr. Antonio Barbosa and his wife Mrs. Rita Cardoso gifted 8/10th share of the Larger Property, admeasuring approximately 9,211 sq mts, to Mr. Joaquim Barbosa;

D. The said Mr. Joaquim Barbosa thereafter proceeded to develop, *inter alia*, the 8/10th share of the Larger Property, admeasuring approximately 9,211 sq mts, along with some of the neighbouring

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properties, by sub – dividing the same into smaller sub – plots, in accordance with the applicable rules and regulations;

E. In pursuance thereof, Mr. Joaquim Barbosa obtained approvals for the sub – division of *inter alia* the 8/10th share of the Larger Property, admeasuring approximately 9,211 sq mts, including:

a. Conversion Sanad issued by the Office of the Dy. Collector, Margao, under Ref. No. LRC/CONV/192/87 dated September 23, 1987, in respect of the property bearing Chalta No. 7 of P. T. Sheet No. 81 of the City Survey of Margao, and

b. Development Approval for Sub – Division issued by the Southern Planning and Development Authority bearing Ref. No. SPD/P/3960/2916/87 dated February 20, 1987;

F. Upon completion of the sub – division of *inter alia,* the 8/10th share of the Larger Property, admeasuring approximately 9,211 sq mts, in accordance with the approved plans, Mr. Joaquim Barbosa also obtained NOC for registration of Sale in respect of the Sub – Divided Plots under Chalta Nos. 7 and 34 to 38 of P. T. Sheet Nos. 81 and 82 of the Margao City Survey, dated March 6, 1987, under Ref. No. P/3960/3057/87, issued by the Member Secretary, Southern Planning and Development Authority, Margao from the Southern

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Planning and Development Authority, for the sale of the sub – divided plots of the 8/10th share of the Larger Property;

G. Vide a Deed of Sale dated November 30, 1988 duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 1112, at pages 377 to 386 of Book I, Vol No. 79, dated 14-06-1989, Mr. Joaquim Barbosa and his wife, Mrs. Carmelina Noronha sold to Mr. Tomas Francisco Dias, all that sub – divided Plot No. 11 of the above referred to sub – division development, which plot admeasures about 570.50 sq mts and is bounded as under:

East : by the 8 meters road,

West : by the property of Chowgule College,

North : by the Plot No. 12 and 6 meters road,

South : by the Plot No. 10;

H. Vide a Deed of Sale dated April 26, 1990 duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 898, at pages 379 to 387 of Book I, Vol No. 141, dated 31-05-1990, Mr. Joaquim Barbosa and his wife, Mrs. Carmelina Noronha sold to Mr. Tomas Francisco Dias and his wife, Mrs. Filomena Josefina Dias, the VENDOR at Serial No. 1 herein, all that sub – divided Plot No. 10 of

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the above referred to sub – division development, which plot admeasures about 290 sq mts and is bounded as under:

East : by the 8 meters road,

West : by the property of Chowgule College,

North : by the Plot No. 11, and

South : by the Open Space;

I. As such, Mr. Tomas Francisco Dias, alias Thomas Francisco Dias, and his wife, Mrs. Filomena Josefina Dias, the VENDOR at Serial No. 1 herein, were the sole and absolute owners in title to the above referred to Plot Nos. 10 and 11;

REGISTRAR OF SALCETE GOA

J. Vide Judgment and Order of Confirmation dated June 8, 1999, passed by the Inspector of Survey and Land Records, City Survey of Margao, in Case No. 865/98 and 866/98, the said Plot Nos. 10 and 11 were amalgamated and confirmed under a new Chalta No. bearing No. 63, in favour of Mr. Tomas Francisco Dias, alias Thomas Francisco Dias, and his wife, Mrs. Filomena Josefina Dias, the VENDOR at Serial No. 1;

K. The said Plot Nos. 10 and 11 of the larger immovable property known as CUPANGALLY, amalgamated together as a single,

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separate, distinct and independent entity, admeasures an area of about **860** square meters, is presently surveyed under **Chalta No. 63** of **P. T. Sheet No. 81** of the City Survey of Margao, and is bounded at site as follows:

East : by the public road,

West : by the property bearing Chalta No. 50 of P. T. Sheet No. 81,

North : by the Plot No. 12 and road, and

South : by the Open Space,

Which property is more particularly described in the **Second Schedule** appearing hereinafter, and is more particularly depicted and demarcated in red ink in the plan annexed herewith at **Annexure A**, and which property shall hereinafter be referred to as the '**Said Property**';

L. The Property Card Form D of the Said Property is also founded recorded in the names of Mr. Thomas Francisco Dias and his wife, Mrs. Filomena Josefina Dias, the VENDOR at Serial No. 1 herein, as the sole Holders thereof;

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PURCHASER

M. The said Mr. Tomas Francisco Dias, alias Thomas Francisco Dias expired on February 4, 2021, at Navelim, Salcete – Goa, leaving behind his widow, the VENDOR at Serial No. 1, as his moiety sharer, and as his sole and universal heirs, his 2 (two) sons, namely:

a. Mr. Steen Savio Dias, the VENDOR at Serial No. 2, married to Mrs. Samantha Magdelina Coelho, the VENDOR at Serial No. 3, and,

b. Mr. Sammy Brian Dias, divorcee, the VENDOR at Serial No. 4;

as evidenced by the Deed of Succession dated November 1, 2022 recorded at folio 57 to 59 of Book of Deeds No. 1703, before the Jt. Civil Registrar cum Sub – Registrar of Salcete, at Margao, drawn up before the Jt. Civil Registrar cum Sub – Registrar, Salcete;

N. As such, upon the death of Mr. Tomas Francisco Dias, alias Thomas Francisco Dias, the Said Property devolved upon the VENDORS herein named. That further, The VENDORS herein are thus the sole and absolute owners in title, in the exclusive possession, use and enjoyment to the Said Property;

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

A. That the VENDORS are the sole and absolute owners in title, in the open, continuous, vacant and peaceful possession of the Said Property, and every part thereof;

B. That the VENDORS can sell, convey, assign or otherwise transfer the Said Property, and every part thereof, in accordance with law, and that the VENDORS are in the lawful occupation, possession and enjoyment of the same, and every part thereof;

C. That neither the Said Property, nor any part thereof, is subject to any tenancy rights, leasehold rights, or any other rights whatsoever, from any other person whomsoever, and that neither the Said Property, nor any part thereof, is subject to any pending litigation, or attachments, from any Court of Law, or department, or authority whomsoever;

D. That no other person, other than the VENDORS as first mentioned hereinabove, is the owner or possessor of the Said Property, or has

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any right, claim, share, lien, charge or interest over the same, or any part thereof, and that the VENDORS have absolute right to dispose, transfer, assign, convey and/or sell the Said Property, and/or deal with it in any manner whatsoever, subject to the provisions of law;

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

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

G. That neither the Said Property, nor any part thereof, forms the subject matter of the Private Forests, or Potential Private Forests, as demarcated by the Government of Goa, or the Forest

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Department, or the relevant statutory bodies, or any other committee;

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

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

J. That the Said Property, and every part thereof, is presently zoned as Settlement (S1) Zone, per the Outline Development Plan 2028, for the City of Margao, and is available for Non – Agricultural use, subject to obtaining statutory approvals for the same;

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

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L. That in case at any time in future, any objection is raised to the present transaction, or the present transaction is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature, by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the Said Property, or any part thereof, the VENDORS shall be fully liable and responsible to settle such claim of the third party/objectionist, and, the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party, nor shall he be responsible to indemnify the VENDORS for any such settlement made by them with the third party;

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

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

O. That neither the VENDORS, nor the predecessors in title of the VENDORS, have otherwise entered into any agreement for sale, or

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development, or permitted any person to consume any development rights thereon, or otherwise transferred or agreed to transfer the Said Property, or any part thereof, nor have the VENDORS, or the predecessors in title of the VENDORS created any encumbrances over the Said Property, in respect of any person, which continues to subsist as on the date of these presents, and that no part of the Said Property, is the subject matter of any previous agreement, understanding or MOU, whether in oral or in writing, of whatsoever nature, by the VENDORS, their predecessors-in-title, or the lawful representatives of the VENDORS, or any other persons, by which the right, title or interest of the VENDORS in the Said Property, or the right of the VENDORS to execute this Deed, or to sell, transfer and convey the Said Property to the PURCHASER, is affected in any manner whatsoever;

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

VENDORS

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is properly constituted by documents of title in possession and control of the VENDORS;

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

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

S. That upon the conveyance of the Said Property unto the PURCHASER, the PURCHASER may, from time to time, and at all times thereafter, peaceably and quietly enter upon, occupy and possess and enjoy the same, and all that is existing thereon, hereby

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conveyed, without any interruption or disturbance, either by the VENDORS, or any other person claiming through or under them, and without any unlawful disturbance or interruption from any person whatsoever;

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

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

V. That the instruments of Powers of Attorney of the VENDORS at Serial Nos. 2 to 4 hereinabove, issued in favour of the VENDOR at Serial No. 1, are still in force and subsisting, and have not been revoked till date. That further, the VENDORS at Serial Nos. 2 to 4, are aware of and have each agreed to the present transaction and sale of the Said Property to the PURCHASER, for the consideration

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amount as agreed upon herein. That further, the said VENDORS at Serial Nos. 2 to 4 are presently unable to personally execute these presents, and have thereby instructed the VENDOR at Serial No. 1 to sign and execute the same on their behalf, on the strength of the aforesaid Powers of Attorney, and further, to present and lodge the same for registration, and admit the execution thereof, on behalf of each of the said VENDORS at Serials Nos. 2 to 4, respectively;

W. Notwithstanding any act, omission, deed or thing done whatsoever, or executed, or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title, or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now, have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property, and every part thereof, unto and to the use of the PURCHASER;

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above, and believing the above representations as true, and declarations as trustworthy, the PURCHASER has agreed to purchase from the VENDORS, and the

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VENDORS have agreed to sell to the PURCHASER, the Said Property first described hereinabove, for a total consideration of **Rs.1,00,00,000.00 (Rupees One Crore Only)** which is its fair market value;

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

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the agreement as stated hereinabove, and in consideration of the sum of Rs.1,00,00,000.00 (Rupees One Crore Only), out of which a sum of Rs.6,47,000.00 (Rupees Six Lakh Forty Seven Thousand Only) has been remitted towards TDS as per

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Sections 194-IA and 195 of the Income Tax Act, 1961, respectively, and the balance amount of Rs.93,53,000.00 (Rupees Ninety Three Lakh Fifty Three Thousand Only) has been paid by the PURCHASER unto the VENDORS in the following manner:

Sr. No.	PARTY	CONSIDERATION AMOUNT PAID	TDS AMOUNT DEDUCTED
1.	Mrs. FILOMENA JOSEFINA DIAS.	Rs.49,50,000.00	Rs.50,000.00
2.	Mr. STEEN SAVIO DIAS.	Rs.12,37,500.00	Rs.12,500.00
3.	Mrs. SAMANTHA MAGDELINA DIAS.	Rs.12,37,500.00	Rs.12,500.00
4.	Mr. SAMMY BRIAN DIAS.	Rs.19,28,000.00	Rs.5,72,000.00
Total		**Rs.93,53,000.00**	**Rs.6,47,000.00**
Total Consideration		**Rs.1,00,00,000.00**	

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the payment and receipt of the entire sum of which the VENDORS and all of them, hereby admit and acknowledge to have received in full, and discharge the PURCHASER of the same and every part thereof, the VENDORS and each of them, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, ALL THOSE Plot Nos. 10 and 11 of the larger immovable property known as CUPANGALLY, situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which larger property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under Nos. 971 and 1016, which plots, amalgamated together as a single, separate, distinct and independent entity, admeasures an area of about 860 square meters, is presently surveyed under Chalta No. 63 of P. T. Sheet No. 81 of the City Survey of Margao, and is bounded at site on the East by the public road, on the West by the property bearing Chalta No. 50 of P. T. Sheet No. 81, on the North by the Plot No. 12 and road, and on the South by the Open Space, which property is herein referred to as the "Said Property", and which property is more particularly demarcated and delineated in red ink in the plan annexed herewith at Annexure A, along with all their liberties, privileges, easements, profits,

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advantages and appurtenances whatsoever to the Said Property and/or every part thereof, and all their estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law, of or upon the VENDORS, into, out of or upon the Said Property, and/or every part thereof, TO HAVE AND TO HOLD all and singular all the Said Property hereby granted, released, conveyed and intended, and assured or expressed, so to be with their and every of their rights, members and appurtenances, unto and to the use and benefit of the PURCHASER forever, so as to constitute the PURCHASER as the sole, absolute and exclusive owner thereof.

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

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details of payment of the consideration amounts to each VENDOR, as stated hereinabove, is more particularly enumerated in the Schedule of Payment appended at the **Third Schedule** appearing hereinafter;

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

Sr. No.	**PARTY**	**GROSS CONSIDERATION AMOUNT PAID**
1.	Mrs. FILOMENA JOSEFINA DIAS.	Rs.50,00,000.00
2.	Mr. STEEN SAVIO DIAS	Rs.12,50,000.00
3.	Mrs. SAMANTHA MAGDELINA DIAS.	Rs.12,50,000.00
4.	Mr. SAMMY BRIAN DIAS.	Rs.25,00,000.00
Total Consideration		**Rs.1,00,00,000.00**

3. The VENDORS have today delivered the vacant, open, lawful, exclusive and peaceful physical possession of the Said Property unto

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the PURCHASER, and the PURCHASER has taken the possession of the same.

4. The VENDORS hereby declare that they have absolute right and title to convey the Said Property to the PURCHASER, and that it shall be lawful for the PURCHASER, from time to time, and at all time hereafter, peaceably and quietly, to hold, enter upon, have, occupy, possess and enjoy the Said Property, hereby granted, as absolute owner of the same, with appurtenances and receive benefits thereof, without any suit, lawful eviction, interruption, claim and demand whatsoever, from or by the VENDORS, and/or any persons acting from/under them.

5. The VENDORS covenant with the PURCHASER that the VENDORS, and all persons claiming through or under them, shall and will, from time to time, upon the request and at the costs of the PURCHASER, do and execute or cause to be done and executed, all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying and assuring the Said Property unto the PURCHASER, and placing him in possession of the same, according

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to the true intent and meaning of these presents, that shall or may be reasonably required;

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

7. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered, or been party, or privy, to any act, deed or things, whereby they have prevented from granting and conveying the Said Property, in the manner aforesaid and hereinafter.

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

9. The VENDORS hereby authorize the PURCHASER to get transferred in his name, the Said Property, purchased by him by the

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present deed, with the competent authorities, and the revenue Record of Rights, including carrying out the necessary mutation, by deleting the name of the VENDOR at Serial No. 1 as appearing in the Property Card Form D records of the Said Property, and the VENDORS specifically give their No Objection for carrying out the same.

10. The VENDORS undertake to indemnify and keep the PURCHASER indemnified, for any defect in title, against all persons claiming and demanding any rights, title and interest in the Said Property. Further, the VENDORS hereby agree to indemnify and keep the PURCHASER indemnified, against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made, or brought, or commenced, against the PURCHASER, by any third party, or against the VENDORS, and in which the PURCHASER is subject to any loss, damage etc., in respect of the Said Property hereby sold.

11. The fair market value of the subject matter of the present instrument is Rs.1,00,00,000.00 (Rupees One Crore Only), being more than the minimum rate fixed under the Goa Stamp Rules and Determination of Property Fair Market Value Rules. Accordingly,

VENDORS

PURCHASER

appropriate Stamp Duty on the said amount @ 4.5% amounting to Rs.4,50,000.00 (Rupees Four Lakh Fifty Thousand Only) is affixed hereto by the PURCHASER. Further, the appropriate Registration Fee @ 3% amounting to Rs.3,00,000.00 (Rupees Three Lakh Only) shall be paid by the PURCHASER at the time of registration of the present instrument before the Sub – Registrar of Salcete, at Margao – Goa.

First Schedule

[Of the Larger Property]

ALL THAT larger immovable property denominated as CUPANGALLY, situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under Nos. 971 and 1016, which property is surveyed under Chalta No. 7 of P. T. Sheet No. 81 of the City Survey of Margao, and was originally bounded as under:

East : by the Municipal Road,

West : by the property of Chowgule College,

VENDORS

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North : by the Municipal Road, and,

South : by the property of Miguel Furtado.

Second Schedule

[Of the Said Property]

ALL THOSE Plot Nos. 10 and 11 forming an integral part of the larger immovable property described in the First Schedule hereinabove, which plots, amalgamated together as a single, separate, distinct and independent entity, admeasures an area of about **860** square meters, is presently surveyed under **Chalta No. 63** of **P. T. Sheet No. 81** of the City Survey of Margao, and is bounded at site as follows:

East : by the public road,

West : by the property bearing Chalta No. 50 of P. T. Sheet No. 81,

North : by the Plot No. 12 and road, and

South : by the Open Space.

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

VENDORS

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Third Schedule

[Payment Schedule]

Sr. No.	PARTY	CONSIDERATION AMOUNT PAID
1.	Mrs. FILOMENA JOSEFINA DIAS.	A total amount of Rs.49,50,000.00 paid in the following manner: (i) Rs.5,00,000.00 paid vide Ch No. 153627 dated 26-04-2024, drawn on Canara Bank, Fatorda branch, (ii) Rs.20,00,000.00 paid vide Ch No. 731124 dated 15-06-2024, drawn on Yes Bank, Margao branch, and (iii) Rs.24,50,000.00 paid vide Ch No. 731126 dated 10-07-2024, drawn on Yes Bank, Margao branch.
2.	Mr. STEEN SAVIO DIAS	Rs.12,37,500.00, paid vide Ch No. 731130 dated 10-07-2024, drawn on Yes Bank, Margao branch.
3.	Mrs. SAMANTHA MAGDELINA DIAS.	Rs.12,37,500.00 paid vide Ch No. 731128 dated 10-07-2024, drawn on Yes Bank, Margao branch.

VENDORS

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4.	Mr. SAMMY BRIAN DIAS.	Rs.19,28,000.00 paid vide Ch No. 924539 dated 10-07-2024, drawn on Yes Bank, Margao branch.

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

REGISTRAR OF SALCETE

VENDORS

PURCHASER

A. Signed and Delivered by the

Within named VENDOR:



Mrs. FILOMENA JOSEFINA DIAS, signing for self, as the VENDOR at Serial No. 1, and as the duly constituted attorney of the VENDORS at Serial Nos. 2, 3 and 4, Mr. STEEN SAVIO DIAS, Mrs. SAMANTHA MAGDELINA DIAS, and Mr. SAMMY BRIAN DIAS respectively.



(L.H.)

(R.H.)

VENDORS

PURCHASER

B. Signed and Delivered by the

Within named PURCHASER:

For M/s RAYCON BUILDERS



Mr. RAYESH RATNAKAR RAIKAR.



(L.H.)



(R.H.)

VENDORS

PURCHASER

C. In Witness of:

1. **Name:** VICTOR MARIO FERNANDES

Father's Name: MARIO FERNANDES

Address: H.NO. 480/3, DONGORIM, NAVELIM,

SOUTH GOA, 403707

ID Document: [redacted] - AADHAAR

Signature:

2. **Name:** ABNER MANUEL RODRIGUES

Father's Name: ANGELO A. RODRIGUES

Address: H.NO 642, FR AGNELO RD. OPP. SALGAONKAR

BONGALOW, FATORDA, MARGAO, GOA

ID Document: [redacted] - AADHAAR

Signature:

VENDORS

PURCHASER

Government Of Goa

Directorate of Settlement and Land records

Plan

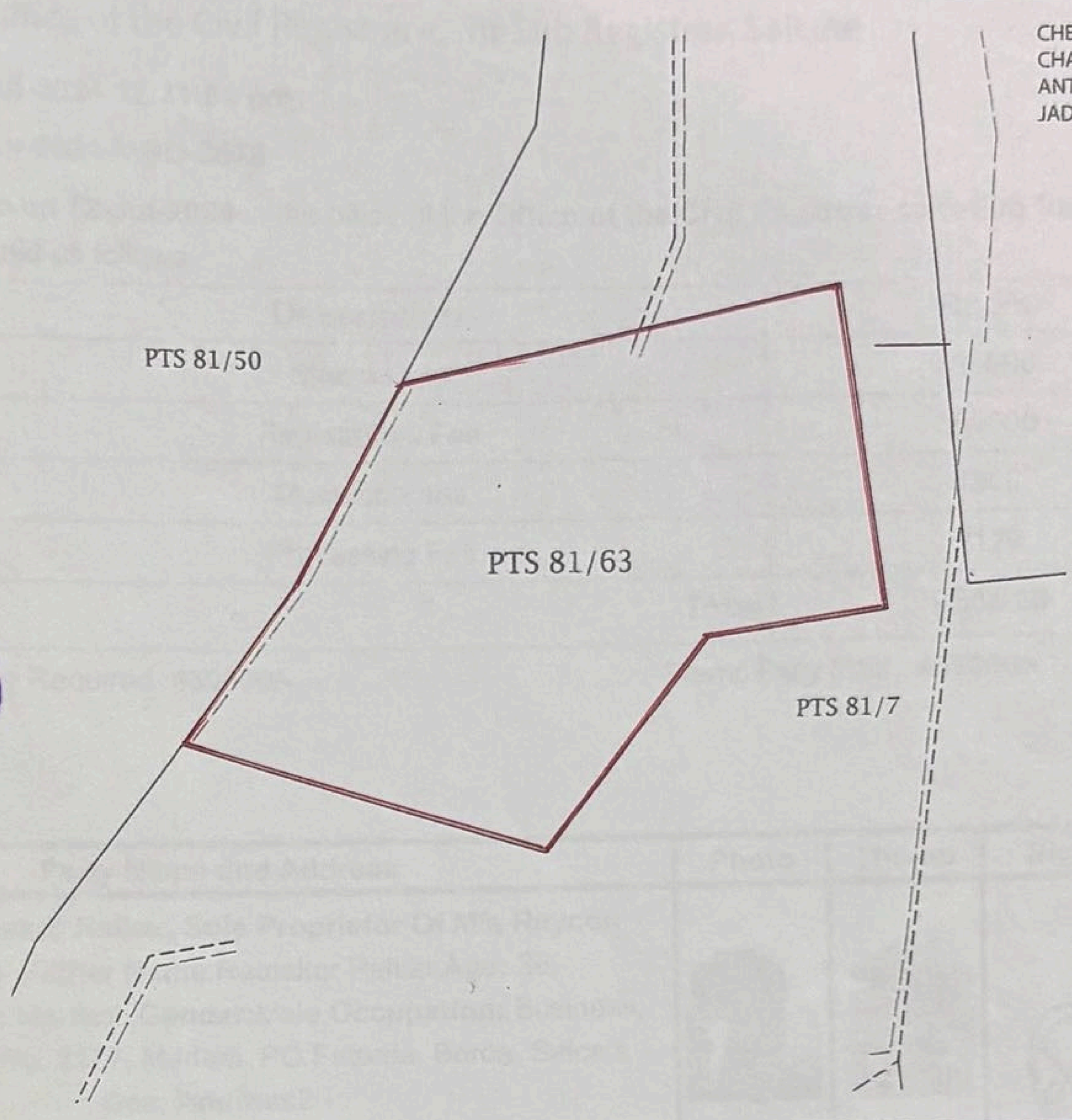
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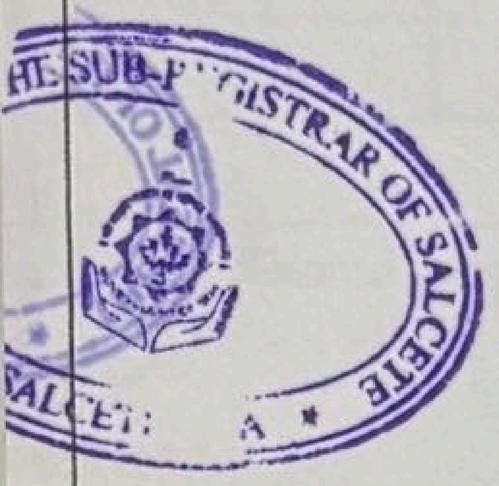
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CHETAN CHANDRAKANT JADHAV
Digitally signed by CHETAN CHANDRAKANT JADHAV
Date: 2023.08.02 13:40:45 +05'30'



Scale 1:500





City Name : Margao
Subcity Name : Margao
PT Sheet : 81
Chalta No. : 63

Report Generated By: RUCHITA MADKAIKAR

Print Size : A4

This record is computer generated on 28/07/2023 10:12:13 as per Online Ref No.192339541. This record is valid without any singuare as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://egov.goa.nic.in/dslr.

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **12-Jul-2024 12:31:01 pm**

Document Serial Number :- **2024-MGO-3678**

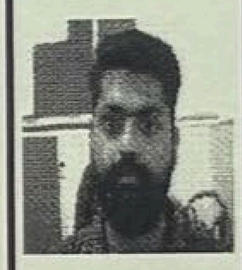
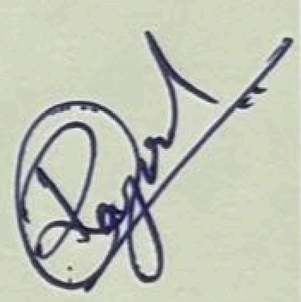
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2	Registration Fee	300000
3	Mutation Fees	1500
4	Processing Fee	2120
	Total	**753620**

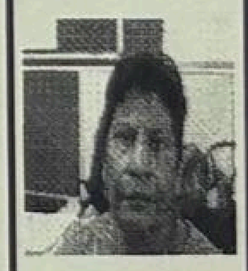
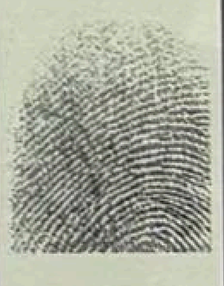
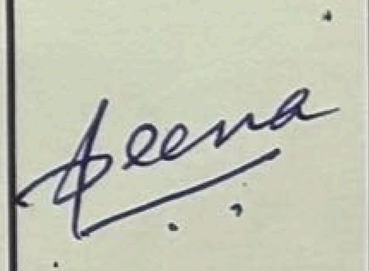
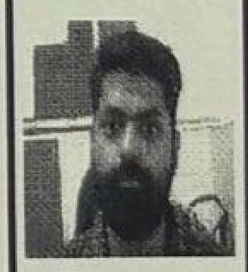
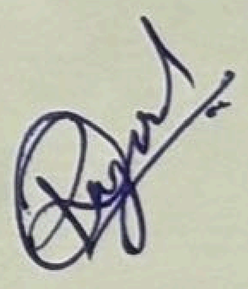
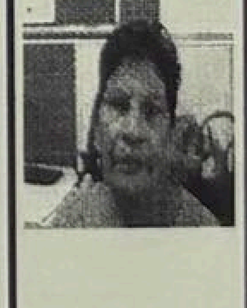
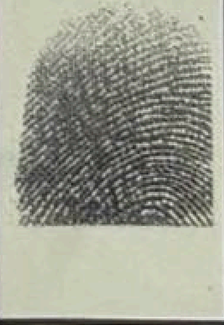
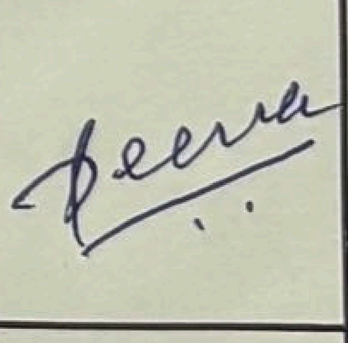
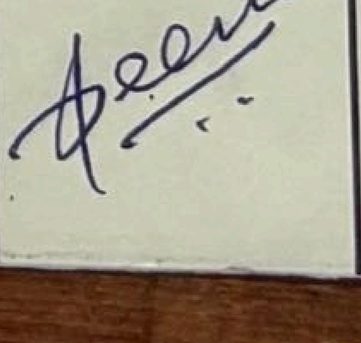
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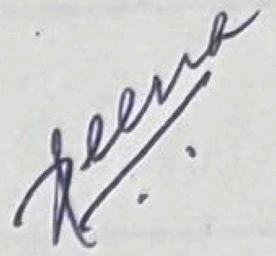
SUB REGISTRAR OF SALCETE

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Rayesh Ratnakar Raiker, Sole Proprietor Of M/s Raycon Builders ,Father Name:**Ratnakar Raikar,**Age:** 36, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H. No. 2177, Marlem, PO Fatorda, Borda, Salcete - Goa, **Address2 -** , **PAN No.:**			

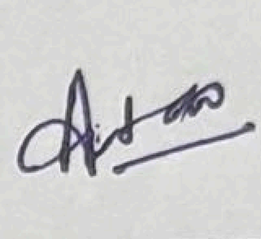
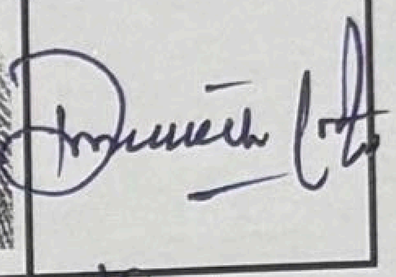
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Filomena Josefina Dias , Father Name:Late Joao Xavier Da Costa, Age:** 74, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, H. No. 938, Tomeena Lace, Moddi, Navelim, Salcete - Goa, **PAN No.:**			
2	**Rayesh Ratnakar Raiker, Sole Proprietor Of M/s Raycon Builders , Father Name:Ratnakar Raikar, Age:** 36, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H. No. 2177, Marlem, PO Fatorda, Borda, Salcete - Goa, **PAN No.:**			
3	**Filomena Josefina Dias , Father Name:Late Joao Xavier Da Costa, Age:** 74, **Marital Status: ,Gender:**Female,**Occupation:** Housewife, H. No. 938, Tomeena Lace, Moddi, Navelim, Salcete - Goa, **PAN No.: as Power Of Attorney Holder for Samantha Magdelina Dias**			
4	**Filomena Josefina Dias , Father Name:Late Joao Xavier Da Costa, Age:** 74, **Marital Status: ,Gender:**Female,**Occupation:** Housewife, H. No. 938, Tomeena Lace, Moddi, Navelim, Salcete - Goa, **PAN No.: as Power Of Attorney Holder for Steen Savio Dias**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	**Filomena Josefina Dias , Father Name:Late Joao Xavier Da Costa, Age:** 74, **Marital Status: ,Gender:**Female,**Occupation:** Housewife, H. No. 938, Tomeena Lace, Moddi, Navelim, Salcete - Goa, **PAN No.:** [redacted], **as Power Of Attorney Holder for Sammy Brian Dias**			

Witness:

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

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

SUB-REGISTRAR OF SALCETE

Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number :- **2024-MGO-3678**

Document Serial No:-2024-MGO-3678

Book :- 1 Document
Registration Number :- **MGO-1-3556-2024**
Date : 12-Jul-2024

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

Civil Registrar
-Cum-
Sub Registrar
Salcete