

Certified True Copy

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

25 OCT 2022

119758

Serial No. 25235 Place of Vending Vasco Date of Sale:.....

Vendor's Name : Apurva A. Shet Address: Chicallim

Licence No.: JUD/VEN-LIC/1/2015/AC

Value of Stamp Paper: Rs. 25000/- (Twenty five thousand only)

Name of Purchaser: RAJASAB Dhalayath

R/O: Dabulim Name of Father: D. M. Dhalayath

Purpose: Sale of land Transacting Parties:.....

As there is no one single Paper for the value of Rs. 12000/-

Additional: Stamp Paper for the completion of the value is attached along with

Along with.

Signature of Stamp Vendor.

RAJASAB

Signature of Purchaser

RAJASAB

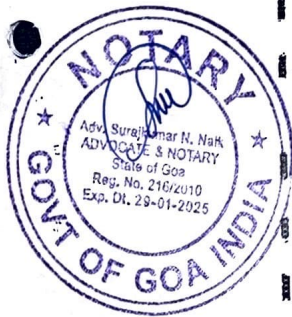


SALE DEED

.....2/-

Signature

RAJASAB



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

25 OCT 2022

119759

Serial No. 25231/3 Place of Vending Vasco Date of Sale:.....

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

Value of Stamp Paper: Rs. 25000/- (Twenty five Thousand only)

Name of Purchaser: Rajash

R/O: Daboli Name of Father: K. M. Jyoti

Purpose: Buy & Sell Transacting Parties:.....

As there is no one single Paper for the value of Rs. 25000/-

Addition: Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

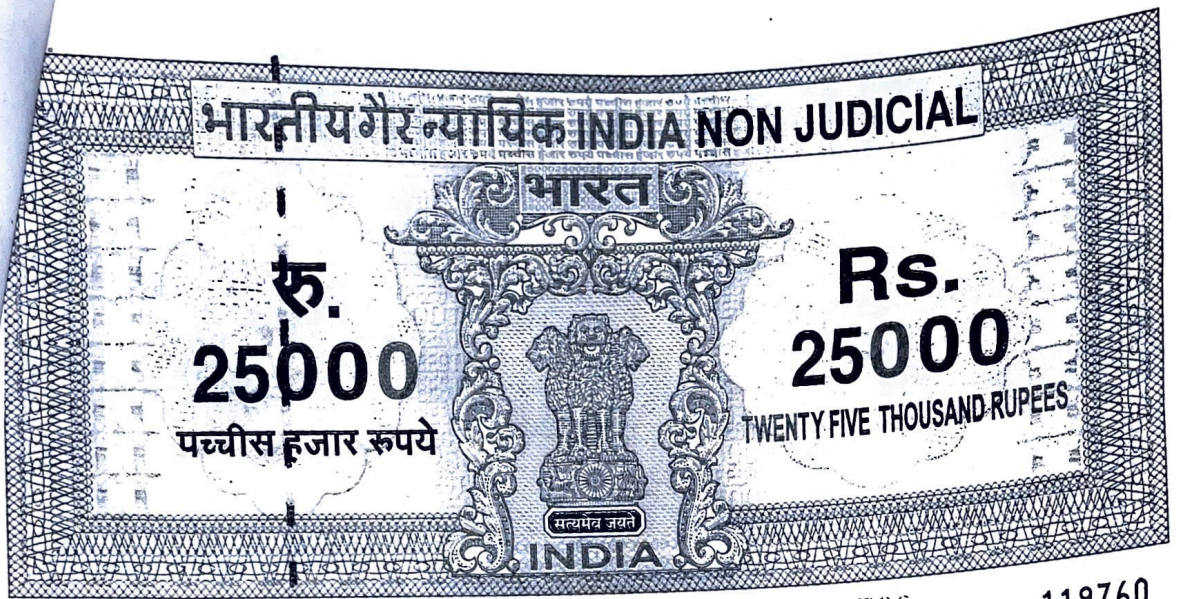
RAJASAB
Signature of Purchaser

-2-

SALE DEED

.....3/-

RAJASAB



गोवा GOA

25 OCT 2022

119760

Serial No. 25237/23 Place of Vending Vasco Date of Sale:
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 25000/- (Twenty Five Thousand only)
Name of Purchaser: Rajasab Shalayat
R/O: Dabhoi Name of Father: L.M. Shalayat
Purpose: Deed of Sale Transacting Parties:
There is no one single Paper for the value of Rs. 25000/-
Addition: Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

RAJASAB
Signature of Purchaser



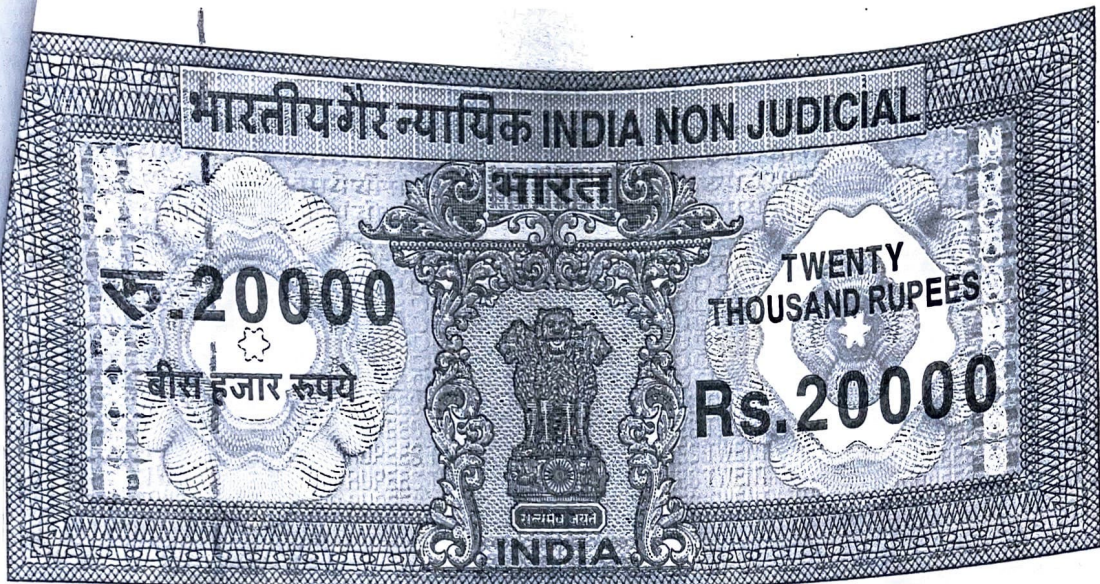
-3-

SALE DEED

....4/-

RAJASAB

Signature



गोवा GOA

049904 25 OCT 2022

049604

Serial No. 25239 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 20000/- (Rupees Twenty Thousand only)
Name of Purchaser: Rajasab
R/O: Dabolim Name of Father: E. M. Chhalayat
Purpose: Deed of Sale Transacting Parties:.....
As there is no one single Paper for the value of Rs. 1,20,000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.



Signature of Stamp Vendor.

RAJASAB
Signature of Purchaser

-4-

SALE DEED

.....5/-

RAJASAB



Rajasab



गोवा GOA

25 OCT 2022

066432

Serial No. 25129/23 Place of Vending Vasco Date of Sale.....
Vendor's Name : Apurva A. Shet Address: Chicalim.....
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 15000/- (Rupees Fifteen Thousand only)
Name of Purchaser: Rajasab Name of Father: H. S. Shalayat
R/O: Dabolin Name of Father: H. S. Shalayat
Purpose: Reading Sale Transacting Parties.....
there is no one single Paper for the value of Rs. 1,20,000/-
Condition: Stamp Paper for the completion of the value is attached along with
along with.

RAJASAB

Signature of Stamp Vendor.

Signature of Purchaser

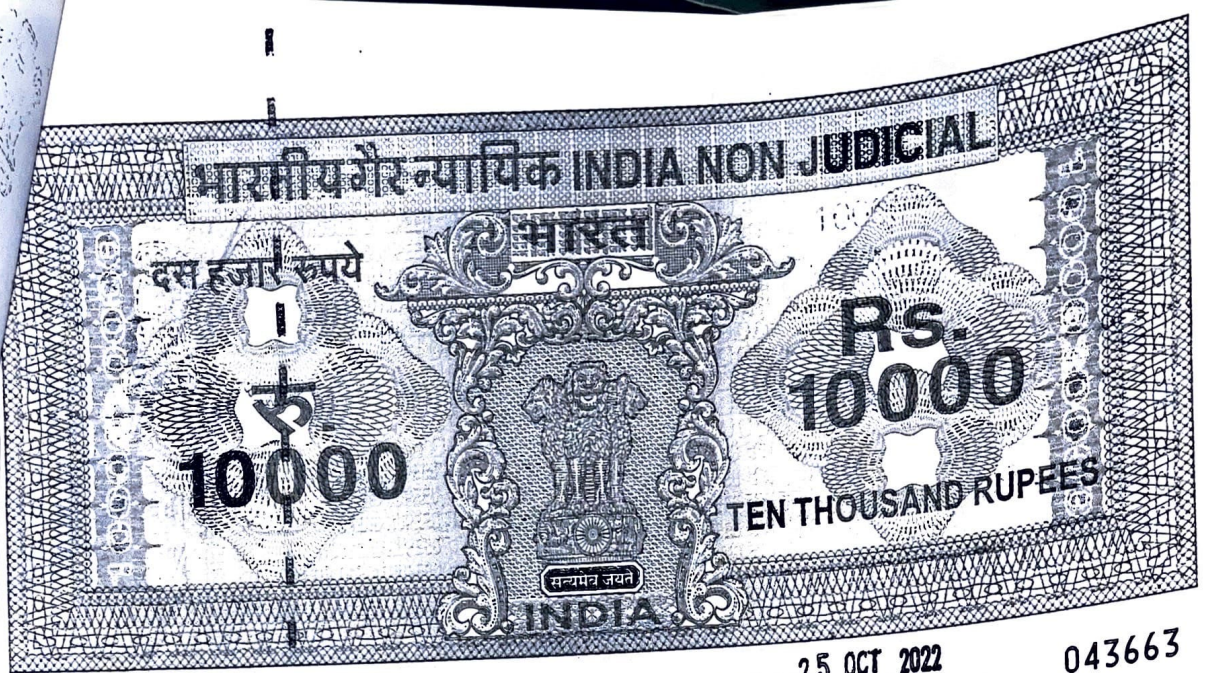


-5-

SALE DEED

.....6/-

RAJASAB



गोवा GOA

Serial No. 2524023 Place of Vending Vasco Date of Sale: 25 OCT 2022
Vendor's Name : Apurva A. Shet Address: Chicalim
License No.: JUD/VEN-LIC/1/2015/AO-1
Value of Stamp Paper: Rs. 10,000/- (Ten Thousand only)
Name of Purchaser: Rajasab
R/O: Rajasab Name of Father: H.M. Shaleyat
Purpose: Sale Transacting Parties: H.M. Shaleyat
As there is no one single Paper for the value of Rs. 10,000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

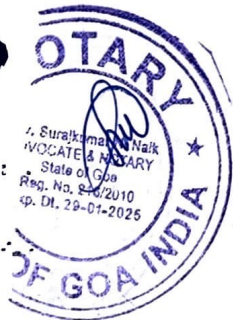
RAJASAB
Signature of Purchaser

-6-

SALE DEED

.....71-

RAJASAB



This DEED OF SALE is made at Vasco da Gama on the 25th day of October 2022

BETWEEN

1. MRS. JASMINA ADOZINDA MARTINS, Wife of Late Clemente Vitorino Fernandes, Age 84 years, Indian National, Widow, , Pan card no. , R/o. 1/2, Housing Board Colony Desterro Vaddo, Vasco da Gama, Goa,
2. MS. PERPETUA LAUDIA RODRIGUES, D/o. Late Clemente Vitorino Fernandes, Age 59 years, Indian National, Pan card no. , and her husband
3. MR. SANTIAGO ANTONIO RODRIGUES, S/o. Jose Cartano Rodrigues, Age 54 Years, Indian National, Pan card no. , R/o House no. 477/A, Near Rumdamol Panchayat. Maruti Temple, Davorlim, Navelim, Salcete, Goa,
4. MS. MONICA FERNANDES E SILVEIRA, D/o. Late Clemente Vitorino Fernandes, Age 56 years, Indian National, Pan card no. , R/o FF/1, Anand Square Bldg Oppo. Old MPT Hospital Desterro, Vasco da Gama, Goa , and her husband
5. MR. MARCELINO SILVEIRA, S/o. Mr. Joao Xavier Silveira, Age 52 years, Portuguesa National, Passport no. , Overseas Citizen of India no. 7, R/o. FF-I, Anand Square Bldg, Opp. Old MPT Hospital Desterro Vaddo, Vasco da Gama, Goa.
6. MRS. CAROL TOSCANO FERNANDES, D/o. Mr. Antonio Francisco Augusto Toscano , W/o. Mr. John Dourado Lurdio Fernandes alias Lourdes J D Fernandes, Age 55 years, Indian National, Pan card no. , Adhar card no. , R/o. FF-I, Anand Square Bldg, Opp. Old MPT Hospital Desterro Vaddo, Vasco da Gama, Goa ,

.....8/-



[Handwritten signature]

RAJASAB

7. MR. JOHN DOURADO LURDIO FERNANDES alias LOURDES J.D. FERNANDES, S/o. Late Clemente Vitorino Fernandes, Age 61 years, Indian National, Pan card No. _____, R/o. FII, Block III, Salkar Residency CHS L TD. Adarashnagar, Chicalim, Vasco da Gama, Goa (hereinafter called the "VENDORS") which expression shall unless repugnant to the context or the meaning thereof shall mean and include their heirs, legal representatives, successors, executors, administrators and assigns) of the one part,

AND

MR. RAJASAB DHALAYAT, S/o. Mr. H. M. Dhalayat, Age 46 years, Indian National, married, Occupation Business, Pan card no. _____, Adhar card no. _____, R/o. H No. 187/3, GF-1, Shahid Manzil, Alto Dabolim, Mormugao, Goa (hereinafter called the "PURCHASER") which expression shall unless repugnant to the context or the meaning thereof shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns) of the other part.

AND WHEREAS the Vendor No. 1 to 5 are represented by its Attorney MR. JOHN DOURADO LURDIO FERNANDES alias LOURDES J.D. FERNANDES vide General Power of Attorney dated 27-07-2021, registered before Notary Adv. Rajkumar N. Naik Reg no. 1387 dated date 27-07-2021. Vendor no. 6 is also represented by its Attorney MR. JOHN DOURADO LURDIO FERNANDES alias LOURDES J.D. FERNANDES vide General Power of Attorney dated 27-07-2021, registered before Notary Adv. Rajkumar N. Naik Reg no. 1345/2021 dated date 22-07-2021.

[Signature]

RAJASAB

....9/-



AND WHEREAS there exists an immovable property known as "AFORAMENTO WITHOUT ANY DESIGNATION", situated in the Village of Dabolim , within the limits of the Village Panchayat of Sancoale, Taluka of Mormugao, District of Goa and Registration Sub-District of Mormugao, described in the Land Registration office of Salcete at Margao under no. 40965 of Book B No. 106 of new series and not enrolled in the Revenue Office (Matriz) and bounded on the East with the property belonging to Ramdas Mallya, on the west by boundary wall after which lies the property belonging to the heirs of Jesus Gomes of Arossim, On the North with the property belonging to Gangadhar Narsingdas Agrawal and on the South with the property belonging to Zairam Bicaji Neugui.

AND WHEREAS the above referred property "AFORAMENTO WITHOUT ANY DESIGNATION" was gifted to Smt. Cynthia Abuzinda Consolata Veronildes Saldanha Pereira Alias Smt. Cynthia Pereira and Shri. Tolentino Pereira by their Late parents and parents-in-law respectively Shri. Antonio Pedro Paulo Joao Eufemio De Saldanha and his wife Smt. Maria Brigida Loticia Pereira Saldanha , by a Deed of Gift dated 09/02/1971 duly registered in the Office of the Sub-Registrar of Mormugao at Vasco-da-Gama under no. 30 at pages 147 to 151 of Book No.1, Vol. 8 dated 11/02/71.

AND WHEREAS Smt. Cynthia Abuzinda Consolata Veronildes Saldanha Pereira Alias Smt. Cynthia Pereira and Shri. Tolentino Pereira have subdivided the aforesaid property into five plots designated as Plot 1, Plot 2, Plot 3, Plot 4 & Plot 5.

.....10/-



R. Abuzinda

RAJASAB

AND WHEREAS Smt. Cynthia Abuzinda Consolata Veronildes Saldanha Pereira Alias Smt. Cynthia Pereira and Shri. Tolentino Pereira have sold the Plot No.1 (ONE) admeasuring 583.75 Square Meters to Smt. Jasmina Fernandes vide Deed of Sale dated 21-02-1979, registered before the Sub-Registrar of Mormugao under Registration no. 12 at pages 82 to 87, Volume no. 78, date 03-11-1988. The said Plot No.1 is fully described below in the Schedule. Herein after referred to as THE SAID PROPERTY.



AND WHEREAS Smt. Jasmina Fernandes thereafter partitioned the plot and vide Order dated 24-08-2016 in case no. LRC/PART/98/2015/7397 dated 24-08-2016 passed by the Dy. Collector of Mormugao, Vasco da Gama, Goa and separate sub-division was allotted to the plot new survey no is 62 sub division no. 1-B.



AND WHEREAS Mr. Clemente Vitorino Fernandes (Husband of Smt. Jasmina Fernandes) expired leaving behind his moiety holder Smt. Jasmina Fernandes and children namely Mr. John Dourado Lurdio Fernandes alias Fernandes Lourdes John Dourado alias Lourdes Fernandes alias Lourdes J D Fernandes married to Mrs. Carol Toscano, Mrs. Perpetua Laudia Fernandes married to Santiago Antonio Rodrigues and Mrs. Monica Ricy Fernandes married to Mr. Marcelino Silveira which was confirmed vide Deed of Succession dated 17-06-2022 registered in the Deed Book no. 197 at pages 70v to 72 date 17-06-2022 before Ex-Officio Notary and Sub-registrar of Mormugao Goa.

.....11/-

Rajasaheb

RAJASAB

AND WHEREAS the Purchaser has approached the Vendors for purchase of the said plot for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakhs Only) and the same has been accepted by the Vendors and both the parties would like to bring down in writing as under;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of the sum of Rs. 40,00,000/- (Rupees Forty Lakhs Only) being the entire consideration agreed upon by the VENDORS and the PURCHASER towards the sale of the said plot.
2. That the Purchaser has paid the entire consideration of Rs. 40,00,000/- (Rupees Forty Lakhs Only) to the Vendor as under;
 - a. Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide cheque bearing no. 072312, dated 25-10-2022 drawn on Central Bank of India, Vasco da Gama, Goa Branch in the name of Mrs. Jasmina Fernandes.
 - b. Rs. 6,60,000/- (Rupees Six Lakhs Sixty Thousand Only) vide cheque bearing no. 438851, dated 25-10-2022 drawn on Canara Bank, Vasco da Gama, Goa Branch in the name of Mrs. Perpetua Laudia Rodrigues.

....12/-

RAJASAB



Rajasingh

c. Rs. 5,30,640/- (Rupees Five Lakhs Thirty Thousand Six Hundred Forty Only) vide cheque bearing no. 438852, dated 25-10-2022 drawn on Canara Bank, Vasco da Gama, Goa Branch in the name of Monica Fernandes E Silveira.

d. Rs. 6,70,000/- (Rupees Six Lakhs Seventy Thousand Only) vide cheque bearing no. 438853, dated 25-10-2022 drawn on Canara Bank, Vasco da Gama, Goa Branch in the name of John Dourado Lurdio Fernandes.

e. Rs. 69,680/- (Rupees Sixty Nine Thousand Six Hundred Eighty Only) vide TDS Payment receipt dated 25-10-2022 Central Bank of India, Vasco da Gama, Goa.

f. Rs. 69,680/- (Rupees Sixty Nine Thousand Six Hundred Eighty Only) vide TDS Payment receipt dated 27-10-2022 Central Bank of India, Vasco da Gama, Goa.

The Vendors hereby acknowledge having received the same towards full and final payment of the sale of said Plot.

....13/-



RAJASAB

3. The VENDORS further covenant with the PURCHASERS to save them harmless , indemnify and keep them indemnified from or against all encumbrances , charges , damages, liens, claims, demands and equities whatsoever and at all times hereinafter at the request of the PURCHASERS to execute , make or perfect or caused to be executed, made or perfected , all such acts , deeds, things and assurances whatsoever for further and more perfectly assuring the plot as aforesaid , and every part thereof, UNTO AND TO THE USE OF THE PURCHASERS as shall be reasonably required . The vendors undertake to compensate totally or partially, as the case may be under the Transfer of Property Act in force.

4. The VENDORS hereby declare that they do not belong to Schedule Caste or Schedule Tribe Community.

5. The VENDORS have no objection for conducting mutation in the name of the PURCHASERS and enter the name of the PURCHASERS in the Occupants column in Form I & XIV.

6. The VENDORS do hereby further declare that they have no objections for competent authority entering in the survey record of right or with any other authorities either Governmental or semi governmental or private the name of the present Purchaser in the record of rights being sole owner of the said plot.

....14/-

RAJASAB



Signature

RAJASAB

7. The VENDORS for themselves and their heirs, executors and administrators covenant with, assure and declare unto the PURCHASERS, their heirs, administrators and assigns.

(a) THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances.

(c) That the empty and vacant Possession of the said Plot is handed over by the VENDORS to the PURCHASERS.

8. The VENDORS do hereby declare:

a) That there is absolutely no claim of any right of Tenancy and/or Mundkarial or of any other nature in/or over the SAID PLOT.

b) That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act or any of the Act, rules under the Defence or C.A.D.A.

c) That the SAID PLOT is not affected under any Order or Notification under any Ordinance Act, Statute, Rules and/or Regulations either by Central or State Government.

d) That the SAID PLOT is absolutely not affected by any Easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

e) That the SAID PLOT is absolutely not affected by any Encumbrances, charges, lien, notices or any Prohibitory Order of Injunction or attachment from any Court of Law.

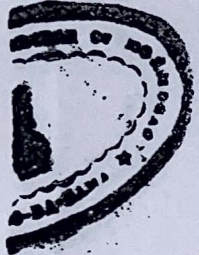


RAJASAB 15/-

[Handwritten signature]

9. The Market value of the said plot is Rs. 40,00,000/- (Rupees Forty Lakhs Only) and accordingly stamp duty of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) i.e. 3 % has been paid by the Purchaser.

SCHEDULE



Plot no.1 (One) admeasuring 584 Square Meters separated from the property known as "AFORAMENTO WITHOUT ANY DESIGNATION", situated in the village of Dabolim, within the limits of the Village Panchayat of Sancoale, Taluka of Mormugao, District of Goa and Registration Sub-District of Mormugao. The entire property registered in the Land Registration Office of Salcete at Margao under no. 40.965. The said plot is not enrolled in the Revenue Office (Matriz). The said plot is surveyed under Survey no. 62, Sub-Division 1-B. This plot no.1 forming itself distinct and independent property is bounded as under

on the EAST by the property belonging to Ramdas Mallya,

on the WEST by 5 meters wide access road reserved,

on the NORTH by the property belonging to Gangadhar Narsingdas Agrawal and

on the SOUTH by the plot no.2 of the same property.

IN WITNESS WHEREOF THE PARTIES hereto have set their hands on the indenture on the day, month and year herein above mentioned.



RAJASAB16/-



-16-

SIGNED AND DELIVERED by
the within named "VENDORS".



[Signature]

MR. JOHN DOURADO LURDIO FERNANDES
alias LOURDES J.D. FERNANDES

For Self and as Attorney of
MRS. JASMINA ADOZINDA MARTINS
MS. PERPETUA LAUDIA RODRIGUES,
MR. SANTIAGO ANTONIO RODRIGUES,
MS. MONICA FERNANDES E SILVEIRA,
MRS. CAROL TOSCANO FERNANDES,
MR. MARCELINO SILVEIRA,



Left Hand Finger Impression:



Right Hand Finger Impression:



...17/-

[Signature]

RAJASAB

SIGNED AND DELIVERED
the within named PURCHASERS.



RAJASAB

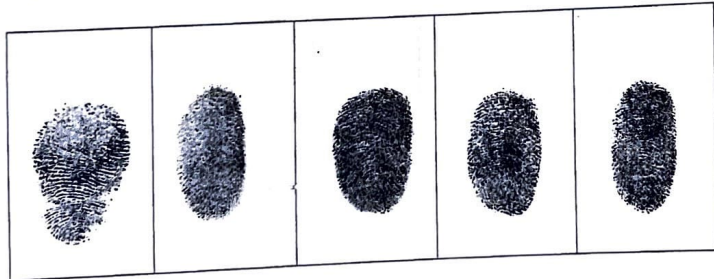
RAJA

MR. RAJASAB DHALAYAT

Left Hand Finger Impression:



Right Hand Finger Impression:



In the presence of

1. Shri KASIM SHAIKH
2. Shri SHASHIKANT

hi
D.T. 2/1/25

RAJASAB

Signature



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records

VASCO - GOA

Inward No: 7370



Plan Showing plots situated at

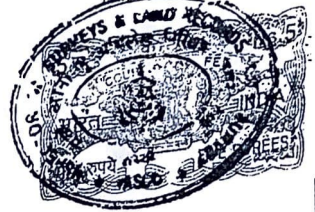
Village : DABOLIM

Taluka : MORMUGAO

Survey No./Subdivision No. : 62/ 1-B

Scale : 1 : 1000

Ambramaya
(Maya K. Amonkar)
Inspector of Survey &
Land Records, Vasco-Goa.



SURVEY No. 62

13

1-B

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Generated By : *Satishdrakant S. Jalmi*
(D'MAN GR.II) On : 02-02-2017

Pravara

RAJASAR
Compared By : *Sagar Navelkar* (H.S.)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Oct-2022 11:07:41 am

Document Serial Number :- 2022-MOR-1886

Presented at 10:59:46 am on 28-Oct-2022 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	120000
2	Registration Fee	120000
3	Mutation Fees	1000
4	Processing Fee	900
Total		241900

Stamp Duty Required :120000/-

Stamp Duty Paid : 120000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	RAJASAB DHALAYAT ,Father Name:H M DHALAYAT, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Dabolim, Mormugao Goa, Address2 PAN No.:			RAJASAB

Executive

Sd/-

28-10-2022

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Party Name and Address	Photo	Thumb	Signature
JOHN DOURADO LURDIO FERNANDES Alias LOURDES J D FERNANDES , Father Name: CLEMENTE VITORINO FERNANDES , Age: 62, Marital Status: ,Gender:Male,Occupation: Other, FII, Block III Salkar Residency CHS Ltd Adarshnagr Chicallim, Vasco da Gama, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MONICA FERNANDES E SILVEIRA			
JOHN DOURADO LURDIO FERNANDES Alias LOURDES J D FERNANDES , Father Name: CLEMENTE VITORINO FERNANDES , Age: 62, Marital Status: ,Gender:Male,Occupation: Other, FII, Block III Salkar Residency CHS Ltd Adarshnagr Chicallim, Vasco da Gama, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for SANTIAGO ANTONIO RODRIGUES			
JOHN DOURADO LURDIO FERNANDES Alias LOURDES J D FERNANDES , Father Name: CLEMENTE VITORINO FERNANDES , Age: 62, Marital Status: ,Gender:Male,Occupation: Other, FII, Block III Salkar Residency CHS Ltd Adarshnagr Chicallim, Vasco da Gama, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for PERPETUA LAUDIA RODRIGUES			
JOHN DOURADO LURDIO FERNANDES Alias LOURDES J D FERNANDES , Father Name: CLEMENTE VITORINO FERNANDES , Age: 62, Marital Status: ,Gender:Male,Occupation: Other, FII, Block III Salkar Residency CHS Ltd Adarshnagr Chicallim, Vasco da Gama, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for JASMINA ADOZINDA MARTINS			
JOHN DOURADO LURDIO FERNANDES , Father Name: CLEMENTE VITORINO FERNANDES , Age: 61, Marital Status: ,Gender:Male,Occupation: Other, FII Block III Salkar Residency CHS LTD, PAN No.: [REDACTED] , as Power Of Attorney Holder for MARCELINO SILVEIRA			

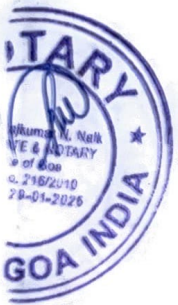
Witnesses

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SHASHIKAN D T, Age: 40, DOB: , Mobile: 9822121329, Email: , Occupation: Service , Marital status : Married , Address: 403801, 145 Alto Dabolim Mormugao Goa, 145 Alto Dabolim Mormugao Goa, Dabolim, Mormugao, South Goa, Goa			
2	Name: KASIM SHAIKH, Age: 41, DOB: 1980-12-24, Mobile: 9822121329, Email: , Occupation: Business , Marital status : Married , Address: 403801, H no 145B Near Masjid Alto Dabolim Goa, H no 145B Near Masjid Alto Dabolim Goa, Dabolim, Mormugao, South Goa, Goa			

Sub Registrar

REGISTRAR
MORMUGAO



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Date : 28-Oct-2022

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

**Sub-Registrar
MORMUGOA**

Certified True Copy



Adv. Surajkumar N. Naik
NOTARY
STATE OF GOA

36, Ground Floor, Apna Bazar, Bldg.,
VASCO-DA-GAMA, GOA - 403 802

Date : 30/10/2023
Reg. No.: 1678/203

