



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



39/2025

STAMP DUTY CERTIFICATE

ENDORSEMENT

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

**Stamp Duty Of : ₹ 600000/-
(Rupees Six Lakh only)**

**PAID VIDE E-RECEIPT NO 202500020554 DATED :08-Jan-2025,
IN THE GOVERNMENT TREASURY.**



**Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Ponda)**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400076367
DOCUMENT SERIAL NUMBER	:	2025-PON-39
DATE OF PRESENTATION	:	09-Jan-2025
DOCUMENT REGISTRATION NUMBER	:	PON-1-39-2025
DATE OF REGISTRATION	:	09-Jan-2025
NAME OF PRESENTER	:	SAISH GURUDAS NARVEKAR
REGISTRATION FEES PAID	:	₹360000/-
PROCESSING FEES PAID	:	₹1680/-
MUTATION FEES PAID	:	₹3000/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202500020554

e-Receipt

Department: 10 - NOTARY SERVICES Echallan Date: 08/01/2025 16:02:08

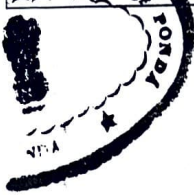
Name and Address of Party: Saish | 9689444210
H No 2675 Deulwada Orgao Marcela Goa

Service:	Amount
Stamp Duty	₹ 600000.00
Stamp Duty	₹ 600,000.00
Total Amount:	₹ 600,000.00
(Rs. Six Lakh Only)	

Department Data: 202400076367 NOTARY|202400076367 NOTARY

Bank ref No: CPAERCQKW2
Status: Success
Payment Date: 08/01/2025 16:05:42
Payment Gateway: SBI_MOPS

B-REGISTRATION Gateway:



Saish
Saish Navrekar

Print Date: 08/01/2025 21:26:47

DEED OF SALE

THIS DEED OF SALE is made at Ponda, Taluka and Registration Sub-District of Ponda, State of Goa on this 8th day of January, two thousand twenty four (08 /01/2025);

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BETWEEN

(1) **MRS. FELECIDADE MARIA MENDES**, widow of late Francis Edwin Mendes, daughter of Anthony Lobo, aged 59 years, widow, Indian National, (Holding Pan Card No. _____, Aadhaar Card No. _____), Mobile No. _____); AND (2) **MR. SAVIO LUIS MENDES**, son of late Francis Edwin Mendes, 31 years, bachelor, unemployed, Indian National, (Holding Pan Card No. _____, Aadhaar Card No. _____) & Mobile No. _____); both residing at House No. 11, Novo Portugal, Opposite St. Xavier High School, Bardez Taluka, Moira, North Goa District of the State of Goa (403 507); hereinafter called as "**THE VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, representatives, executors, administrators and assigns) OF THE FIRST PART;

(**MRS. FELECIDADE MARIA MENDES**, Vendor No. 1 is represented herein by her son and duly constituted Power of Attorney Holder **MR. SAVIO LUIS MENDES**, Vendor No. 2, appointed vide Power of Attorney executed on 08/11/2023 before Notary K. L. Bhagat from Marcela, Goa, and registered under Serial No. 4190 dated 08/11/2023, Xerox notarized copy of the same is presented herewith).



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(1) **SHRI SAISH GURUDAS NARVEKAR**, son of Shri Gurudas Shantaram Narvekar, aged 28 years, bachelor, business, Indian National, residing at House No. 267/5, Deulwada, Orgao, P. O. Marcela (403107), Ponda Taluka, South Goa District of the State of Goa, (Having PAN CARD NO. AYCPN9243J, AADHAAR CARD NO. _____, Mobile No. _____,

& Email ID saishn.4445@gmail.com, hereinafter referred to as **"THE PURCHASER"** (which expression shall unless be repugnant to the context or meaning thereof be deemed to include his legal representatives, executors, administrators and assigns) OF THE OTHER PART;



WHEREAS by deed of Sale and discharge drawn up on the 29th March 1965, in the Notarial Office of Dr. Fernando Colaco, Notary of Judicial Division of Ilhas, on book No. 578, MR. ANTONIO INACIO LOBO also known as ANTHONY IGNATIUS LOBO, purchased from M/s. Balchondra Sinai Kenkro and his wife Ramabai, landlords from Cumbarjua, a plot of the property known as "VADDO" "Lote A" situated at Marcela, Orgao, described in the Land Registration Office of Bicholim under No. 14.944 of L.B. 38, new and inscribed in the respective land Matriz (Revenue Office) of Orgao of Ponda Taluka under No. 504, hereinafter for the sake of brevity is referred to as " THE SAID PORTION OF LAND".

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AND WHEREAS the said Portion of Land which was purchased, was meant for house building, and had an area of 3447 sq. mts. and by forming a property per se distinct was described in the said Registry under No. 18.024 of L.B. 46, new, and was inscribed in favour of MR. ANTONIO INACIO LOBO also known as ANTHONY IGNATIUS LOBO, under inscription No. 15.431 of L.G. 21 and represents one tenth part of the said "Lote "A" of the property "Vaddo", enrolled in the land Matriz under the said No. 504.

AND WHEREAS subsequently MR. ANTONIO INACIO LOBO also known as ANTHONY IGNATIUS LOBO got transferred in his favour the inscription of land Matriz of the said one tenth part purchased from the property No. 504, and accordingly under Inscription No. 15431 at fls 40 V of L G - 21 year nineteen hundred sixty five,. Month April-Day: the twenty fourth,. Number fifteen thousand four hundred thirty one (No.15431), it was inscribed in favour of Antonio Inacio Lobo also known as Anthony Ignatius Lobo married to Norbertina Lobo, mechanic from Marcela, Ponda and Indian National, the transfer of the said Portion of Land now described under number eighteen thousand twenty four (No. 18.024) at folios one hundred fifty nine of book B -- forty six new, on having purchased the same for money consideration of Rupees eleven thousand five hundred and one from Balchondra Fotu Sinai Quencro and his wife Ramabai Quencre also known as Ramabai Balchondra Quencre, landlords, from Cumbharjua, the then residents of Santa Cruz.



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AND WHEREAS the said Portion of Land is described under Description No. 18024 at fls 159 of L B-46 - new, Number eighteen thousand and twenty four. Piece of land of "Lote A" of the property "Vaddo" situated at Marcela, of the village Orgao, of Ponda Taluka, bounded on the East by the Plot Number nineteen which is a piece of land of the said Property "Lote A" of Balchondra Fotu Sinai Quencro and his wife Ramabai Quencre also known as Ramabai Balchondra Quencre, and by the remaining portion of the said property "Lote A" also of Balchondra Fotu Sinai Quencro and his wife Ramabai Quencre also known as Ramabai Balchondra Quencre, landlords, from Cumbharjua; on the North by the land of Comunidade of Orgao; on the West by the drains of rain waters; and on the South by the property known as "Lote B" which is the Western half of the said property known as = Vaddo = and by the said plot number nineteen which as stated, is also a piece of land of the said property "Lote A" of the said Balchondra and his wife Ramabai. The said Portion of Land has an area of three thousand four hundred forty seven square meters, corresponding to one tenth ($1/10^{\text{th}}$) part, disannexed from the property described under number fourteen thousand nine hundred forty four at folios one hundred fifty three overleaf of book B - thirty Eight, new, and which is found enrolled in the land Matriz (Revenue Office) under number five hundred and four in the respective land Matriz.



AND WHEREAS as per the Records of rights, the said Portion of Land is also known as "MARCELWADO" and the area of the said Portion of Land is 3400 square metres., which

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is surveyed under Survey No. 49 Sub-Division No. 2 of village Orgao and situated within the limits of Village Panchayat, Tivrem-Orgao, which property is more particularly described in THE SCHEDULE (I) hereunder written and hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS the said MRS. NORBERTINA LOBO, was married to MR. ANTONIO INACIO LOBO also known as ANTHONY IGNATIUS LOBO, under the regime of Communion of Assets in force in Goa and thus being moiety holder, she was entitled to half undivided share, rights, title and interest in the said Property.



AND WHEREAS THE said MRS. NORBERTINA LOBO and MR. ANTONIO INACIO LOBO also known as ANTHONY IGNATIUS LOBO, being of advanced age and not keeping good health, had sub-divided the said Property into 5 Plots designated as PLOTS A admeasuring 650 Sq. Mtrs., B admeasuring 650 Sq. Mtrs., C admeasuring 550 Sq. Mtrs., D admeasuring 650 Sq. Mtrs., and E admeasuring 650 Sq. Mtrs., which form distinct and independent units, having independent boundary marks with access road of 4.00 Metres Width admeasuring 250 Sq. Mtrs. for the common use of all the occupants of the said Plots.

AND WHEREAS vide a DEED OF GIFT executed on 18/07/2006 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 1202 at pages 147 to 160, Book No. I Volume No. 982 dtd. 20/07/2006, in

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which the said (1) **MR. ANTONIO INACIO LOBO** also known as **ANTHONY IGNATIUS LOBO**, and his wife (2) **MRS. NORBERTINA LOBO**, as the **DONORS**, they gifted, conveyed and transferred unto **MR. FRANCIS EDWIN MENDES**, R/o near the Church Marcela, Ponda, Goa, all that **PLOT-A admeasuring 650 Square Meters** forming part of the property known as "MARCELWADO" admeasuring 3400 Square Meters, surveyed under Survey No. 49/2 of Wargao village, Panchayat limits of Tivrem-Orgao Village Panchayat, Sub-District of Ponda, South Goa District (earlier North Goa District) of State of Goa, described under Land Registration Office Under No. 18024 of L.B. - 46 new and Inscribed in under No. 15431 of L.G.-21 and enrolled in Taluka Revenue Office Under Matriz No. 504. By virtue of the said Deed of Gift, the said **MR. FRANCIS EDWIN MENDES**, became the absolute owner in possession of **THE SAID PLOT-A admeasuring 650 Square Meters**.



AND WHEREAS vide a DEED OF GIFT executed on 8/06/2006 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 955 at pages 1 to 12, Book No. I Volume No. 969 dtd. 09/06/2006, in which the said (1) **MR. ANTONIO INACIO LOBO** also known as **ANTHONY IGNATIUS LOBO**, and his wife (2) **MRS. NORBERTINA LOBO**, as the **DONORS**, they gifted, conveyed and transferred unto **MRS. FIONA CLEMENTINE FERNANDES**, R/o Villa Norbertinha, near the Church Marcela, Ponda, Goa, all that **PLOT-B admeasuring 650 Square Meters** forming part of the property known as "MARCELWADO" admeasuring 3400

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Square Meters, surveyed under Survey No. 49/2 of Wargao village, Panchayat limits of Tivrem-Orgao Village Panchayat, Sub-District of Ponda, South Goa District (earlier North Goa District) of State of Goa, described under Land Registration Office Under No. 18024 of L.B. - 46 new and Inscribed in under No. 15431 of L.G.-21 and enrolled in Taluka Revenue Office Under Matriz No. 504. By virtue of the said Deed of Gift, the said **MRS. FIONA CLEMENTINE FERNANDES**, became the absolute owner in possession of **THE SAID PLOT-B** admeasuring 650 Square Meters.

AND WHEREAS vide a DEED OF GIFT executed on 18/07/2006 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 1204 at pages 175 to 187, Book No. I Volume No. 982 dtd. 20/07/2006, in which the said (1) **MRS. FIONA CLEMENTINE FERNANDES**, and her husband (2) **MR. ROBERT ALOYSIUS LOBO**, as the DONORS, they gifted, conveyed and transferred unto **MR. FRANCIS EDWIN MENDES**, R/o near the Church Marcela, Ponda, Goa, all that **PLOT-B** admeasuring 650 Square Meters forming part of the property known as "MARCELWADO" admeasuring 3400 Square Meters, surveyed under Survey No. 49/2 of Wargao village, Panchayat limits of Tivrem-Orgao Village Panchayat, Sub-District of Ponda, South Goa District (earlier North Goa District) of State of Goa, described under Land Registration Office Under No. 18024 of L.B. - 46 new and Inscribed in under No. 15431 of L.G.-21 and enrolled in Taluka Revenue Office Under Matriz No. 504. By virtue of the said Deed of Gift, the said **MR. FRANCIS EDWIN MENDES** became



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the absolute owner in possession of THE SAID PLOT-B admeasuring 650 Square Meters.

AND WHEREAS the said **MR. ANTONIO INACIO LOBO** also known as **ANTHONY IGNATIUS LOBO**, expired on 20/06/2013 leaving behind **MRS. NORBERTINA LOBO**, as his widow and moiety holder and **MR. XAVIER SIMON LOBO** married to **MRS. MARIA CANDIDA PEREIRA**, as his son, **MRS. FELICIDADE MARIA MENDES** married to **MR. FRANCIS EDWIN MENDES**, as his daughter, **MR. ROBERT ALOYSIUS LOBO** married to **MRS. FIONA CLEMENTINE FERNANDES**, as his son and **Mr. VINCENT SILVESTER LOBO** married to **MRS. LINDA REMETINA SEQUEIRA**, as his son, as only universal heirs entitled to the estate left behind by the deceased which inter-alia includes the said Property.



AND WHEREAS vide a DEED OF RECTIFICATION executed on 24/06/2014 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 1505/14 at pages 97 to 131 Book No. 1 Volume No. 2615 dtd. 17/07/2014, the name of Donor No. 1, which was wrongly mentioned as Mr. Anthony alias Antonio Inacio Lobo was rectified as Mr. Antonio Inacio Lobo also known as Anthony Ignatius Lobo.

AND WHEREAS the said **MR. FRANCIS EDWIN MENDES**, expired on 26/09/2020 in the status of married to **MRS. FELICIDADE MARIA MENDES** and leaving behind

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MR. SAVIO LUIS MENDES, as his son and only universal legal heir. Upon the demise of **MR. FRANCIS EDWIN MENDES**, Inventory Proceeding bearing No. 723/2023/A was initiated in the Court of the Civil Judge, Senior Division, 'A' Court at Mapusa, Goa, in which the said MRS. FELICIDADE MARIA MENDES has been qualified as widow and moiety holder of the said deceased and the said MR. SAVIO LUIS MENDES as the only universal legal heir of the deceased. In the said proceeding THE SAID PLOT-A has been listed as ITEM NO. (IV) and THE SAID PLOT-B as ITEM NO. (III). In terms of the FINAL ORDER passed in the above Inventory Proceeding on 04/01/2024, Half undivided shares of both the said Plots A & B were allotted to MRS. FELICIDADE MARIA MENDES and the remaining Half undivided shares to MR. SAVIO LUIS MENDES and thus both MRS. FELICIDADE MARIA MENDES and MR. SAVIO LUIS MENDES became the joint absolute owners in possession and enjoyment of both the said Plots A & B.



AND WHEREAS after having complied the procedures under the Land Revenue Code, the said MRS. FELICIDADE MARIA MENDES and MR. SAVIO LUIS MENDES got the said Plot A mutated in their names under Survey No. 49 Sub-Div. No. 2-A of village Orgao and the said Plot B mutated in their names under Survey No. 49 Sub-Div. No. 2-B of village Orgao and as per the new Records of Rights both the said Plots are known as "MARSHEL WADO". The said Plots A & B are more particularly described in THE SCHEDULES (II) & (III) respectively hereunder written, shown on the plan annexed hereto and for

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better clarity marked thereon with Red colour boundary lines and for the sake of brevity are hereinafter referred to as "THE SAID PLOTS".

AND WHEREAS the Town and Country Planning Department, Ponda, Goa, vide its certificate bearing Ref. No. PON/6/Zoning/ORG/TCP/202 and PON/7/Zoning/ORG/TCP/2025 has certified that THE SAID PLOTS are earmarked as "SETTLEMENT ZONE".

AND WHEREAS The Vendors herein being the absolute owners in possession and enjoyment of THE SAID PLOTS are fully entitled to sell, convey, grant, transfer, assign and assure all their rights, title and interest in THE SAID PLOTS to any person or persons whomsoever at their sole discretion, without any claim or objection from anybody.



AND WHEREAS THE TITLE OF THE SAID PLOTS is clear, legal, unencumbered, marketable and subsisting. The Vendors have represented that they are entitled to sell and/or transfer any part or portion of THE SAID PLOTS to any Buyer/s of their choice.

AND WHEREAS the Purchaser has inspected all the documents of title of the said Vendors and are fully satisfied about the legality and validity of the said documents and subsisting and marketable title of the Vendors to THE SAID PLOTS and convinced about the clarity of the title and have no further queries or requisition in respect of the same.

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AND WHEREAS the Purchaser entirely relying on the representation of the Vendors that they are the exclusive owners in possession and enjoyment of THE SAID PLOTS, have agreed to purchase "THE SAID PLOTS" for the total consideration of Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only).

AND WHEREAS the Vendors herein who are thus the absolute owners in possession and enjoyment of "THE SAID PLOTS" have now agreed to sell to the Purchaser herein "THE SAID PLOTS" free from all encumbrances, charges and liens whatsoever, which are fully described in THE SCHEDULES (II) & (III) respectively hereinafter written at or for total consideration of Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only) which also represents the present market value of "THE SAID PLOTS" hereby sold to the Purchaser. THE SAID PLOTS being independent and separate units shall be always held, enjoyed and possessed by the Purchaser, who shall be absolutely and exclusively entitled to deal with and transact the same in the manner deemed proper by the Purchaser. "THE SAID PLOTS" shall constitute a free hold and absolute property of the Purchaser, which may be sold, gifted, mortgaged or otherwise transferred or in any way alienated by the Purchaser, at his sole and absolute discretion without interference by any other person.

AND WHEREAS solely relying upon the representations and declarations made by the Vendors herein and believing the above representations as true and

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declaration as trustworthy, the Purchaser has agreed to purchase THE SAID PLOTS for the total consideration of Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only).

AND WHEREAS the said amount of consideration agreed to be paid as stated herein above is payable in two parts. Firstly, an amount of Rs. 1,00,000/- (Rupees one lakh only) paid today at the time of execution of these presents, as per the particulars stated hereinabove and the balance amount of the consideration i.e. Rs. 1,19,00,000/- (Rupees one crore nineteen lakhs only) is to be paid within a period of 24 (twenty four) months from today i.e. on or before 1st February, 2027.



AND WHEREAS the parties have now decided to execute the Deed of Sale with respect to THE SAID PLOTS so as to completely transfer the right, title, interest and possession in THE SAID PLOTS in favour of the Purchaser.

AND WHEREAS the Vendors execute the present deed to transfer the right, title, interest and possession in THE SAID PLOTS unto the Purchaser.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

(1) That in pursuant to the negotiations and discussions by and between the parties hereto, the Purchaser has agreed to purchase THE SAID PLOTS and the Vendors have decided

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to sell THE SAID PLOTS to the Purchaser and as part consideration thereof the Purchaser has paid to the Vendors total amount of Rs. 1,00,000/- (Rupees one lakh only) at the time of execution of the present Deed of Sale; (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof forever release and discharge the Purchaser to the extent of the said part payment); and the balance amount of Rs. 1,19,00,000/- (Rupees one crore nineteen lakhs only) shall be paid by the Purchaser to the Vendors within a period of 24 (twenty four) months from the date of execution of this Deed of Sale i.e. on or before 01/02/2027, as full and final settlement of the entire consideration amount towards purchase of THE SAID PLOTS. The total amount of TDS of Rs. 1,20,000/- has been paid by the Purchaser.



(2) THEY, the Vendors as the absolute and exclusive owners of THE SAID PLOTS which are now disannexed from the said property and forms a distinct and separate plots, shown on the plan annexed hereto and for better clearness being delineated on the plan annexed hereto and thereon shown surrounded by red colour boundary lines, more particularly described in THE SCHEDULES – (II) & (III) respectively hereunder written and hereinafter referred to as “ THE SAID PLOTS” and the said property is more particularly described in the SCHEDULE (I) hereunder written and hereinafter referred to as “THE SAID PROPERTY” DO HEREBY TRANSFER, CONVEY & ASSIGN BY WAY OF SALE UNTO THE PURCHASER, all their ownership rights, title, interest, domain and possession of THE SAID PLOTS described in

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THE SCHEDULE (II) & (III) respectively hereunder written, TOGETHER WITH the trees, plants, shrubs, drains, ways, paths, passages, common gullies, water, water courses, whatsoever, standing thereon and further all and singular lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to THE SAID PLOTS or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to THE SAID PLOTS or any part thereof and undivided rights in ALL THE ESTATE, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into or out of or upon THE SAID PLOTS and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER TO HAVE AND TO HOLD all and singular the said land hereditament hereby granted, conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, unto and to the use and benefit of the Purchaser, absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT HOWEVER to the payment of the rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof and the Purchaser does hereby



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purchase THE SAID PLOTS, for the full and final Price / consideration

(3) The Vendors have today delivered exclusive, vacant, lawful and peaceful possession of THE SAID PLOTS unto the Purchaser and the Purchaser has taken the possession of THE SAID PLOTS.

(4) The Vendors as to their shares, rights, title or interest into and upon THE SAID PLOTS do hereby for themselves and their executors, administrators, **COVENANT WITH THE PURCHASER** as under :-

(a) THAT notwithstanding any act, deed, matter or things whatsoever done or executed by the Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, had done, committed, omitted or knowingly or willingly suffered to the contrary, THEY the Vendors now have in themselves good rights, title, full power and absolute authority to grant, convey, transfer and assure THE SAID PLOTS hereby granted, conveyed, transferred and assured or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid.

(b) AND THAT it shall be lawful for the Purchaser from time to time shall and may at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy THE SAID PLOTS hereby conveyed, transferred and assured in respect with its appurtenances and receive the



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rents, issues and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.

(c) AND THAT free and clear and freely and clearly and absolutely, acquitted, exonerated, released and forever discharged or otherwise by the Vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from or in trust for them or any of them.



(d) AND FURTHERMORE THAT, they 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 PLOTS hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for the Vendors or their heirs 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 or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring THE SAID PLOTS and every part thereof

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hereby granted, transferred and assured unto and to the use of the Purchaser, his successors or assigns or his counsel-in-law in the manner aforesaid and placing it in possession of the Purchaser according to the true intent and meaning of these presents, that shall or may be reasonably required;

(e) That on execution of these presents, Purchaser is put in possession of THE SAID PLOTS as exclusive Owners of THE SAID PLOTS to be held, owned and possessed by the Purchaser and uninterruptedly as its absolute owner in possession without any harm and hindrance from the Vendors and/or any person on their behalves and the Vendors do hereby jointly and severally indemnify the Purchaser against all/any Third Party claims if made to THE SAID PLOTS which claim if any shall be settled by the Vendors at their own cost without in any way disturbing the title and possession of the said Purchaser.



(f) AND the Vendors do hereby covenant with the Purchaser that, THEY the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying THE SAID PLOTS in the manner aforesaid or whereby the same or any part thereof, are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever. The Vendors' title to THE SAID PLOTS is subsisting and the Vendors have absolute and full power to sell the same.

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(g) That the Vendors have assured and confirmed to the Purchaser that they have not sold THE SAID PLOTS to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for sale.

(h) That the Vendors covenants with the Purchaser that the Vendors have a marketable title to THE SAID PLOTS and the Vendors assure the Purchaser that they have not in any way encumbered, alienated and/or mortgaged THE SAID PLOTS nor are there any charges, lien, attachments, claims, demands with respect to THE SAID PLOTS and the Vendors are conveying the absolute and exclusive right, title, interest, ownership and possession of THE SAID PLOTS, unto the Purchaser, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

(i) The Vendors do hereby covenant with the Purchaser that THE SAID PLOTS hereby sold are absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor are there any rights of tenancy and/or mundcarship in favour of any person whomsoever in respect of THE SAID PLOTS and that if for any defect in the title of the Vendors, the Purchaser is deprived of the whole or any part of THE SAID PLOTS, the Vendors shall compensate the Purchaser and/or his successors-in-interest.

(j) That the Vendors shall at all times, indemnify and keep the Purchaser indemnified for any defects and claims if any, in the title of THE SAID PLOTS and do all that is required,



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at the cost of the Vendors to rectify the said defects, if any, without causing harm to the title and possession of the Purchaser.

(k) That the Vendors shall at all time do all that is required to better assure the title of THE SAID PLOTS in favour of the Purchaser as per the request and the costs of the Purchaser and agree to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.

(l) The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to THE SAID PLOTS, payable as on the date of this Sale Deed, if any claim is made in this respect which pertains to the date prior to the execution of these presents, by any department/Authorities, it shall be the responsibility of the Vendors to clear the same.

(m) In case the Purchaser is deprived from possessing and enjoying THE SAID PLOTS and or any part thereof at any time in future, due to any defect in ownership/title or identification of the Vendors or due to claim or objection of any person, firm, company, Bank, credit society, financial Institution, predecessor-in-title, etc., the Vendors shall indemnify and keep indemnified the Purchaser against all such claims, objections etc.

(n) That pursuant to the present sale of THE SAID PLOTS in favour of the Purchaser, the Purchaser shall be entitled to



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get THE SAID PLOTS mutated in the name of the Purchaser and the Vendors do hereby give their No Objection for the Purchaser to get THE SAID PLOTS mutated in favour of the Purchaser and hereby waive any notice that may be required to be addressed to the Vendors under any law in force.

(o) That in case at any time in future, if any objection is raised to the present sale or the present sale 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, or for any objection by any party for any reason whatsoever, in THE SAID PLOTS, the Vendors shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in THE SAID PLOTS from the consideration determined herein and the Purchaser shall in no way be responsible to any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the Vendors for any such settlement made by them with the party.

(p) As THE SAID PLOTS come under settlement zone, the Purchaser will obtain conversion sanad of THE SAID PLOTS for residential purpose and the cost incurred for obtaining Sanad will be born by the Purchaser.

(q) It is specifically agreed by the Vendors that the amount of consideration as mentioned hereinabove is the only consideration payable by the Purchaser to the Vendors in



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respect of the sale of THE SAID PLOTS unto the Purchaser and the Vendors shall not be entitled to claim or demand any additional amount on any ground whatsoever at any time hereafter the execution of the present Deed of Sale.

(r) It is further specifically agreed by the Vendors that the Vendors have sold and transferred THE SAID PLOTS to the Purchaser, without reserving any rights to him in respect of THE SAID PLOTS (except to receive the said balance amount of consideration) and all the rights, title and interest including all the residuary rights have been transferred by the Vendors to the Purchaser by these presents. It is further covenanted by the Vendors that in the event there be any increase in the FAR or any additional, FAR becomes admissible, at any time hereafter the execution of the present Deed of Sale, the Purchaser shall be absolutely and exclusively entitled to utilize such FAR for carrying out construction in THE SAID PLOTS and the Vendors shall not have any claim nor be entitled to raise any objection/s in that behalf nor shall be entitled to claim any right to the said increased FAR nor shall claim or demand any additional amount of consideration corresponding to such increased FAR. Further as regards INCREASE IN FAR/FSI, it is covenanted by and between the Vendors and the Purchaser that the Purchaser shall have the right to carry out development in respect of the entire existing potential of THE SAID PLOTS and as per the existing Development Rules. Any increase in the developable potential of THE SAID PLOTS in future by reason of the increase in index of FAR/FSI over and above existing FAR/FSI, will belong



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totally and exclusively to the Purchaser and therefore the Vendors shall not be entitled to claim, demand or receive from the Purchaser any additional amount of consideration.

(s) That the representations and declarations made by the Vendors herein, in the recital clauses relying upon which the Purchaser has agreed to purchase **THE SAID PLOTS**, be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

(t) Further, the Vendors undertake to indemnify and keep indemnified the Purchaser 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 genuinely aggrieved third party against the Vendors or any of them and in which the Purchaser is subjected to any loss, damage etc. in respect to **THE SAID PLOTS** hereby sold.



(5) That it is covenanted between the Vendors and the Purchaser that the Purchaser shall make the payment of the said balance amount of consideration i.e. Rs. 1,19,00,000/- (Rupees one crore nineteen lakhs only) within the stipulated time limit of 24 (Twenty Four) months from the date of execution of this Deed of Sale positively and that time is the essence of this Sale Transaction and in case if payment is not made on or before the stipulated period, as promised by the Purchaser, then this Sale Deed shall become void and ineffective and there shall be no need to give / serve any notice of cancellation by the Vendors to the Purchaser. In

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such an event, the Purchaser shall reconvey the title of THE SAID PLOTS along with the possession to the Vendors within a period of 30 days from the date of the default. Failing which the Vendors shall be entitled to specific performance of this Deed. However the Vendors at their own discretion may opt not to terminate the contract i.e. the Sale Deed and shall have right to recover from the Purchaser whatever amount of the balance consideration/price of THE SAID PLOTS remains pending/due for payment to the Vendors alongwith interest at the rate of 15% per annum, right from the said stipulate date till the full and final payment of the amount.



b) IT IS FURTHER COVENANTED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

- a) The Purchaser acknowledges that the nature of the land of THE SAID PLOTS is fully to his satisfaction and he is fully satisfied as to the title of THE SAID PLOTS of the said property.
- b) That the Vendors shall not in any way be responsible for the future maintenance of the roads, storm water drains etc. of THE SAID PLOTS.
- (c) The Purchaser hereby declare that he has physically ascertained at the site the area of THE SAID PLOTS hereby conveyed to him and that he is fully satisfied about it and that he has no further complaints regarding nature of land of THE SAID PLOTS including the breadth/width of the roads, gutters, area of open spaces etc.

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(7) That THE SAID PLOTS described in THE SCHEDULES (II) & (III) hereunder written are believed to have been correctly described and if any error subsequently discovered the same shall not annul or invalidate this Deed of Sale and all the parties hereto shall have the necessary correction or amendment carried out by executing proper deed of rectification and amendment. The said Plots hereby sold are vacant plots without any structure presently existing therein.

(8) All expenses concerning the preparation, execution and registration of this Deed of Sale, stamp duty, registration fee and other incidental expenses shall be borne and paid by the Purchaser .

(9) The VENDORS herein do hereby declare that the said Power of Attorney executed on 08/11/2023 by the Vendor No. 1 and Xerox notarized copy of which is presented herewith, has not been revoked by her and the said Power of Attorney still persists and that the executrix is living. The Attorney of the said Vendor No. 1 herein declares that he knows the contents of the said Power of Attorneys, and he shall be fully responsible for the acts performed by him in the capacity as the ATTORNEY of the VENDOR NO. 1 in the event anybody raises any objection for the said acts performed by him.

(10) The Vendors and the Purchaser hereby declare that after having read and understood the contents of this Deed of Sale and seen, read and understood the recitals herein and having understood all the terms, conditions and covenants contained in this Deed of Sale, they are executing this Deed

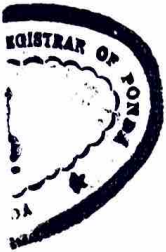


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of Sale with full knowledge thereof and of their free will subject to what is stated in the aforesaid recitals herein and also subject to the terms and conditions and covenants contained in this Deed of Sale as will be applicable to and binding upon the Vendors & the Purchaser and they are executing this Deed of Sale of THE SAID PLOTS to the Purchaser, relying upon the statements made and assurances given by them to each other.

(11) That the market value of THE SAID PLOTS being Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only), the amount of stamp of Rs. 6,00,000/- (Rupees six lakhs only) and the amount of Registration Fee of Rs. 3,60,000/- (Rupees three lakhs sixty thousand only), have been borne and paid by the Purchaser.



SCHEDULE (I) HEREINABOVE REFERRED TO
(Description of THE SAID PROPERTY)

ALL THAT property known as known as "VADDO" also known as "MARCELWADO", admeasuring 3400 square metres. situated at Marcela, Orgao, Ponda Taluka, Goa, within the limits of Village Panchayat, Tivrem-Orgao, Surveyed under Survey No. 49/2 of Orgao Village, Inscribed under No. 15431 at fls 40 V of L G. - 21 dated 24/04/1965 and described under Description No. 18024 at fls 159 of L B-46 - new, Number eighteen thousand and twenty four, situated at Marcela, of the village Orgao, of Ponda Taluka, enrolled in the Taluka Revenue Office under Matriz No. 504 and bounded as under :-

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NORTH :	By Comunidade of Wargao village;
SOUTH :	By lote - B;
EAST :	By Plot No. 19 of the same property;
WEST :	By drain of water;

SCHEDULE (II) HEREINABOVE REFERRED TO
(Description of THE SAID PLOT "A" hereby sold,
conveyed)

ALL THAT, PLOT "A" admeasuring 650 Sq. mtrs. (six hundred fifty square metres) which is by itself a distinct and independent plot having independent boundary marks, forming part of the said property known as "VADDO" "LOTE A" also known as "MARCELWADO" (Described in THE SCHEDULE (I) hereinabove) situated at Marcela, Orgao, described in the Land Registration Office of Bicholim under No. 14.944 of L.B. 38, new and inscribed in the respective land Matriz (Revenue Office) of Orgao of Ponda Taluka under No. 504, surveyed under Survey No. 49 Sub-Division No. 2-A of village Orgao, which Plot is shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines, and bounded as under :-



PLOT NO. 49/2-A is bounded as under :-

EAST :	By 4 Meters internal road;
WEST :	By nalla and the property surveyed under No. 49/1;
NORTH :	By the property surveyed under No. 49/1 of

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	village Wargao alias Orgao, Taluka Ponda, Goa; and
SOUTH :	By plot of land presently surveyed under No. 49/2-B of Village Wargao alias Orgao, Taluka Ponda, Goa;

SCHEDULE (III) HEREINABOVE REFERRED TO
(Description of THE SAID PLOT "B" hereby sold,
conveyed)

ALL THAT, PLOT "B" admeasuring 650 Sq. mtrs. (six hundred fifty square metres) which is by itself a distinct and independent plot having independent boundary marks, forming part of the said property known as "VADDO" "LOTE A" also known as "MARCELWADO" (Described in THE SCHEDULE (I) hereinabove) situated at Marcela, Orgao, described in the Land Registration Office of Bicholim under No. 14,944 of L.B. 38, new and inscribed in the respective land Matriz (Revenue Office) of Orgao of Ponda Taluka under No. 504, surveyed under Survey No. 49 Sub-Division No. 2-B of village Orgao, which Plot is shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines, and bounded as under :-

PLOT NO. 49/2-B is bounded as under :-

EAST :	Partly by 4 Meters internal road and partly by the plot of land presently surveyed under No.
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	49/2-C of village Wargao alias Orgao, Taluka Ponda, Goa;
WEST :	By nalla and the property surveyed under No. 49/1;
NORTH :	By plot of land presently surveyed under No. 49/2-A of Village Wargao alias Orgao, Taluka Ponda, Goa; and
SOUTH :	By the property surveyed under No. 49/5 of village Wargao alias Orgao, Taluka Ponda, Goa;

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS AND HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.



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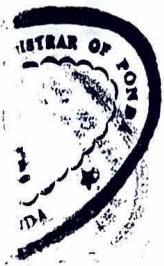
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SIGNED, SEALED & DELIVERED BY,
THE WITHIN NAMED "THE VENDORS"
Mr. SAVIO LUIS MENDES, for self as THE VENDOR
NO.2 and as ATTORNEY OF MRS. FELECIDADE
MARIA MENDES, THE VENDOR NO. 1:

----- *S. Mendes* -----
Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:



S. Mendes

S. Mendes











SIGNED, SEALED & DELIVERED BY,
THE WITHIN NAMED "THE PURCHASER"
(1) SHRI SAISH GURUDAS NARVEKAR:

Shri Saish



Photograph & Signature





Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:
	
	
	
	
	

Shri Saish

Shri Saish

EXECUTED IN THE PRESENCE OF:

Particulars of the Witness	Signature
1. Mrs. Sukhada Sanjiv Phadte, wife of Shri Sanjiv Sadanand Phadte , aged 50 years, married, service, Indian National, R/o House 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	
2. Shri Sanjiv Sadanand Phadte, son of late Sadanand Kashinath Phadte, aged 57 years, business, Indian National, R/o House No. 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	





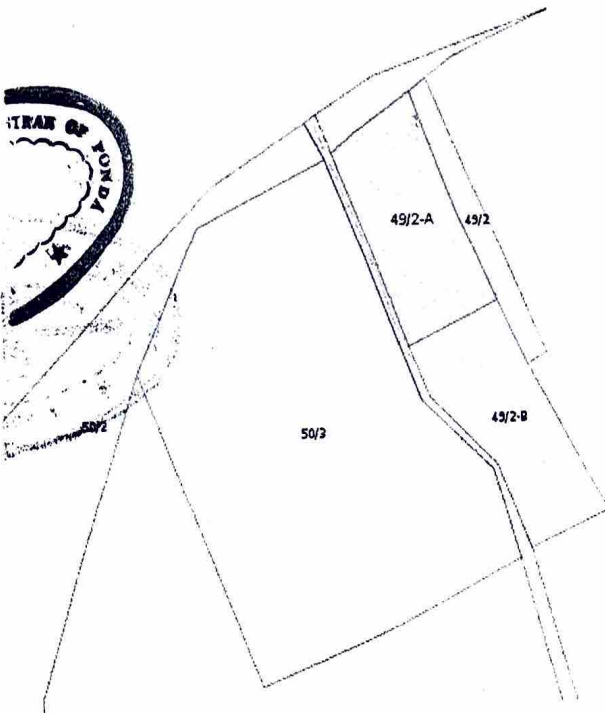




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Ponda Taluka, Orgao Village
Survey No.: 49 , Subdivision No.: 2-A

Scale 1:1000

Reference No.: REV192463458



[Signature]

[Signature]

This record is computer generated on 03-06-2024 09:06:27. 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/>.

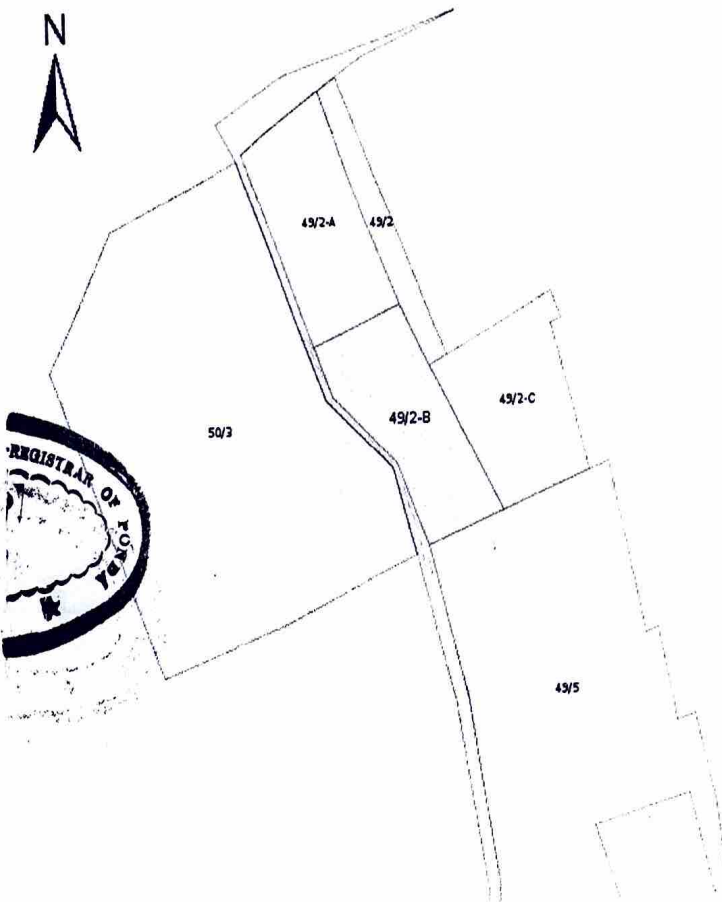
NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Ponda Taluka, Orgao Village
Survey No.: 49 , Subdivision No.: 2-B

Scale 1:1000

Reference No.: REV192463459



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This record is computer generated on 03-06-2024 09:16:27. 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



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Jan-2025 03:39:55 pm

Document Serial Number :- 2025-PON-39

Presented at 03:16:19 pm on 09-Jan-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	600000
2	Registration Fee	360000
3	Mutation Fees	3000
4	Processing Fee	1680
Total		964680

Stamp Duty Required :600000/-







Stamp Duty Paid : 600000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAISH GURUDAS NARVEKAR ,Father Name:Gurudas Shantaram Narvekar,,Age: 28, Marital Status: Bachelor ,Gender:Male,Occupation: Business, Address: H.No.267/5, Deulwada, Orgao, P.O.Marcela, Ponda Taluka, South Goa District of the State of Goa, Address2 - PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAVIO LUIS MENDES , Father Name:Francis Edwin Mendes, Age: 31, Marital Status: Bachelor ,Gender:Male,Occupation: Unemployed, H NO.11, Novo Portugal, Opposite St. Xavier High School, Bardez Taluka,Moir, North Goa District of the State of Goa., PAN No.:			
2	SAISH GURUDAS NARVEKAR , Father Name:Gurudas Shantaram Narvekar, Age: 28, Marital Status: Bachelor ,Gender:Male,Occupation: Business, H.No.267/5, Deulwada, Orgao, P.O.Marcela, Ponda Taluka, South Goa District of the State of Goa, PAN No.:			
3	SAVIO LUIS MENDES POA Holder Of FELECIDADE MARIA MENDES Alias FELICIDADE MENDES , Father Name:Francis Edwin Mendes, Age: 31, Marital Status: ,Gender:Male,Occupation: Unemployed, H NO.11, Novo Portugal, Opposite St. Xavier High School, Bardez Taluka,Moir, North Goa District of the State of Goa., PAN No.: , as Power Of Attorney Holder for FELECIDADE MARIA MENDES Alias FELICIDADE MENDES			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUKHADA SANJIV PHADTE , Age: 50, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403107, H No 149 Gaonkarwada Betki Goa, H No 149 Gaonkarwada Betki Goa, Betqui, Ponda, SouthGoa, Goa			
2	Name: SANJIV SADANAND PHADTE , Age: 57, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403107, H No 149 Gaonkarwada Betki Goa, H No 149 Gaonkarwada Betki Goa, Betqui, Ponda, SouthGoa, Goa			



Sub Registrar

GOB - REGISTRAR
PONDA

Document Serial Number :- 2025-PON-3



Document Serial No:-2025-PON-39

Book :- 1 Document
Registration Number :- **PON-1-39-2025**
Date : 09-Jan-2025



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)
SUB - REGISTRAR
PONDA

