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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00026854922183X
 Certificate Issued Date : 08-May-2025 11:28 AM
 Account Reference : NONACC (SV)/ ga20005404/ MORMUGAO/ GA-SGA
 Unique Doc. Reference : SUBIN-GAGA2000540400050246387942X
 Purchased by : RAJASAB DHALAYAT AND KASIM SHAIKH
 Description of Document : Article 22 Conveyance
 Property Description : PLOT 500 SQ MTRS,SURVEYED UNDER NO 58/7 OF DABOLIM VILLAGE, DABOLIM, MORMUGAO, SOUTH GOA
 Consideration Price (Rs.) : 1,00,00,000
 (One Crore only)
 First Party : BALLAPPA YAMANAPPA RAMODGI AND SHILEELA B RAMODGI
 Second Party : RAJASAB DHALAYAT AND KASIM SHAIKH
 Stamp Duty Paid By : RAJASAB DHALAYAT AND KASIM SHAIKH
 Stamp Duty Amount(Rs.) : 4,50,000
 (Four Lakh Fifty Thousand only)



₹ 4,50,000

Please write or type below this line



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DEED OF SALE

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.echstamps.com or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

This **DEED OF SALE** is made and executed on this 08th day of May, Two Thousand and Twenty Five (08.05.2025) at Vasco da Gama, Taluka Mormugao, District of South Goa, State of Goa.

BY AND BETWEEN

1. **MR. BALLAPPA YAMANAPPA RAMODGI**, son of Mr. Yamanappa Balappa Ramodgi, age 50 years, Service, Married, **Indian National**, having PAN Card No [REDACTED], Adhaar Card No [REDACTED] and his wife;
2. **MRS. SHILEELA BALLAPPA RAMODGI alias SHIVLEELA BALAPPA ROMODAGI**, daughter of Mr. Basappa Kandagal, age 44 years, Housewife, Married, **Indian National**, having Pan Card No [REDACTED], Adhaar Card No [REDACTED], both residents of H.No.320/A, Gurudwara Road, Mangor Hill, Vasco da Gama, Goa hereinafter jointly referred to as "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal representative, executors, administrators, and assigns) of "**THE FIRST PART**".

AND

3. **MR. RAJASAB DHALAYAT**, son of Mr. Hassansab Dhalayat, age 47 years, Businessman, Married, having Adhaar Card No [REDACTED], PAN Card No [REDACTED], **Indian National**, resident of H.No.D-145, Near Keshav Smruthy High School, Dabolim, Goa and;
4. **MR. KASIM SHAIKH**, son of Mr. Dastagri Shaikh, age 45 years, Businessman, Married, having Adhaar Card No [REDACTED], PAN Card No [REDACTED], **Indian National**, resident of H.No.145/B, Near Masjid, Dabolim, Goa, hereinafter jointly referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal representative, executors, administrators, and assigns) of "**THE SECOND PART**".

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WHEREAS the VENDORS are in lawful owners-in-possession of ALL THAT Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village which property is better shown delineated in red colour boundary lines in the plan annexed hereto and more particularly described in **SCHEDULE-I** hereunder written (hereinafter referred to as the "**SAID PROPERTY**") forming part of the larger property denominated 'Predio Rustico Ou Terreno Oiteiral Sen Denominacao Especial', situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, in the State of Goa, which entire property is registered in the Land Registration Office of Salcete Under No.44390 and enrolled in the Land Revenue Office under Matriz No.813 hereinafter referred to as the "**SAID LARGER PROPERTY**".



AND WHEREAS the SAID LARGER PROPERTY was purchased by Mrs. Maria Etelvina Sacramento Remediana Fernandes from Mrs. Maria Augusta Paulina Antao e Almeida and her husband Mr. Peter Salvador Almeida vide Deed of Sale dated 17.04.1972 registered with the Sub- Registrar of Mormugao under Registered No.99 at pages 218 to 219 of Book No.1, Vol. XIII on 18.04.72.

AND WHEREAS Mrs. Maria Etelvina Sacramento Remediana Fernandes was married to Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes;

AND WHEREAS Mrs. Maria Etelvina Sacramento Remediana Fernandes and Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes, had five children, being four sons, and one daughter.

AND WHEREAS Mrs. Maria Etelvina Sacramento Remediana Fernandes and Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes owned several properties which was mutually partitioned between their family by virtue of the Deed of Family Settlement dated 24/04/1990 registered with the Sub Registrar of Mormugao, Vasco da Gama, under Registered No.201 at pages 469 to 506 of Book No.1, Volume

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[Signature]
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No.44 on 21.06.1990 between Mr. Elias Aniceto Diago Sebastiao Fernandes alias Elias Fernandes and his wife, Mrs. Maria Etelvina Sacramento Remediana Fernandes and their children and alongwith their spouses divided their estate during their lifetime.

AND WHEREAS in the aforesaid Deed of Family Settlement dated 24.04.1990 the SAID PROPERTY was allotted to one Mr. Xavier Francisco Cirilo Fernandes, who vide Deed of Gift dated 11.12.2023 duly registered before the Sub Registrar of Mormugao at Vasco under Registration no.MOR-1-2193-2023 dated 12.12.2023 gifted and bequeathed the SAID PROPERTY unto the Mrs. Remediana Mary Jude Fernandes.

AND WHEREAS the aforesaid Mrs. Remediana Mary Jude Fernandes, vide Deed of Sale dated 25.04.2024 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-872-2024 dated 26.04.2024 sold and conveyed the SAID PROPERTY jointly unto and in favour of the male VENDOR and Mr. Parshuram G. Golsangi in the ratio of 70:30 out of which the male VENDOR was the owner of 350.00/500.00 square metres and Mr. Parshuram G. Golsangi was the owner of 150.00/500.00 square metres.

AND WHEREAS said Mr. Parshuram G. Golsangi along with his wife Mrs. Gouravva Parshuram Golsangi sold, conveyed, transferred All That 150.00/500.00 square metres undivided share in the Said Property unto and in favour of the male Vendor vide Deed of Sale dated 08.04.2025 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-653-2025 dated 09.04.2025.

AND WHEREAS said male Vendor **MR. BALLAPPA YAMANAPPA RAMODGI** mutated his name in the occupants column under Survey No.58/7 of Dabolim Village admeasuring 500 sq.mtrs.

AND WHEREAS by virtue of Deed of Sale dated 08.04.2025 said male Vendor i.e. **MR. BALLAPPA YAMANAPPA RAMODGI** became a absolute and exclusive owner in possession of the Said Property i.e. property admeasuring 500.00 square metres situated at Dabolim, within limits of



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Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village.

AND WHEREAS party at Sr.No.2 is legally wedded wife of the Vendor No.1 herein and hence she joined as party in this Deed as per the prevailing laws in the State of Goa.

AND WHEREAS the PURCHASERS herein have evinced their interest in purchasing the SAID PROPERTY admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village and have approached the VENDORS for conveying the SAID Property unto the PURCHASERS.

AND WHEREAS vide this present Deed, the VENDORS conveyed, assigned, transferred their shares, interest, rights, title in the SAID Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No. 58/7 of Daboilm Village on ownership basis in the ratio of 50:50 to the PURCHASERS for a total consideration of **Rs.1,00,00,000/- (Rupees One Crore Only)** better described in mode of payment under **SCHEDULE -II** along with all the benefits, privileges, rights, claims, demand and interest absolutely and forever without any prior encumbrances, liability and/or obligation.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

That in consideration of the sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** being the entire consideration and which sum has been received by the VENDORS as per the schedule-III as on the date of signing of this Deed, in favor of the PURCHASERS, the receipt whereof the VENDORS hereby admit and acknowledges in full and final settlement and for the same and every part thereof acquitted, released, discharged, conveyed, transferred, assigned and assured unto and to the use of the PURCHASERS free from encumbrances the SAID Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village


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Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No. 58/7 of Daboilm Village more fully described in the **Schedule-I** hereunder written, together with all liberties, privileges, easements, and appurtenances whatsoever to the Said Property along with all its rights, title, claims, interest, and demand whatsoever of the VENDORS have in the Said Property and other common appendages and appurtenances, and every part thereof to **HAVE, HOLD, OWN AND ENJOY** the same unto and for the exclusive use and benefit absolutely and unconditionally forever unto the PURCHASERS in equal shares (50:50) i.e. 250.00 sq.mtrs each herein.

THE VENDORS, AND ALL PERSONS CLAIMING UNDER THEM, COVENANT WITH THE PURCHASERS AS FOLLOWS:



1. That the VENDORS do hereby covenant with the PURCHASERS that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the VENDORS are now lawfully seized and possessed with clear and marketable title of the Said Property hereby conveyed, transferred free from all encumbrances, charges, claims, equities, impediment and attachments or defects in title whatsoever.
2. That the VENDORS do hereby assure the PURCHASERS that the Said Property is free from all encumbrances, charges, taxes, equities, legal flaws, mortgage, claims or demands whatsoever and that the VENDORS have not done anything whereby the Said Property may be subject to any lien, notices or any prohibitory order of injunction or attachment from any Court of Law or person/s whatsoever and the VENDORS has absolute title and exclusive right to convey, assign, transfer the Said Property by way of this Deed of Sale.
3. That the VENDORS do hereby assures and declare that they have not transfer nor sold or gifted and no interest in the Said Property of any nature whatsoever has been created in favor of any other/third person at any time

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before this Deed and the VENDORS hereby undertake to stand by the PURCHASERS in case of any claim if raised by the third party.

4. The VENDORS further covenant and give their expressed No Objection to the PURCHASERS to apply to the Authorities concerned to transfer the Said Property on to their names by way of mutation, partition, etc. wherever required in all concerned offices, in respect of the Said Property without the intervention of the VENDORS based on the strength of this Deed of Sale.
5. That the VENDORS and their heirs, administrators, further covenants that if for any defect in the title or in any way the PURCHASERS are deprived of the whole or any part of the Said Property, the VENDORS undertake to save and keep the PURCHASERS harmless and fully indemnify and keep indemnified, against any loss, damages, actions, proceedings, costs, charges, claims, and demands of whatsoever nature for all time to come.
6. That the VENDORS do hereby assures and declare that they shall from time to time and at all times hereinafter shall do and execute all such lawful acts, deeds, matters and things, whatsoever for further and more perfectly conveying and assuring the Said Property and every part thereof in the manner aforesaid as also putting the PURCHASERS in possession of the Said Property according to the true intent and meaning of this Deed of Sale.
7. That the VENDORS clearly understood that all the dues, levies, taxes and such like of the Said Property hereby transferred shall be the exclusive responsibility of the VENDORS till the date of signing this deed, after which the same shall be borne by the PURCHASERS without any burden of the same being passed onto the VENDORS.
8. The Cost of Stamp duty and Registration of this Deed of Sale has been borne exclusively by the PURCHASERS and the market value of the Said Property is valued at **Rs.1,00,00,000/- (Rupees One Crore Only)**, and the



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Stamp Duty and Registration Fees paid accordingly as per the fair market value.

9. That the VENDORS has put the PURCHASERS in actual possession of the SAID PROPERTY admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No. 58/7 of Daboilm Village which is hereby sold, conveyed and transferred.
10. The Executants to this Deed declares that the subject matter of this Deed does not belong to persons belonging to Schedule Caste and Schedule Tribes.
11. That the VENDORS has received full and final consideration from the PURCHASERS towards sale of the said Property and admit that they have no further claim.



SCHEDULE-I

(Description of the Said Property hereby Sold)

ALL THAT Property admeasuring 500.00 square metres situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, State of Goa, Surveyed under Survey No.58/7 of Daboilm Village forming part of the larger property denominated 'Predio Rustico Ou Terreno Oiteiral Sen Denominacao Especial', situated at Dabolim, within limits of Village Panchayat Dabolim, Taluka of Mormugao, District of South Goa, in the State of Goa, which entire property is registered in the Land Registration Office of Salcete Under No. 44390 and enrolled in the Land Revenue Office under Matriz No.813 which is bounded as under:

On the North: By Property under Survey No 58/3 & partly by Survey 58/3-H;

On the South: By Road;

On the East: By Property under Survey No.58/6;

On the West: By Road.

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SCHEDULE -II
(MODE OF PAYMENT AND ACKNOWLEDMENT CUM RECEIPT)

All that consideration of **Rs.1,00,00,000/- (Rupees One Crore Only) (less 1% TDS)**, paid by the Purchasers to the VENDORS in the manner as stated herein below:-

- (a) Paid Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) vide Cheque No.812698 dated 02.04.2025 drawn on State Bank of India, Chicalim Branch, Goa in favour of Vendor No.1.
- (b) Paid Rs.59,00,000/- (Rupees Fifty Nine Lakhs Only) vide RTGS under UTR No. CNRBR52025050856318090 dated 08.05.2025 drawn on Canara Bank, Vasco Branch, Goa in favour of Vendor No.1.
- (c) Paid Rs.5,00,000/- (Rupees Five Lakhs Only) vide Cheque No.812702 dated 09.05.2025 drawn on State Bank of India, Chicalim Branch, Goa in favour of Vendor No.1.
- (d) The Purchasers has paid a sum or Rs.1,00,000/- (Rupees One Lakh Only) constituting 1% TDS against the consideration amount on behalf of the Vendors, the copy of the challan is hereby furnished by the Purchasers to the Office of the Sub Registrar and the TDS Certificate shall be furnished by the Purchaser to the Vendors as prescribed under the Law.




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IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first herein above written.

SIGNED AND DELIVERED

By the within named **VENDOR No.1**

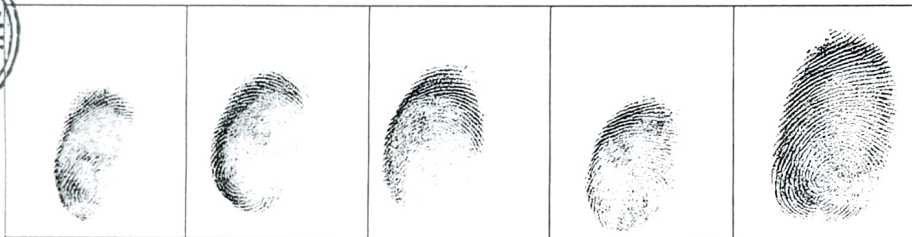
MR. BALLAPPA YAMANAPPA RAMODGI



Ballappa



Right Hand Finger Prints



Left Hand Finger Prints.

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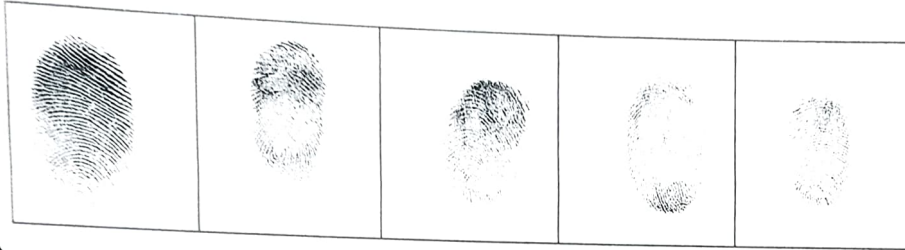
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SIGNED AND DELIVERED
By the within named **VENDOR No.2**
MRS. SHILEELA BALLAPPA RAMODGI
alias **SHIVLEELA BALAPPA ROMODAGI**

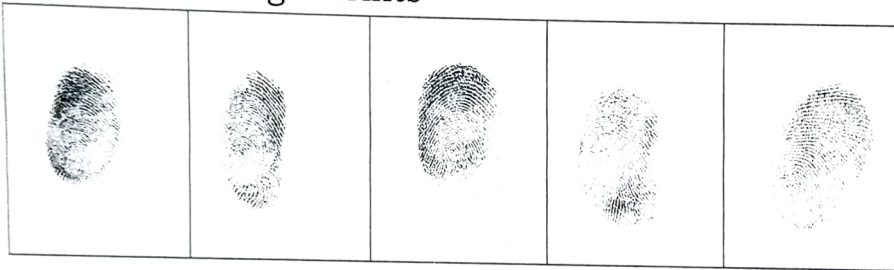


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Right Hand Finger Prints



Left Hand Finger Prints.

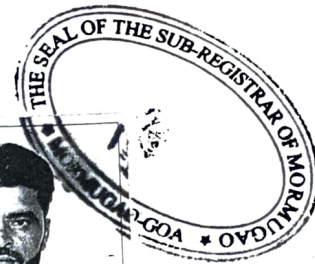
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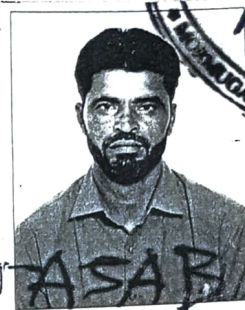
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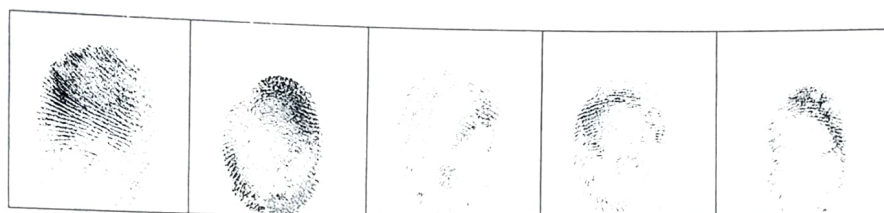
SIGNED AND DELIVERED
By the within named PURCHASER
MR. RAJASAB DHALAYAT



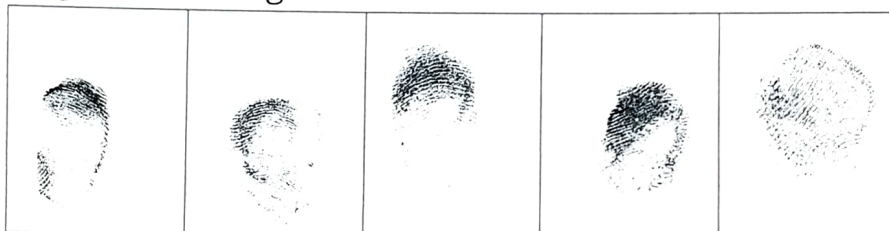
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Right Hand Finger Prints

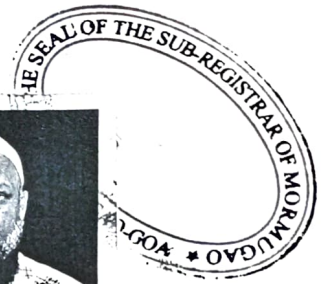


Left Hand Finger Prints.

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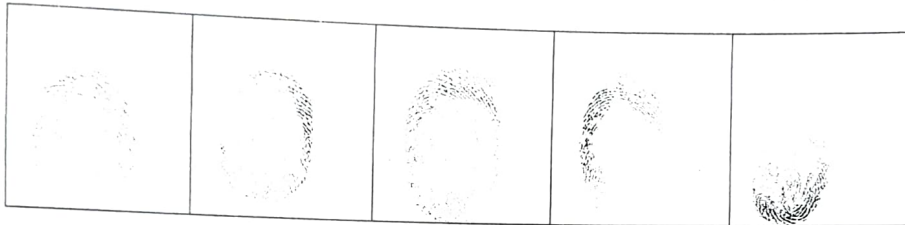
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SIGNED AND DELIVERED
By the within named PURCHASER
MR. KASIM SHAIKH

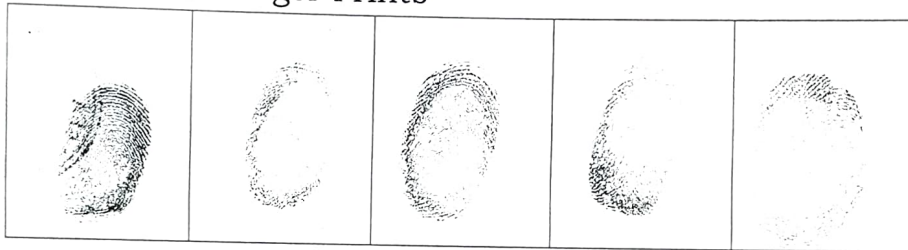


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Right Hand Finger Prints



Left Hand Finger Prints.



WITNESSES:

1. HASSANSAB BAHMAN
• Sayed HASSAN KADU

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23/05/20

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Government of Goa

Directorate of Settlement and Land records
Plan

Taluka / Village Name : **MORMUGAO / Dabolim**

Survey / Subdiv No. : **58/7**

Appln date 17-01-2024

Ref. No. :74



Scale 1:1000



Signature
D. N. NAIK

Signature

RAJASAB



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Mormugoa .

Print Date & Time : - 09-May-2025 12:00:00 pm

Document Serial Number :- 2025-MOR-919

Presented at 11:59:30 am on 09-May-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	450000
2	Registration Fee	300000
3	Mutation Fees	1500
	Processing Fee	880
Total		752380



Stamp Duty Required :450000/-

Stamp Duty Paid : 450000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJASAB DHALAYAT ,Father Name:Hassansab Dhalayat,,Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No.D-145, Near Keshav Smruthy High School, Dabolim, Goa, Address2 - , PAN No.: [REDACTED]			RAJASAB

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALLAPPA YAMANAPPA RAMODGI , Father Name:Yamanappa Balappa Ramodgi, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Service, H.No.320/A, Gurudwara Road, Mangor Hill, Vasco da Gama, Goa, PAN No. [REDACTED]			
2	SHILEELA BALLAPPA RAMODGI Alias SHIVLEELA BALAPPA ROMODAGI , Father Name:Basappa Kandagal, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No.320/A, Gurudwara Road, Mangor Hill, Vasco da Gama, Goa, PAN No. [REDACTED]			
3	RAJASAB DHALAYAT , Father Name:Hassansab Dhalayat, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.D-145, Near Keshav Smruthy High School, Dabolim, Goa, PAN No. [REDACTED]			RAJASAB
4	KASIM SHAIKH , Father Name:Dastagri Shaikh, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.145/B, Near Masjid, Dabolim, Goa, PAN No. [REDACTED]			

Witness:

Party Name and Address		Photo	Thumb	Signature
Name: Sayed Kadri , Age: 34 , DOB: , Mobile: 9545695888 , Email: , Occupation: Business , Marital status : Married , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa				
Name: Hasan Sab Bagawan , Age: 60 , DOB: , Mobile: 9545695888 , Email: , Occupation: Business , Marital status : Married , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa				


Sub Registrar

 - REGISTRAR
MORMUGAO

Document Serial Number :- 2025-MOR-919



Document Serial No:-2025-MOR-919

Book :- 1 Document

Registration Number :- **MOR-1-871-2025**

Date : 09-May-2025



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

SUB-REGISTRAR
MORMUGAO

