3850

गोवा GOA

Serial No. 2537 Place of Vendor MARGAO Date 15/6/2024 153617

Value of Stamp Paper: 25000/-

Name of Purchaser: Shridhar Thorat

Residence: Fatorda Name of Father: D Thorat

Purpose: Sale deed Transacting Parties

As there is no one single paper for the value of Rs. 1320001/- Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs. SAVITRI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

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

DEED OF SALE

Valeri Valeiro

गोवा GOA

153618

Serial No. 2537 ...Place of Vendor MARGAO Date 15/6/2024

Value of Stamp Paper: 25000/-

Name of Purchaser: Shrinivas Thavat

Residence: Fatorda ...Name of Father: D Thavat

Purpose: Sale deed ... Transacting Parties } .....

As there is no one single paper for the value of Rs. 1820001/-
Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

J-REGISTRAR OF SALCETE
SALCETE-GOA

DEED OF SALE

Kalu Yakeiro

गोवा GOA

153551

Serial No. 2537 ...Place of Vendor MARGAO Date. 15/6/2024

Value of Stamp Paper: 25000/-

Name of Purchaser: Shrinivas Thorat

Residence: Bavdi ...Name of Father: D Thorat

Purpose: Sale deed ...Transacting Parties

As there is no one single paper for the value of Rs. 320001/-
Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs. SALOI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

REGISTRAR OF SALCETE
CETE-GOA

-3-

DEED OF SALE

गोवा GOA

153552

Serial No. 2537 Place of Vendor MARGAO Date 15/6/2024

Value of Stamp Paper: 25000/-

Name of Purchaser: Shrirang Thorat

Residence: Patora Name of Father: D Thorat

Parties: Sale Deed Transacting Parties

As there is no one single paper for the value of Rs. 1320001/- Additional stamp papers for the completion of the value are purchased along with

Sign. of Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

REGISTRAR OF SALCETE GOA

-4-

DEED OF SALE

Saloni Valerio

THE SEAL OF THE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

153553

Serial No. 2537 Place of Vendor MARGAO Date 15/6/2024

Value of Stamp Paper: 25000/- Shivam Travels

Name of Purchaser: Self

Residence: Self Name of Father: D Thorat

Purpose: Self Transacting Parties

As there is no one single paper for the value of Rs. 132000/-
Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

REGISTRAR OF SALCETE
SALCETE-GOA

Valeri Galerio

THE SEAL OF THE SU

गोवा GOA

Serial No 2537 Place of Vendor MARGAO Date 15/6/2024 143755

Value of Stamp Paper: 50001-

Name of Purchaser: Shrishti Thorat

Residence: Taleigao Name of Father: D Thorat

Purpose: Sale Deed Transacting Parties

As there is no one single paper for the value of Rs 1320001- Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

REGISTRAR OF SALCETE
EX-OFFICIO NOTARY GOA

- 6 -

DEED OF SALE

गोवा GOA

Serial No. 2537 Place of Vendor MARGAO Date 15/6/2024 863414

Value of Stamp Paper: 1000/-

Name of Purchaser(s): Shri

Residence: Name of Father:

Purpose: Sale Deed Transacting Parties

As there is no one single paper for the value of Rs. 132000/- Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

SUB-REGISTRAR OF SALCETE
SALCETE-GOA

DEED OF SALE

गोवा GOA

Serial No. 2537 Place of Vendor MARGAO Date 15/6/2024 863415

Value of Stamp Paper: 1000/-

Name of Purchaser: Shrinivas Thumb

Res/Locality: Fodg- Name of Father: D Thumb

Purpose: Sale Deed Transacting Parties

As there is no one single paper for the value of Rs. 132000/- Additional stamp papers for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser

REGISTRAR OF SALCETE CETE/GOA

- 8 -

DEED OF SALE

Valeri Yaleiro

THE SEAL OF THE SU

THIS DEED OF SALE is executed on this 27th day of June of the year Two Thousand and Twenty Four. (27/06/2024) at Margao, Taluka and Registration Sub-District of Salcete, of South Goa, in the State of Goa.

BETWEEN

1. **Mr. CAETANO PIEDADE FERNANDO ORBELINO FALEIRO** son of Mr. Luis Caetano Francisco Jose Faleiro, aged about 64 years, married, service, Indian National, holding PAN Card bearing no. [redacted] holding Aadhar card bearing no. [redacted] and his wife:

2. **Mrs. ALINA CACILDA FIGUEIREDO FALEIRO alias ALINA CACILDA FALEIRO** daughter of Late Mr. Manuel Vicente Faleiro aged about 65 years, married, housewife, Indian National, holding PAN Card bearing no. [redacted] holding Aadhar card bearing no. [redacted] Both Resident of [redacted] Thane West Thane Maharashtra 400601.

3. **Mr. NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO** son of Mr. Luis Caetano Francisco Jose Faleiro, aged about 69 years, married, Doctor, Indian National, holding PAN Card bearing no. [redacted] holding Aadhar card bearing no. [redacted] and his wife:

4. **Mrs. CHERYL MARIA ARAMITA JULIA DOMINCA CHESROSE FALEIRO alias CHERYL FALEIRO** daughter of Late Mr. Edgar Calistus Chesrose aged about 63 years, married, housewife, Indian National,

holding PAN Card bearing no. [redacted], holding Aadhar card bearing no. [redacted] Both Resident of [redacted] Fatorda Margao Salcete Goa Hereinafter jointly be referred to as "THE VENDORS" of the FIRST PART.

AND

1. **M/s AMBICA REALTY** represented by its sole proprietor **SHRI. SHRINIVAS DATTATRAYA THORWAT**, son of Shri Dattatraya Shivaji Thorwat, aged 41 years, businessman, having PAN No [redacted] Aadhar No. [redacted] Mobile No. [redacted] Email Id: [redacted] married, resident of [redacted] Murida-Fatorda, Margao Goa-403602 and hereinafter referred to as the "PURCHASER" OF THE SECOND PART.

Each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless be repugnant to the context and/or meaning thereof, be deemed to include as well as their respective heirs, successors, executors, legal representatives, administrators and/or assigns.

WHEREAS the VENDOR no. 1 and 2 herein are duly represented by its attorney holder the VENDOR No. 3 herein vide Power of attorney dated 5.3.2011 duly Notarised before Notary Advocate S B Khambede bearing Reg No 4866/2011 dated 5.3.2011, which is valid till date.

SEAL OF THE SUB-R
SALE

AND WHEREAS there exists a property known as "MADUXETILEM" or " PEDDA GRANDE, (Third Addition of first Gleba) of Madhu Shetilem or Peda Grande, Situated at Cana Benaulim, within the limits of the Village Panchayat of Cana- Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete at Margao under No-41588 at Folios 176 reverse of Book B-107 new series and enrolled in the Land revenue office of Salcete under Matriz No 1700, Surveyed under surveyed under No. 97/1 of village Cana-Benaulim, fully described in SCHEDULED-I, The above property hereinafter is referred to as the "ENTIRE PROPERTY".

AND WHEREAS the ENTIRE PROPERTY were originally owned and possessed by Ema Bemvinda das Dores Correia Gomes".

AND WHEREAS, the Said Ema Bemvinda Das Dores Correia Gomes was married to Roque Alexio Rebello under the Regime of separation of assets by virtue of the Ante- Nuptial Contract dated 23/12/1965.

AND WHEREAS, upon the death of the said Ema Bemvinda Das Dores Correia Gomes and her husband Roque Alexio Rebello, an Inventory proceedings bearing No- 51/1986 were instituted in the court of the Camarca, South Goa, at Margao.

AND WHEREAS, upon the death of the said Ema Benvinda Das Dores Correia Gomes and her husband Roque Alexio Rebello, inventory proceeding bearing no- 51/1986 were instituted in the court of the Camarca, South Goa, at Margao. In this inventory Proceeding, the ENTIRE PROPERTY

THE SEAL OF THE

were allotted to the heirs of late Ema Benvinda Das Dores Correia Gomes in the manner shown herein below:-.

a. 50% share in the said property was allotted to Smt. Ida Quiteria Joana Correia Gomes, widow of Luis Caetano Franciso Jose Faleiro.
b. 1/8th share of the ENTIRE PROPERTY was allotted to Mr. Joaquim Filipe Clemente and his wife Mrs. Maria de Lourdes Correia de Scramento Clemente.
c. 1/8th share of the ENTIRE PROPERTY was allotted to the Maria Celesitai de Jesus Clemente.
d. 1/8th share of the ENTIRE PROPERTY was allotted to Teresa de Jesus Clemente and her husband Mr. Jose Vincente Otolino Dias.
e. 1/8th share of the ENTIRE PROPERTY was allotted to Maria Ana De Visitacao Clemente and her husband Mr. Luis Miguel de Santa Rita Vaz.

AND WHEREAS, the said Smt. Ida Quiteria Joana Correia Gomes to whom 50% share of the ENTIRE PROPERTY was allotted expired on 05/01/2001 and upon her death her heirs were executed the Deed of Succession drawn on 25/05/2001 recorded at Page 31 onwards deed of book No- 1425. By virtue of this deed the below mentioned persons have been qualified the only heirs and successions of the deceased Ida Quiteria.

a. Mr. Lourenco Filipe Quintiliano Faleiro married to Regina Faustina Goes Faleiro.
b. Mr. Nicolau Sebastiao Antonio Heitor Faleiro Married to Cheryl Maria Aramita Julia Dominica Chesrose Faleiro.

THE SEAL OF THE

c. Mr. Caetano Piedade Fernando Orbelino Faleiro Married to Alina Cacilda Figuiredo Faleiro.

AND WHEREAS in view of the aforesaid devolution of rights the above named legal heirs have become the lawful owners of the SAID PROPERTY.

AND WHEREAS by virtue of Deed of Partition dated 17/11/2012 executed before Sub- Registrar of Salcete under book No- 1, Document Registration number MGO-BK1-06299, CD Number MGOD64 on 20/11/2012, and Subsequently Deed of Rectification Dated 01/08/2013 registered before the Sub- Registrar of Salcete under Registration Number MGO- BK1-04142-2013, CD Number MGOD70 on 02/08/2013, the SAID PROPERTY was divided into 11 plots denominated as plots A to K of different areas and dimensions.

AND WHEREAS by virtue of the said deed of Partition dated 17/11/2012, the VENDORS herein were allotted Plot K, having an area 1760 square meters, surveyed under survey no. 97/1 of Cana Benaulim, Salcete Taluka. Thus the VENDORS become absolute and lawful owners in occupation, enjoyment and possession of the SAID PLOT K. The Plot no. K stands more particularly described in SCHEDULE II herein below.

AND WHEREAS subsequently the VENDORS herein had divided the SAID PLOT K into three Sub Plots and sold two of the Plots to two persons vide deed of sale duly executed before Sub- Registrar of Salcete and presently the VENDORS are having an unsold area

of 831 square meters. The Plot area of 831 square meters shall herein after be referred to as the SAID PLOT and stands more particularly described in SCHEDULE III herein below.

AND WHEREAS thereafter, the VENDORS had partitioned the SAID PLOT K from the office of the Inspector of Land and Survey Department, Margao Goa vide order dated 27TH January 2023 in case no. 3/1SLR/PART/SAL/BENA/03/22/219 and accordingly the SAID PLOT was allotted a separate and independent Survey no. 97/1-P of village Benaulim, Salcete Taluka.

AND WHEREAS the VENDORS have represented to the PURCHASER that the VENDORS are well seized and sufficiently entitled, seized and possessed of SAID PLOT in its entirety with all rights, title, interests and benefits of the SAID PLOT in its own name and is well and absolutely possessed of with all rights of the ownership, peaceful possession and absolute enjoyment thereof without any reference to any other person or body and/or as an undisputed owner of the SAID PLOT.

AND WHEREAS the VENDORS herein has represented that there are no restrictions, encumbrances or encroachments and have no dispute, litigation or conflict of interests whether existing, created or admitted at any time, on or with respect to the SAID PLOT of any nature whatsoever, or with anybody whosoever, or for any development, construction or building on the SAID PLOT and the VENDORS are not aware of or in knowledge of or put in notice of any proceeding or action or for any cause for any such proceeding or action of any nature whatsoever

THE SEAL OF THE S

from any authority, body or person whether claiming from any previous owners or any family group, any cultivator, tenant, mundcar, caretaker, right to access etc., or any other body of persons or their constituents or otherwise.

AND WHEREAS on the basis of the above representations by the VENDORS and assurances that the VENDORS herein having in it possession the original title documents in its favour and having the complete and unfettered right, title, interest, and exclusive possession of the SAID PLOT and absolute authority to transfer/sell and hand over the SAID PLOT to the PURCHASER herein, has now approached the PURCHASER with the proposal to purchase the SAID PLOT for a total consideration of Rs [redacted] (RUPEES [redacted] ONLY) and the VENDORS agreed towards the same, which is the fair market value of the SAID PLOT.

AND WHEREAS the VENDORS and PURCHASER are desirous of reducing in writing the terms and conditions as mutually agreed upon.

AND WHEREAS the possession of the SAID PLOT is handed over to the PURCHASER by the VENDORS on the day on which the present Deed of Sale is executed.

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH AS UNDER :-

1. In consideration of the price of Rs [redacted] (RUPEES [redacted] ONLY) the PURCHASER had paid Rs [redacted] (RUPEES

THE SEAL OF THE

FORTY FOUR LAKHS ONLY) to the VENDORS in the following manner:

a. [redacted] (RUPEES [redacted] ONLY) vide demand draft bearing no. [redacted] drawn on [redacted], MARGOA GOA Branch, dated 10/07/2024, in favour of the VENDOR No. 1 the payment and receipt whereof the VENDORS herein,

b. Rs. [redacted]- (RUPEES [redacted] ONLY) vide demand draft bearing no. [redacted], drawn on [redacted], MARGOA GOA Branch, dated 10/07/2024, in favour of the VENDOR No. 3 the payment and receipt whereof the VENDORS herein

c. [redacted]/- (RUPEES [redacted] ONLY) vide Cheque bearing no. [redacted], drawn on [redacted], MARGOA GOA Branch, dated 10/11/2024, in favour of the VENDOR No. 1 the payment and receipt whereof the VENDORS herein,

d. [redacted]/- (RUPEES [redacted] ONLY) vide Cheque bearing no. [redacted] drawn on [redacted] MARGOA GOA Branch, dated 10/11/2024, in favour of the VENDOR No. 3 the payment and receipt whereof the VENDORS herein,

e. [redacted] (RUPEES [redacted] ONLY) vide Cheque bearing no. [redacted], drawn on [redacted] MARGOA GOA Branch, dated 10/03/2025, in favour of the VENDOR No. 1 the payment and receipt whereof the VENDORS herein,

f. [redacted]/- (RUPEES [redacted] ONLY) vide Cheque bearing no. [redacted], drawn on

[redacted] MARGOA GOA Branch, dated 10/03/2025, in favour of the VENDOR No. 3 the payment and receipt whereof the VENDORS herein,

g. [redacted] (RUPEES [redacted] ONLY) vide Cheque bearing no. [redacted] drawn on [redacted] MARGOA GOA Branch, dated 10/07/2025, in favour of the VENDOR No. 1 the payment and receipt whereof the VENDORS herein,

h. [redacted]- (RUPEES [redacted] ONLY) vide Cheque bearing no. [redacted], drawn on [redacted], MARGOA GOA Branch, dated 10/07/2025, in favour of the VENDOR No. 3 the payment and receipt whereof the VENDORS herein and do hereby admit and acknowledge and to have received in full and discharge the PURCHASER of the same and every part thereof, the VENDORS do hereby sell, transfer, grant, release, convey and assure unto the PURCHASERS ALL THAT the SAID PLOT, forms an independent and separate plot, described in the SCHEDULE-III hereunder and delineated in red colour on the Plan annexed hereto, does hereby transfer, convey, assign, way, easement, liberties, ditches, passages, water courses, paths, waters, road, access, trees, etc on the said plot unto the PURCHASER by way of Sale along with the Right, Title and Interest claims and demand whatsoever in the SAID PLOT carved out from the SAID PLOT hereby sold TO HAVE and TO HOLD the same as lawful owner thereof forever, subject to payment of taxes and dues to the

government and Local bodies as well as common maintenance expenses.

2. The VENDORS do hereby deliver to the PURCHASER vacant, lawful and exclusive possession of in the SAID PLOT and having taken possession thereof, the PURCHASER shall be entitled to exclusively hold, enjoy and possess the SAID PLOT hereby granted and of the every part thereof to and for their own use and benefit absolutely and forever without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS and or their heirs, successors, executors, nominees and assigns or from or by any of them or by any person/s lawfully or equitably claiming or to or be entitled to claim, by from, under or in trust for them or any of them in the SAID PLOT.

3. The VENDORS do hereby covenant with the PURCHASER that the VENDORS notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or by any person or persons lawfully or equitably claiming by, from, through/ under or in the trust of anyone of them have not made, done, committed, omitted or knowingly or willingly suffered to the contrary and/ or been party or privy to any act, deed or thing whereby they are prevented from granting selling, transferring and conveying the SAID PLOT and all rights in respect thereto in the manner aforesaid or whereby or by reason or means thereof the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, of the SAID PLOT howsoever.

4. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute authority, right, title and full power to grant, release, assure, transfer and convey all their right, title and interest in the SAID PLOT and hence, hereby granted, released, conveyed, transferred, assured or intended so to be unto and to the use and occupation of the PURCHASER in the manner aforesaid and the VENDORS undertake to indemnify and keep indemnified the PURCHASER against any person/s who may prove a better title to the SAID PLOT.

5. The PURCHASER shall hold the SAID PLOT free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles and encumbrances whatsoever either already created/made to be hereafter had made, executed, occasioned or suffered by the VENDORS or by any person or persons lawfully or equitably claiming or to claim by, from, under occasioned or to claim by, from or in trust for them or any of them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the PURCHASER and their heirs, successors, representatives, nominees, assigns including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, claims or demands on title and encumbrances and the VENDORS shall keep the

PURCHASER indemnified against any and all such contingencies.

6. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT conveyed by, from, under or in trust for the VENDORS or its successors, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PLOT to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER, their heirs, successors, nominees, assigns or Counsels-in-law.

7. The VENDORS hereby admit and acknowledge that all outstanding in respect of the SAID PLOT' by way of land revenue, property tax and/or any other taxes / levies, cess or charges, whatsoever that are payable by the VENDORS to the Government, local authority or any other public authority in respect of the SAID PLOT till the execution of this Sale Deed and handing over of the physical possession of the SAID PLOT shall be paid by the VENDORS. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government or any other local authority or public body in respect of the SAID PLOT hereby conveyed to the PURCHASER. The VENDORS have no objection to include the names of the

PURCHASER in the survey revenue records. The VENDORS declare that they should provide all help necessary for getting the SAID PLOT transferred in the name of the PURCHASER.

8. The Vendors confirm that the SAID PLOT have no encumbrances at all and that the VENDORS shall indemnify the PURCHASERS against the same to protect its rights and interest in to or upon the SAID PLOT or any part thereof and arising by virtue of any fault or default attributable to the VENDORS or any defect, discrepancy or encumbrance in their rights and title to the SAID PLOT and further undertakes to rectify the said discrepancies at their own cost and expenses.

9. The VENDORS hereby covenants with the PURCHASER that there is no pending or threatened litigation or statutory notice or requisition or any charge, encumbrance or attachment affecting the SAID PLOT and the VENDORS have, whilst executing this Deed have the full rights, absolute authorities and lawful title to convey and transfer the SAID PLOT to the PURCHASER. The VENDORS also hereby covenants with the PURCHASER that the SAID PLOT are not subject to any acquisition or requisition and no notice has been received by them for such acquisition or requisition, whatsoever. The VENDORS hereby further covenant with the PURCHASER that the VENDOR had not misrepresented any facts from the PURCHASER in respect of the SAID PLOT nor the VENDORS had agreed to sell the SAID PLOT to any other person / entity.

10. The said Plan annexed to this Sale Deed shall form an integral part of this Deed. The stamp duty and registration charges of this Sale Deed shall be borne and paid by the PURCHASER.

11. The VENDORS hereby give their full consent and No objection for transferring his records of the SAID PLOT in the name of the PURCHASER in various Government offices including Village Panchayat, Electricity Department, Mutation, PWD, Partition, sanad or any other offices on the strength of this Deed. That the PURCHASER is free to carry out necessary mutation in respect of the SAID PLOT and no separate NOC is required to carry out the mutation in respect of the SAID PLOT as the VENDORS gives their irrevocable consent and permission to insert the name of the PURCHASER in the FORM I and XIV and no separate notice is needed to be served to the VENDORS herein.

12. The VENDORS shall co –operate with the PURCHASER to get the name of the PURCHASER mutated or partition process in respect of the SAID PLOT.

13. The VENDORS finally covenant with the PURCHASER that they shall at the cost of the PURCHASER do or execute or cause to be done all such lawful acts, deeds, things, matters for further and more perfectly conveying and assuring the SAID PLOT hereby conveyed and every part thereof unto the PURCHASER including execution of any Ratification or Rectification deed for the aforesaid purpose, so also placing the PURCHASER in possession of the same according

to the true intent and meaning of this deed as shall or may be reasonably required.

14. The SAID PLOT is earmarked as settlement Zone admeasuring an area of 831 square meters as per RPG-2021(reference plan) as per zoning certificate issued by the Town and Country Planning Department, Salcete Goa, bearing reference no. TPM/6387/20n-Inf/Benaulim/97/1/2024/2736 dated 24/04/2024,

15. The parties hereby declare that the SAID PROPERTY in transaction do not belong to Schedule Caste/Schedule Tribe pursuant to Notification No. RD/LAND/LRC/318/77 dated 21-08-1978.

16. The fair market value of the SAID PLOT is valued at [redacted] (RUPEES [redacted] ONLY) and hence the Stamp Duty and Registration fees are paid on the present Sale Deed.

SCHEDULE- I

DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT property known as "MADUXETILEM" or " PEDDA GRANDE, (Third Addition of first Gleba) of Madhu Shetilem or Peda Grande, Situated at Cana Benaulim, within the limits of the Village Panchayat of Cana- Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete at Margao under No-41588 at Folios 176 reverse of Book B-107 new series and enrolled in the Land revenue office of Salcete

under Matriz No 1700, Surveyed under surveyed under No. 97/1 of village Cana-Benaulim and bounded as under:

EAST : by the property of the same name 4th Addition of first Gleba of Naraina Aps Sarmalkar, Francisco Xavier Condilac Herminio do Rosario Gomes Conceicao Piedade Joanes and Joaquim Humberto Francisco do Rosario Gomes.

WEST : by the property of the Communidade

NORTH : by the Rivulet of the Communidade

SOUTH : by the First and Second of First Gleba of Francisco Jose Antonio Teodomiro do Rosario Gomes and others.

REGISTRAR OF SALCETE
SALCETE-GOA

SCHEDULE II

DESCRIPTION OF THE SAID PLOT K

ALL THAT Plot K, having an area 1760 square meters, surveyed under survey no. 97/1 of Cana Benaulim, Salcete Taluka, forming part of the property more particularly described in Schedule I herein above and marked in red colour boundary lines in the plan annexed hereto and bounded as follows:

On the EAST : by road,

On the WEST : by the property of Communidade,

On the NORTH : by the road.

On the SOUTH : by the Plot of Dominginho Gomes.

SCHEDULE II

DESCRIPTION OF THE SAID PLOT BEING SOLD

ALL THAT SAID PLOT, admeasuring an area of 831 square meters, surveyed under Survey no. 97/1-P of village Benaulim, Salcete Taluka, forming part of the property more particularly described in Schedule II herein above and marked in red colour boundary lines in the plan annexed hereto and bounded as follows:

On the EAST : by 6 meter road,
On the WEST : by the property of Communidade,
On the NORTH : by road,
On the SOUTH : by remaining property of Survey no. 97/1

IN WITNESS WHEREOF all the parties abovenamed have set and subscribed their respective hands on the day, month and year first herein above mentioned in the presence of two attesting witness.

Natalie Yadeiro

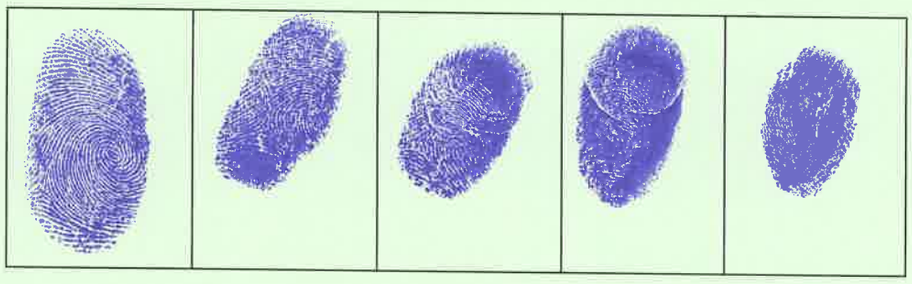
EGISTRAR O

SIGNED & DELIVERED
THE WITHIN NAMED
VENDOR No 1 and 2
THROUGH VENDOR no 3

Mr. NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO

LEFT HAND FINGERPRINTS OF Mr. NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO

RIGHT HAND FINGERPRINTS OF Mr. NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO



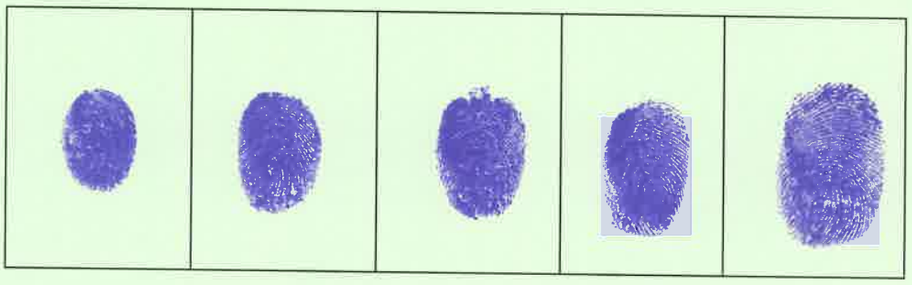
SIGNED & DELIVERED
THE WITHIN NAMED
VENDOR No. 4

Faleiro

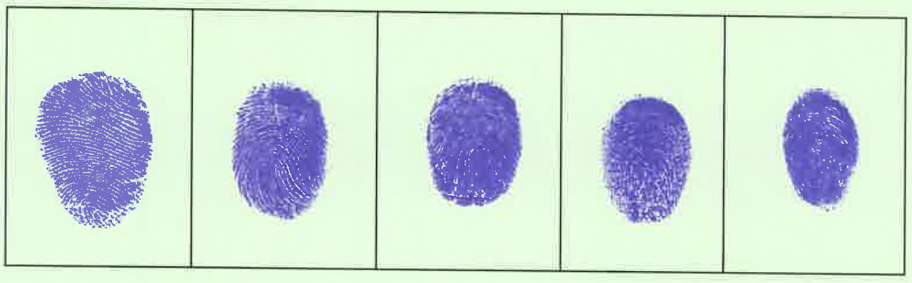
Faleiro

Mrs. CHERYL MARIA ARAMITA JULIA DOMINCA CHESROSE FALEIRO alias CHERYL FALEIRO

LEFT HAND FINGERPRINTS OF Mrs. CHERYL MARIA ARAMITA JULIA DOMINCA CHESROSE FALEIRO alias CHERYL FALEIRO



RIGHT HAND FINGERPRINTS OF Mrs. CHERYL MARIA ARAMITA JULIA DOMINCA CHESROSE FALEIRO alias CHERYL FALEIRO



Faleiro

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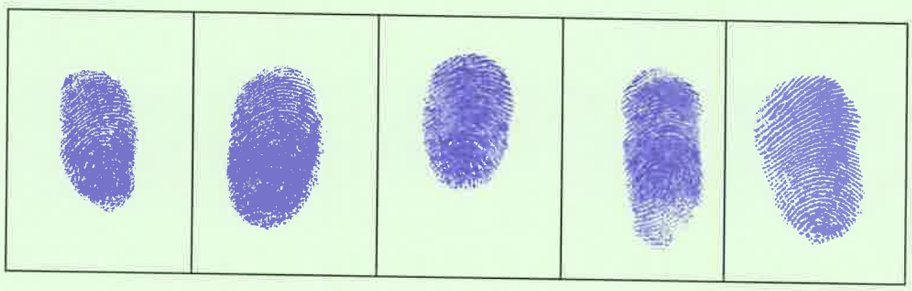
SIGNED AND DELIVERED
THE WITHIN NAMED
PURCHASER

M/s AMBICA REALTY represented by its sole proprietor SHRI. SHRINIVAS DATTATRAYA THORWAT

LEFT HAND FINGERPRINTS OF SHRI. SHRINIVAS DATTATRAYA THORWAT



RIGHT HAND FINGERPRINTS OF SHRI. SHRINIVAS DATTATRAYA THORWAT

THE SEAL OF THE

Witnesses:

1. _____

NAME: MARK LUIS

ADDRESS: [redacted]

AADHAR CARD NO. [redacted]

2. _____

NAME: PARASHURAM NAGUSA RAIBAGI

ADDRESS: [redacted]

AADHAR CARD NO. [redacted]

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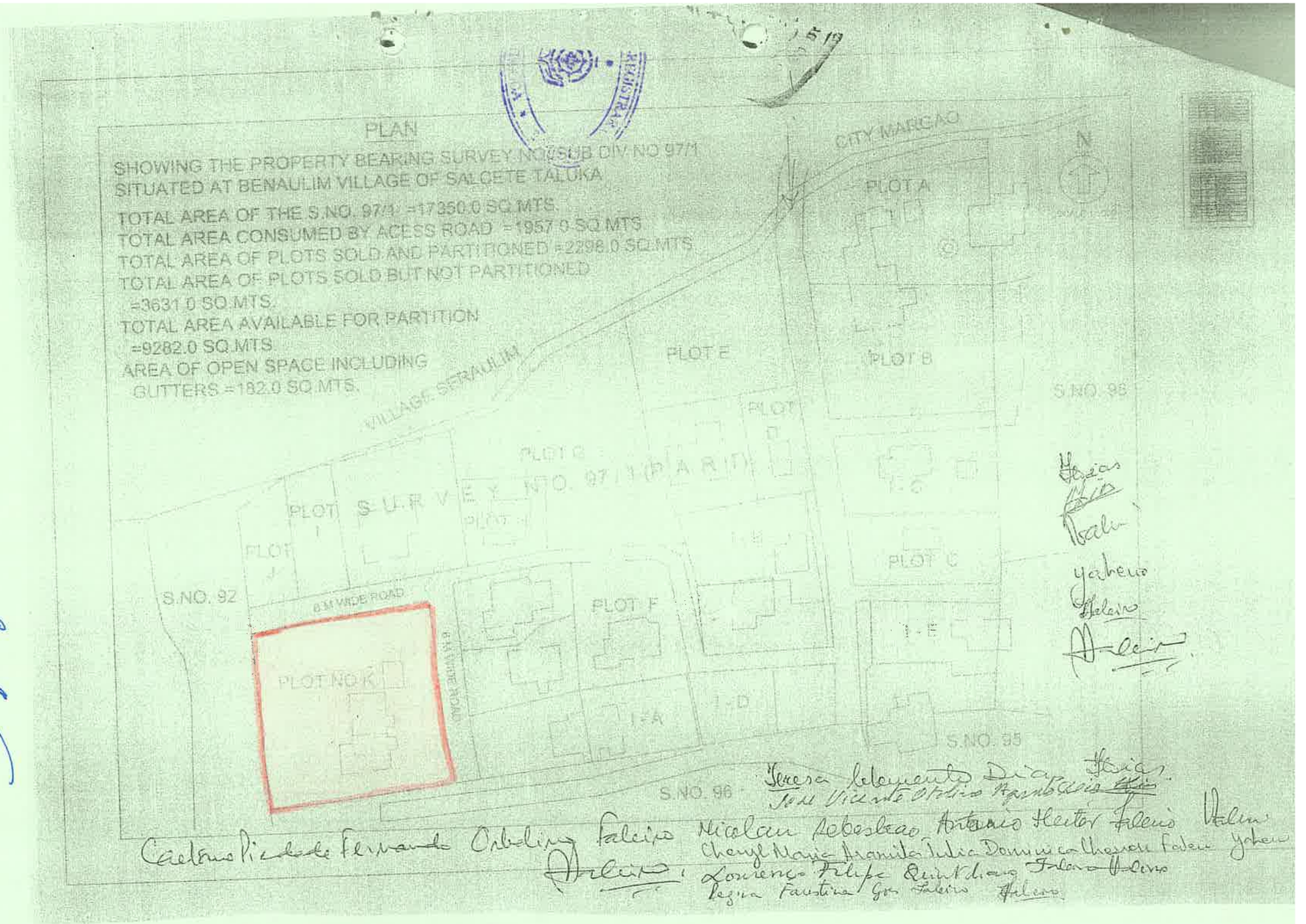

PLAN
SHOWING THE PROPERTY BEARING SURVEY NO. /SUB DIV. NO 97/1
SITUATED AT BENAULIM VILLAGE OF SALCETE TALUKA
TOTAL AREA OF THE S.NO. 97/1 =17350.0 SQ.MTS.
TOTAL AREA CONSUMED BY ACESS ROAD =1957.0 SQ.MTS.
TOTAL AREA OF PLOTS SOLD AND PARTITIONED =2298.0 SQ.MTS.
TOTAL AREA OF PLOTS SOLD BUT NOT PARTITIONED
=3631.0 SQ.MTS.
TOTAL AREA AVAILABLE FOR PARTITION
=9282.0 SQ.MTS.
AREA OF OPEN SPACE INCLUDING
GUTTERS =182.0 SQ.MTS.
CITY MARGAO
N
PLOT A
PLOT B
PLOT C
PLOT D
PLOT E
PLOT F
PLOT G
PLOT H
PLOT I
PLOT J
PLOT NO K
SURVEY NO. 97/1 (PART)
S.NO. 92
S.NO. 93
S.NO. 95
S.NO. 96
VILLAGE BENAULIM
8.5M WIDE ROAD
8.5M WIDE ROAD

SEAL OF THE SUB-

Government of Goa

Directorate of Settlement and Land records

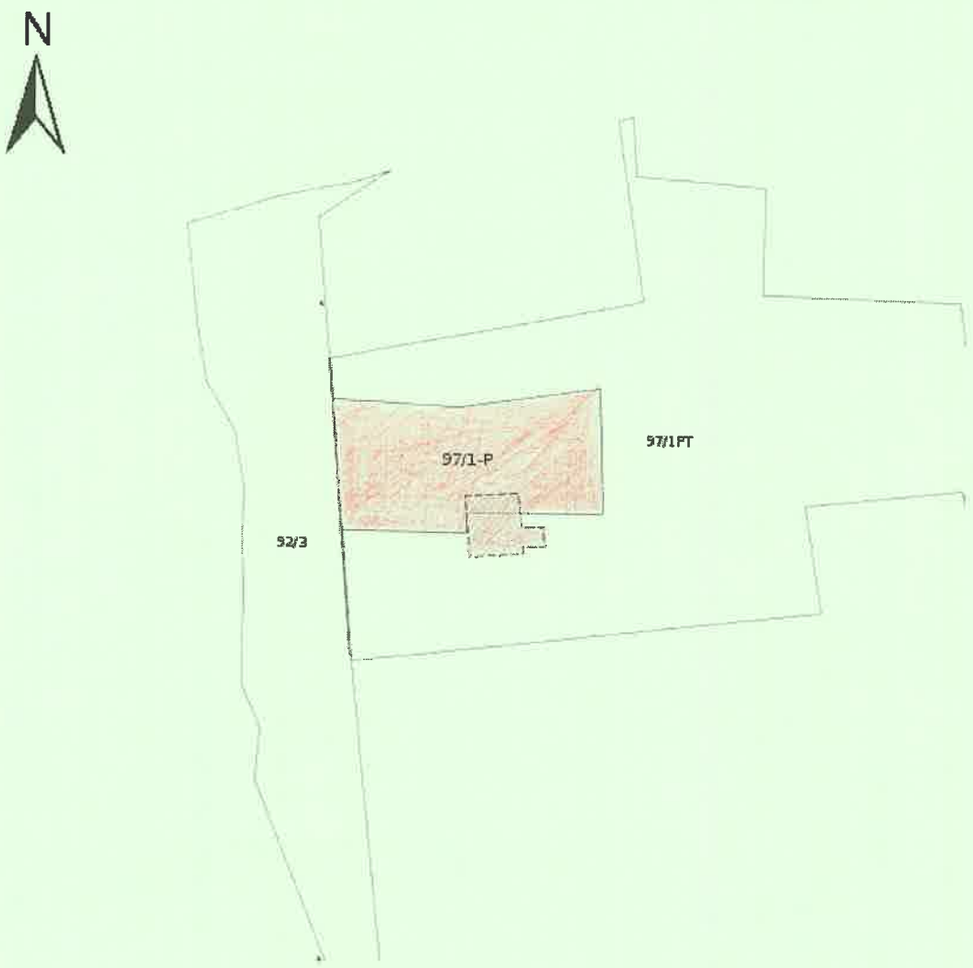
Survey Plan

Salcete Taluka, Benaulim Village

Survey No.: 97 , Subdivision No.: 1-P

Scale 1:1000

Reference No.: REV192460376



This record is computer generated on 18-04-2024 04:36:32. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in/.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **11-Jul-2024 12:44:25 pm**

Document Serial Number :- **2024-MGO-3650**

Presented at **12:38:51 pm** on **11-Jul-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	[redacted]
2	Registration Fee	[redacted]
3	Mutation Fees	[redacted]
4	Processing Fee	[redacted]
	Total	[redacted]

Stamp Duty Required : [redacted] Stamp Duty Paid : [redacted]

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**M/s AMBICA REALTY Represented By Its Sole Prop Mr SHRINIVAS DATTATRAYA THORWAT ,Father Name:**Dattatraya S Thorwat,**Age:** 41, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** [redacted] Murida Fatorda Margao Salcete Goa, **Address2 -** , **PAN No.:** [redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO , Father Name:Luis Caetano F J Faleiro, Age:** 69, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, [redacted] Fatorda Margao Salcete Goa, **PAN No.:** [redacted]			
2	**CHERYL MARIA ARAMITA JULIA DOMINCA CHESROSE FALEIRO Alias CHERYL FALEIRO , Father Name:Edgar C Chesrose, Age:** 63, **Marital Status:** Married ,**Gender:**Female,**Occupation:** [redacted] Fatorda Margao Salcete Goa, **PAN No.:** [redacted]			

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Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	**M/s AMBICA REALTY Represented By Its Sole Prop Mr SHRINIVAS DATTATRAYA THORWAT , Father Name:Dattatraya S Thorwat, Age:** 41, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, [redacted] Murida Fatorda Margao Salcete Goa, **PAN No.:** [redacted]			
4	**NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO , Father Name:Luis C F J Faleiro, Age:** 69, **Marital Status: ,Gender:**Male,**Occupation:** Business, H [redacted] Margao Goa, **PAN No.:** [redacted] **, as Power Of Attorney Holder for ALINA CACILDA FIGUEIREDO FALEIRO Alias ALINA CACILDA FALEIRO**			
5	**NICOLAU SEBASTIAO ANTONIO HEITOR FALEIRO Alias HEITOR LUIS FALEIRO , Father Name:Luis C F J Faleiro, Age:** 69, **Marital Status: ,Gender:**Male,**Occupation:** Business, H [redacted] Fatorda Margao Goa, **PAN No.:** [redacted] **, as Power Of Attorney Holder for CAETANO PIEDADE FERNANDO ORBELINO FALEIRO**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **MARK LUIS,Age: 39,DOB: ,Mobile:** [redacted] **,Email: ,Occupation:Business , Marital status : Married ,** Address:403716, [redacted] Salcete Goa, [redacted] Goa, Chandor, Salcete, SouthGoa, Goa			
2	Name: **PARASHURAM NAGUSA RAIBAGI,Age: 50,DOB: ,Mobile:** [redacted] **,Email: ,Occupation:Business , Marital status : Married** , Address:403716, Benaulim Salcete Goa, Benaulim Salcete Goa, Benaulim, Salcete, SouthGoa, Goa			

Sub Registrar

Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- **2024-MGO-3650**

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Document Serial No:-2024-MGO-3650

Book :- 1 Document
Registration Number :- **MGO-1-3522-2024**
Date : 11-Jul-2024

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

Civil Registrar
-Cum-
Sub Registrar
Salcete