



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR, TISWADI
Panaji - Goa

Certified Photo Copy
of the Original



STAMP DUTY CERTIFICATE

Sr no, 2868
Reg no, 2722
40548

ENDORSEMENT

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

STAMP DUTY OF ₹ **625000/-** (RUPEES SIX LAKH TWENTY FIVE
THOUSAND ONLY)

PAID VIDE E-RECEIPT NO. 202200826866 DATED 22/10/2022
IN THE GOVERNMENT TREASURY.



Malini Sawant
MALINI SAWANT
22/10/2022

JT. CIVIL REGISTRAR CUM SUB REGISTRAR, TISWADI-1
PANAJI GOA

DOCUMENT DETAILS	
NATURE OF THE DOCUMENT	: DEED OF SALE
PRE REGISTRATION NUMBER	: 20220000040548
DOCUMENT SERIAL NUMBER	: 2022-PNJ-2868
DATE OF PRESENTATION	: 27 TH OCTOBER 2022
DOCUMENT REGISTRATION NUMBER	: PNJ-1-2722-2022
DATE OF REGISTRATION	: 27 TH OCTOBER 2022
NAME OF THE PRESENTER	: MEGHAL BHABUTMAL JAIN
REGISTRATION FEE PAID	: ₹ 375000/-
PROCESSING FEES PAID	: ₹ 2180/-
MUTATION FEES PAID	: ₹ 1000/-





**Government of Goa
Directorate of Accounts**

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

202200826866

Echallan No. 202200826866

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 20/10/2022 11:31:17

Name and Address of Party:

Meghal | 7028188889

602 uttamvilla Daulat Nagar Road No 10 opp D M H School Borivali
East Mumbai Maharashtra

Service:

Stamp Duty

Stamp Duty

Amount

₹ 625000.00

Total Amount: ₹ 625,000.00

(Rs. Six Lakh Twenty Five Thousand Only)

Department Data:

20220000040548 NOTAR|20220000040548 NOTARY

Bank ref No:

563763124

Status:

Success

Payment Date:

22/10/2022 11:39:20

Payment Gateway:

BI-EPAY



Sr No. 2022-PNS-2868

Print Date: 22/10/2022 11:44:06

dt 22/10/2022

P.G. No. 40548

DEED OF SALE



R. U. M.

R. U. M.

R. U. M.

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This **DEED OF SALE** is executed at Tiswadi ,Panaji Goa, on this ²⁴ day of October of 2022;

BETWEEN

1).**MR. ROBERT AUGUSTUS FERNANDES**, son of Loyola Fernandes , bachelor, age 34 years occupation Mechanical Engineer, holder of PAN Card no . Holder of OCI No. . Ph. No. British National, Hereinafter shall be referred to as '**THE VENDOR/SELLER**' (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, successors, administrators, and assigns) "**OF THE FIRST PARTY**"

AND

(1) **MR. AMARJEET**, son of Roop Singh, aged 64 years, an Indian Citizen, having PAN: , residing at 615, Faridabad Sector-29,

Faridabad, Haryana - 121008 (2) **MR. RAKESH DHAM**, son of Tilak Raj Dham, aged 56 years, an Indian Citizen, having PAN: ,

Residing At E-63, Second Floor, Kirti Nagar, Ramesh Nagar, West Delhi,

Delhi - 110015 , (3) **MR. HARDEEP SINGH**, son of Roop Singh, aged 53 years, an Indian Citizen, having PAN: , residing

at House No.6, Block Q Lain 1, DLF Phase 2, Near Sikanderpur Metro Station, Sikanderpur Ghosi, (68), Gurgaon Haryana-122002 (4) **MR.**

R. Fernandes

Amr

R. L. Dham
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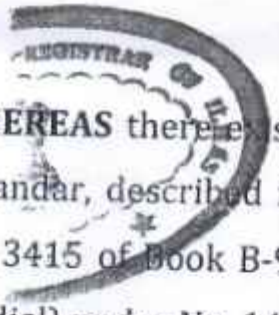
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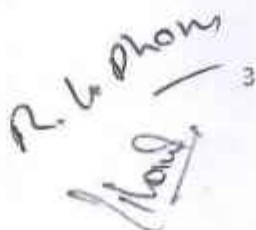
MEGHAL BHABUTMAL JAIN, son of Bhabutmal Lubchand Jain, aged 44 years, an Indian Citizen, having PAN: _____ residing at 601/602, Uttamvilla, Daulat Nagar Road No.10, Opp. D. M. High School, Borivali East, Mumbai, Maharashtra, 400066, **AND (5) BALTEJ SINGH**, son of Mohan Singh, aged 46 years, an Indian Citizen, having PAN: _____, residing at 406/139/1, Shiv Sadan, G1 Ground Floor, Plot 172, Near Vista Do Rio, Nova Cidade, Pilerne, Alto Porvorim, North Goa, Goa, 403521 hereinafter called the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof include which expression shall include their heirs, successors, representatives and assigns of the **SECOND PART**;

**WHEREAS** there exist a piece of land known as "FONDUVEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, bearing No. 13 (thirteen) belonging to the late Jose Alberto Colaco, admeasuring about 51279 sq. mts. which is more particularly described in the schedule-I here under written and is referred to as the "**SAID PROPERTY**".

**AND WHEREAS** in the Said Property there exist a piece of land denominated as **Plot No. 17** of the property known as "FONDUVEM"











situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, in the Village Ribandar, Sub District Ilhas, District of Goa. The aforesaid Plot admeasures 500 sq. mts., and is Surveyed under New Chalta No. and is 101 of P. T. Sheet No. 4 of Panaji City, which is more particularly described in the schedule-II here under written and is referred to as the "**SAID PLOT**".

AND WHEREAS the Said Property was originally belonged to late Jose Alberto Colaco.

AND WHEREAS said late Jose Alberto Colaco, expired leaving behind his widow Mrs. Maria Romelia Rosalia Lucilia Marques and following legal heirs namely; 1. Maria Aida Filomena de Rosario Colaco, 2. Maria Olinda Filomena do Rosario Colaco, 3. Maria Efigenia Filomena do Rosario Colaco, 4. Maria Ida Filomena Rosario Colaco, 5. Maria Teresa Augusta Pulqueria Filomena Rosario Colaco, 6. Antonio Jose Nazario Rosario Colaco, 7. Antonio Jose Bernard Filomena Rosario Colaco, who have been declared as his sole heirs by the Deed of Qualification (Escritura de Habilitacao) dated 26/11/1963, written in the Book of Notary Dr. Orlado Lobo of Ilhas.

AND WHEREAS by Deed of Gratuitous Assignment or Gifts dated 23/09/1963, written in the Book of the aforesaid Notary Mr. Orlando Lobo, the heirs Maria Ida Filomena do Rosario Colaco, have transferred their share and interest in the aforesaid estate left behind by the deceased Jose Alberto Colaco in favour of the aforesaid Mrs. Maria Romelia Rosalia Lucilia Marques.

AND WHEREAS by Deed of Sale or Assignment with discharge dated 23/09/1964 in the Judicial Division of Ilhas, the heirs Antonio Jose Nazario

Dr. Orlado Lobo

Dr. Orlado Lobo

R. Nazario

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Filomeno Colaco, Maria Efigenia Filomena do Rosario Colaco, Maria Olinda Filomena do Rosario Colaco, have transferred their share and interest in the aforesaid estate left behind by the deceased Jose Alberto Colaco in favour of the aforesaid Mrs. Maria Romelia Rosalia Lucilia marques.

AND WHEREAS in view of the aforesaid Deed of Qualification and of the aforesaid two Deeds of the transfer of the share to the estate of late Jose Alberto Colaco as above mentioned, **the aforesaid Mrs. Maria Romelia Rosalia Lucilia Marques together with Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena Rosario Colaco became the owners of the Said Property** which is more particularly described in Schedule-I herein under written.

AND WHEREAS the Said Property consists of three portions known as "adicoes", namely First Addition (Primeira Adicao), Second Addition (Segunda Adicao) and Third Addition (Terceira Adicao).

AND WHEREAS by Conveyance dated 12/01/1971, registered in the Book No. 139 at Pages 150 to 159 of Book No. I Vol. No. 53, dated 18/03/1971 before the Sub Registrar of Ilhas the share of Mrs. Maria Romelia Rosaria Lucilia Marques has been **purchased by Mrs. Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco.**

AND WHEREAS in this manner said Mrs. Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco became absolute owners of the Said Property.

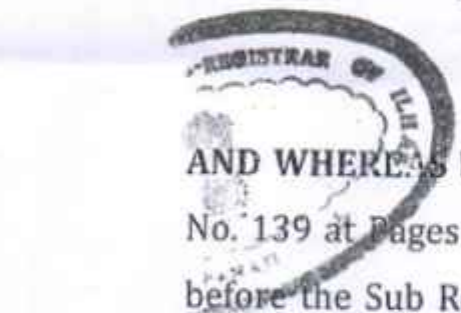
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AND WHEREAS the said owners have divided the aforesaid property into 47 plots which are known as Vasundhara Housing Colony.

AND WHEREAS this Sub Division into Plots has been approved by the Town Planning Department and also by the Panaji Municipality as per the Letter No. Rt.2174 dated 09/10/1967; Rt. 2425 dated 14/11/1969; and RT 1652 dated 10/02/1971.

AND WHEREAS by Conveyance of Sale dated 26/07/1974 executed before the Sub Registrar of Ilhas and registered under No. 502 at pages 302 to 307 of Book No. I Vol. No. 84 dated 26/08/1974, said Mrs. Maria Aida Filomena de Rosario Colaco and her husband Sebastiao Pinto Botelho and and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco as Vendors conveyed Plot No. 17 admeasuring 500 sq. mts., forming part of the Said Property to Mr. Augustus Francisco John Eulogius Pereira as the Purchaser.

AND WHEREAS by virtue of the said Conveyance of Sale dated 26/07/1974, said Mr. Augustus Francisco John Eulogius Pereira became the exclusive owners in possession of the Plot No. 17 admeasuring 500 sq. mts., of the Said Property.

AND WHEREAS subsequently by a Deed of Gift dated 17/12/2010 executed before the Sub Registrar of Ilhas and registered under Book No. I Document bearing No. PNJ-BK1-93558-2010, CD No. PNJD4 dated 17/12/2010, Mr. Cyprian Pereira and his son Dr. Augusto Francis John Eulogius Pereira and his sister Margarida Fatima Pereira e Fernandes as the Donors gifted the Said Plot No. 17 described herein above to Mr. Robert Augustus Fernandes as the Donee.



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AND WHEREAS by virtue of said Deed of Gift dated 17/12/2010, said Mr. Robert Augustus Fernandes became the exclusive owner in possession of the Said Plot No. 17 of the Said Property.

AND WHEREAS said Mr. Cyprian Pereira was married to Mrs. Gloria Ciprian Pereira alias Maria de Gloria Fatima de Souza alias Maria Gloria Fatima de Souza who expired on 16/02/1982 and said Cypriano Pereira alias Ciprian Pereira expired on 09/09/2014. As there was no possibility to execute Deed of Succession or Habilitacao for the reason that divergence certificate with respect to the name of said Gloria could not be issued by the Mamlatdar, proceeding under Article 117 of the Portuguese Code of Civil Procedure being Portuguese CMA No. 100/2014/A to show that Maria Margarida Fatima Pereira and Dr, Augusto Francis John Eulogius Pereira are the only legal heirs on the death of said Mrs. Gloria Ciprian Pereira alias Maria de Gloria Fatima de Souza alias Maria Gloria Fatima de Souza and Cypriano Pereira alias Ciprian Pereira, which came to be confirmed vide Order dated 03/07/2017 passed by the Ad- hoc Senior Civil Judge "A" Court, Mapusa.

AND WHEREAS as per Form D in respect of the Chalta No 101 of P. T. Sheet No. 4 of Panaji City in respect of the Plot admeasuring 500 sq. mts., the name of Mr. Robert Augustus Fernandes is found recorded in the occupant column.

AND WHEREAS as per Zoning Certificate dated 07/07/2021 under Ref. No. GPPDA/Zon-Inf/Pnj/305/2021 was issued by the Greater Panaji Planning and Development Authority stating that the Said Property bearing Chalta No. 101 and 102 of P. T. Sheet No. 4 admeasuring an area of 500 sq. mts and 501 sq. mts situated at Panaji is earmarked as S-2 Zone.

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AND WHEREAS this Sub Division into Plots has been approved by the Town Planning Department and also by the Panaji Municipality as per the Letter No. Rt 2174 dated 09/10/1967; Rt 2425 dated 14/11/1969; and RT 1652 dated 10/02/1971. The said plot therefore is an approved developed Plot.

AND WHEREAS the VENDOR further specifically covenant and assure to the Purchaser as under;

A) That the title of the said Plot is absolutely clear and marketable, and that there are no restrictions or limitations on the Said Plot, to execute the present Sale Deed in favour of the Purchasers.

B) That the VENDOR is the sole and absolute owners in possession of the Said Plot.

C) That the Said Plot is free and discharged from any claims, encumbrances, charges, agreement, litigation, mortgage, lien, dispute, restrictions, acquisition, requisitions, claim etc.

D) That they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of the Said Plot.

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E) That they have not created any third party right, title, interest in the Said plot.

F) That the Said plot is not attached by Income Tax authority or Sales Tax authority or any other office.

G) That the Purchasers and their successors, nominees shall after registration of the Sale Deed shall be entitled to peacefully and quietly own, possess and enjoy the Said plot without any subsisting claims or demand whatsoever from the Seller or any person or persons claiming through or under them.

H) That they have not done or omitted or willingly suffered and been a party to any act, deed or thing whereby the VENDOR is prevented from selling the Said plot in the manner aforesaid.

I). That the Said Plot is not the subject matter of any court attachment or any adverse claim, demand or actions of any person whomsoever nor have the VENDOR created any charge, lien, agreement, MOU, mortgage over the same in favor of any other parties.

AND WHEREAS based on the above representations, PURCHASERS have approached the VENDOR for purchase of the SAID PLOT.

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AND WHEREAS taking into consideration the above representation of the VENDOR being true and correct and since the VENDOR has assured that the title of the VENDOR over the Said property is clear and marketable, the Purchasers have agreed to purchase the Said Plot for a total consideration of Rs.1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY) and on terms and conditions hereinafter mentioned:-

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in terms of above said agreement and in consideration of payment of Rs.1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY) paid by the Purchasers to the Vendor the amount of 1) Rs. 28,53,000/- (Rupees twenty eight lakhs fifty three thousand only) by D.D. No. 000589 dated 25/10/2022 drawn on Kotak Mahindra bank, New Delhi Branch, 2) Rs. 4,75,500/- (Rupees four lakhs seventy five thousand five hundred only) by D.D. No. 003994 dated 25/10/2022 drawn on ICICI bank, Porvorim Branch, 3) Rs. 4,75,500/- (Rupees four lakhs seventy five thousand five hundred only) by RTGS dated 27/10/2022 through Punjab National bank, Mumbai Branch, 4) Rs. 38,04,000/- (Rupees thirty eight lakhs four thousand only) by RTGS through Union Bank of India dated 27/10/2022, Faridabad Branch, 5) Rs. 19,02,000/- (Rupees nineteen lakhs two thousand only) by D.D. dated 26/10/2022 drawn on HDFC Bank, Gurgaon Branch, after deducting applicable TDS @ 23.92%, which receipt of entire consideration, the VENDOR does hereby admits and acknowledges having received from the Purchasers, and they the Vendors do hereby sell,

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transfer, conveys and assign by this Deed of Sale in favour of PURCHASERS the Said Plot along with all their right, title, interest, ownership and possession in the SAID PLOT, which Plot is more particularly described in **Schedule-II** hereunder written and delineated in 'RED' in the plan annexed hereto as Annexure- I, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PLOT belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDOR into or upon SAID PLOT hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDOR does hereby assures the PURCHASERS that the SAID PLOT hereby sold is free from any encumbrances whatsoever and VENDOR has absolute and exclusive right to convey the SAID PLOT by way of Sale, and there are no impediments whatsoever against such disposition. The VENDOR covenants that SAID PROPERTY is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court. The VENDOR covenants that there is no litigation pending regarding the SAID PLOT and there is no claim by any third party against the SAID PLOT, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDOR declares that they have not agreed to sell the SAID PLOT or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PLOT or any part thereof may be subject


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to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PLOT and it is not subject to any acquisition nor have the VENDOR received any notice or notification of the SAID PLOT. The VENDOR further declares that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PLOT by any authority or government department.

3. The actual, physical and vacant possession of the SAID PLOT hereby sold by VENDOR has been handed over to PURCHASERS today.

4. The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PLOT to Schedule-II hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc., for which the Vendor has given their expressed No Objection.

5. VENDOR covenants that incase any defect is found in the title of the VENDOR of the SAID PLOT hereby sold and/or in the present conveyance, then VENDOR does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASE and at the cost of the VENDOR for more perfectly conveying the part sold unto PURCHASERS.



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6. That the VENDOR hereby assures the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PLOT by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

7. That VENDOR does hereby assures the PURCHASERS that the SAID PLOT hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PLOT hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR or from any person claiming through or under him/them.

9. That VENDOR shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PLOT or any breach of the covenants or any valid and legally subsisting claim.

10. That the said plot is not agricultural plot. This document and transaction is complying with foreign exchange management act 1999 and Reserve Bank of India guidelines. The office of civil registrar cum sub registrar Tiswadi shall not be responsible if the parties violate FEMA and RBI guidelines.



11. The VENDOR and the PURCHASERS hereby declare that the SAID PLOT in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. The price paid corresponds to the market value of the SAID PLOT and accordingly necessary stamp duty and registration fees are paid herewith which has been borne by the PURCHASERS.

SCHEDULE- I

(Description of the Said Property)

All that piece of land known as "FONDUVEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, bearing No. 13 (thirteen) belonging to the late Jose Alberto Colaco, admeasuring about 51279 sq. mts. and is bounded as under;

On the East: By the property of Jose Maria Sequira Ora Casa Social of Kenkres;

On the West: By Ribandar Church;

On the North: By River Mandovi;

On the South: By hill and road to Chimbel.



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SCHEDULE-II

(DESCRIPTION OF PLOT NO. 17)

All that independent plot of land bearing Plot No. 17 of the property known as "FONDUEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, in the Village Ribandar, Sub District Ilhas, District of Goa . The aforesaid Plot no.17 is admeasures **500 sq. mts.**, and is independently Surveyed under **New Chalta No.101 of P. T. Sheet No. 4 of Panaji City** and is bounded as under;

On the East: By 8 mts access road of Vasundhara Housing Colony;

On the West: By Plot No. 19 and Plot No. 20 of Vasundhara Housing Colony;

On the North: By Plot No. 11 of Vasundhara Housing Colony;

On the South: By Plot No. 18 of Vasundhara Housing Colony.



This plot is delineated in 'RED' in the plan annexed hereto .

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month, and the year first hereinabove written



SIGNED SEALED AND DELIVERED

BY THE WITHINAMED VENDOR

MR. ROBERT AUGUSTUS FERNANDES



R. Fernandes



L.H.F. Prints

R.H.F. Prints



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R. Fernandes

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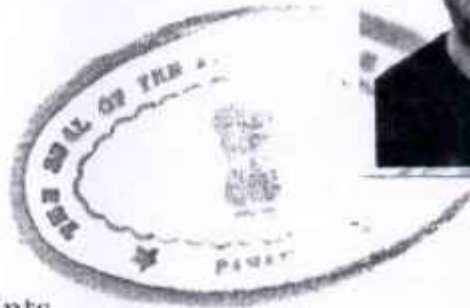
R. Fernandes

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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 1)

MR. AMARJEET



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L.H.F. Prints

R.H.F. Prints



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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 2)

MR. RAKESH DHAM

R. Rakesh



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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 3)

MR.HARDEEP SINGH

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L.H.F. Prints

R.H.F. Prints



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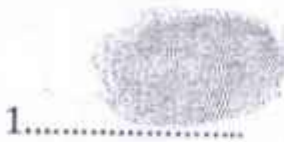
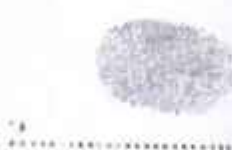
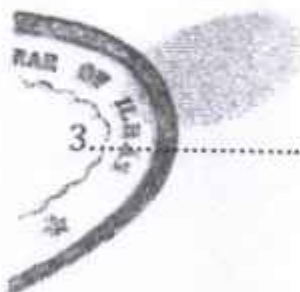
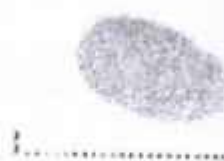
by the within named PURCHASER 4)

MR. MEGHAL BHABUTMAL



L.H.F. Prints

R.H.F. Prints



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R. L. Bhabutmal
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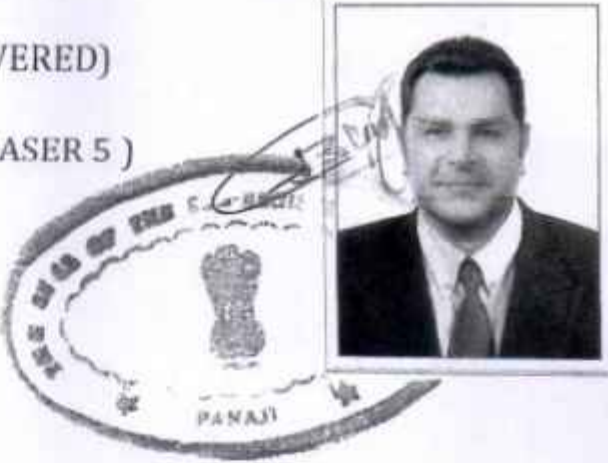
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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 5)

MR. BALTEJ SINGH



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L.H.F. Prints

R.H.F. Prints



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In the presence of:-

1. Sayed Oduth Sayed Oduth

2. Ashok madhawadkar Asm



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R. U. Dham
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Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Panaji city

Page No. 1

Date 22/10/2022

Pl Sheet No	Chaffa No	Area Sq.Mts	Terrace	Particulars of assessment or rent paid to Government and when due for revision	Category
4	101	500.00			Private

Easements

— Nil —

Holders in the origin of the title
(So far as traced) -

[AUGUSTO FRANCISCO JOHN EULOGIOS PEREIRA]

[CYPRIANO PEREIRA]

Leases -

— Nil —

Other Encumbrances -

— Nil —



Details

Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance (E)	Area (Sq.Mts)
05-10-2020	241,254	Deed of Gift	MR ROBERT AUGUSTUS FERNANDES	H	500.00

[Bracketed entries indicate deletion]

For any further inquiries, please contact the DLR of the concerned city.

*** END OF REPORT ***





Government of Goa
Directorate of Settlement and Land Records
Survey Plan

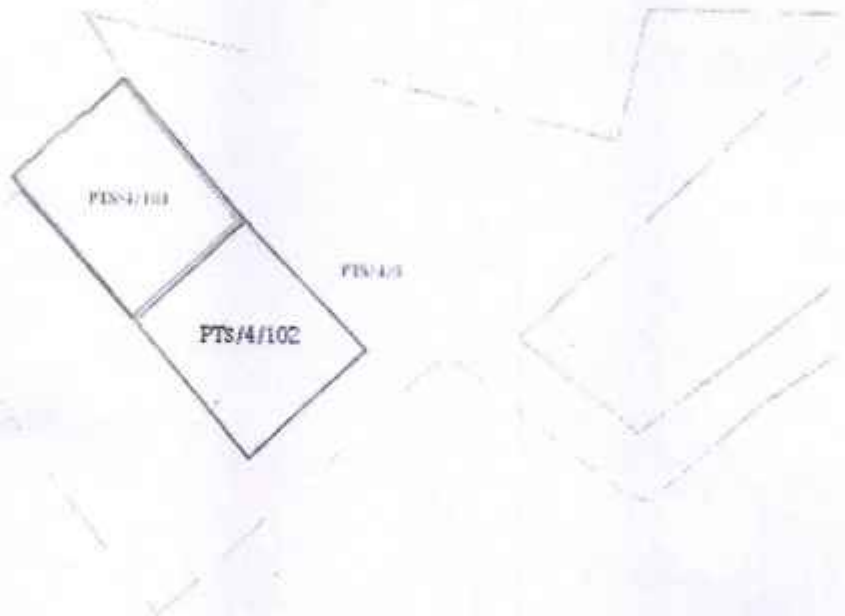
PANAJI City

Panaji Subcity



Scale 1:1000

Reference No.: 1000000160834



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Oct-2022 01:17:39 pm

Document Serial Number :- 2022-PNJ-2868

Presented at 01:11:14 pm on 27-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	625000
2	Registration Fee	375000
3	Mutation Fees	1000
4	Processing Fee	1720
Total		1002720

Stamp Duty Required :625000/-

Stamp Duty Paid : 625000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Meghal Bhabutmal Jain ,Father Name:Bhabutmal Lubchand Jain, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 601-602, UttamVilla , Daulat Nagar Road,no.10, Opp. D.M. High School, Borivali, East, Mumbai, Maharashtra, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Robert Augustus Fernandes , Father Name:Loyola Fernandes, Age: 34, Marital Status: Bachelor ,Gender:Male,Occupation: Engineer, London, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Amarjeet , Father Name:Roop Singh, Age: 64, Marital Status: Married ,Gender:Male,Occupation: Business, 615, Faridabad Sector 29, Faridabad Haryana 121 008, PAN No.:			
3	Rakesh Dham , Father Name:Tilak Raj Dham, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, E- 63, Second Floor, Kirti Nagar, Ramesh Nagar, West Delhi, Delhi -110015, PAN No.:			
4	Hardeep Singh , Father Name:Roop Singh, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, House no. 6 Block Q Lain1, DLF Phase 2, Near Sikanderpur Metro Station, Sikanderpur Ghosi , (68,) Gurgaon Haryana., PAN No.:			
5	Meghal Bhabutmal Jain , Father Name:Bhabutmal Lubchand Jain, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, 601-602, UttamVilla , Daulat Nagar Road,no.10, Opp. D.M. High School, Borivali, East, Mumbai, Maharashtra, PAN No.:			
6	Baltej Singh , Father Name:Mohan Singh, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, 406-139-1, Shiv Sadan, G1 Ground Floor, Plot no. 172, Near Vista Do Rio, NovaCidade, Pillerne , Alto Porvorim North Goa., PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sayed Oduth, Age: 43, DOB: , Mobile: 9422062887 , Email: , Occupation: Service , Marital status : Married , Address: 40352 , Penha-de-franca, Bardez, North Goa, Goa			
2	Name: Ashok Madhwadkar, Age: 41, DOB: , Mobile: 9529495163 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Mapusa, Bardez, North Goa, Goa			



Mhant
Sub Registrar
26-12-2022

Document Serial Number :- 2022-PNJ-2868

Book :- 1 Document

Registration Number :- **PNJ-1-2722-2022**

Date : 27-Oct-2022

Discount
27/10/2022

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

LIB - REGISTRAR
ELHAS



CERTIFIED TRUE COPY OF THE ORIGINAL

Reg No. 381/2025 Date 27/11/2025

Ashvina U. Valadares

Ms. Ashvina U. Valadares
Notary
Bardez - Goa
INDIA



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR, TISWADI
Panaji - Goa



STAMP DUTY CERTIFICATE

Reg no. 2869
Reg no. 2721
3815

ENDORSEMENT

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

STAMP DUTY OF ₹ 625000-(RUPEES SIX LAKH
TWENTY FIVE THOUSAND ONLY

PAID VIDE E-RECEIPT 202200825477 DATED: 22/10/2022
IN THE GOVERNMENT TREASURY.



Malini Sawant
MALINI SAWANT
CIVIL REGISTRAR CUM SUB REGISTRAR, TISWADI
PANAJI GOA

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	: DEED OF SALE
PRE REGISTRATION NUMBER	: 20220000038151
DOCUMENT SERIAL NUMBER	: 2022-PNJ-2869
DATE OF PRESENTATION	: 27 th Oct 2022
DOCUMENT REGISTRATION NUMBER	: PNJ-1-2721-2022
DATE OF REGISTRATION	: 27 th Oct 2022
NAME OF THE PRESENTER	: MEGHAL BHABUTMAL JAIN
REGISTRATION FEE PAID	: ₹ 375000/-
PROCESSING FEES PAID	: ₹ 2100/-
MUTATION FEES PAID	: ₹ 1000/-





**Government of Goa
Directorate of Accounts**

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

202200825477

Echallan No. 202200825477

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 19/10/2022 20:28:22

Name and Address of Party: Meghal | 7028188889
Borivali East Mumbai Maharashtra

Service: Stamp Duty

Stamp Duty

Amount

₹ 625000.00

Total Amount: ₹ 625,000.00

(Rs. Six Lakh Twenty Five Thousand Only)

Department Data:

20220000038151 NOTAR|20220000038151 NOTARY

Bank ref No: 563759078

Status: Success

Payment Date: 22/10/2022 11:18:58

Payment Gateway: SBI-RPAY



Reg
P Reg 38151
Serial 2869
dt 27/10/22

Print Date: 22/10/2022 11:23:06

DEED OF SALE



Ashvina U.
aladares
g. No. 309
rdez Taluka
J. DI. 26/12/2029

R. V. Dham
M. K. Dham

1

Buy

This **DEED OF SALE** is executed at Tiswadi ,Panaji Goa, on this 24th day of September of 2022;

BETWEEN

1).MR. ROBERT AUGUSTUS FERNANDES, son Loyola Fernandes , bachelor, age 34 years occupation Mechanical Engineer,holder of PAN Card no. _____ Holder of OCI No. _____ . Ph. No. _____ British National , Hereinafter shall be referred to as '**THE VENDOR/SELLER**' (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, successors, administrators, and assigns) "**OF THE FIRST PARTY**"

AND

(1). MR. AMARJEET, son of Roop Singh,aged 64 years, an Indian Citizen, having PAN: _____ residing at 615, Faridabad Sector-29, Faridabad, Haryana - 121008 **(2) MR.RAKESH DHAM**, son of Tilak Raj Dham, aged 56 years, an Indian Citizen, having PAN: _____

Residing At E-63,Second Floor, Kirti Nagar, Ramesh Nagar, West Delhi, Delhi-110015,**(3) MR.HARDEEP SINGH**, son of Roop Singh,aged 53 years,

an Indian Citizen, having PAN: _____ ,residing at House No.6,Block

Q Lain 1, DLF Phase 2, Near Sikanderpur Metro Station, Sikanderpur Ghosi, (68), Gurgaon Haryana-122002 **(4) MR. MEGHAL BHABUTMAL**



R. V. Dham

R. V. Dham

R. V. Dham
Chand

2. *[Signature]*

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JAIN, son of Bhabutmal Lubchand Jain, aged 44 years, an Indian Citizen, having PAN: _____ residing at 601/602, Uttamvilla, Daulat Nagar Road No.10, Opp. D. M. High School, Borivali East, Mumbai, Maharashtra, 400066, **AND (5) BALTEJ SINGH**, son of Mohan Singh, aged 46 years, an Indian Citizen, having PAN: _____ residing at 406/139/1, Shiv Sadan, G1 Ground Floor, Plot 172, Near Vista Do Rio, Nova Cidade, Pilerne, Alto Porvorim, North Goa, Goa, 403521 hereinafter called the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning shall include their heirs, successors, representatives and assigns of the **SECOND PART**;

WHEREAS there exist a piece of land known as "FONDUVEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, bearing No. 13 (thirteen) belonging to the late Jose Alberto Colaco, admeasuring about 51279 sq. mts. which is more particularly described in the **Schedule-I** here under written and is referred to as the "SAID PROPERTY".

AND WHEREAS in the Said Property there exist a piece of land known as Plot No.18 of the property known as "FONDUVEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, in the Village Ribandar, Sub District Ilhas, District of Goa. The



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aforesaid Plot admeasures **501 sq. mts.**, and is Surveyed under New **Chalta No.102 of P. T. Sheet No. 4 of Panaji City**, which is more particularly described in the Schedule-II here under written and is referred to as the "SAID PLOT".

ANDWHEREAS the Said Property was originally belonged to late Jose Alberto Colaco.

AND WHEREAS said late Jose Alberto Colaco leaving behind his widow Mrs. Maria Romelia Rosalia Lucilia Marques and by following legal heirs namely 1. Maria Aida Filomena de Rosario Colaco, 2. Maria Olinda Filomena do Rosario Colaco, 3. Maria Efigenia Filomena do Rosario Colaco, 4. Maria Ida Filomena Rosario Colaco, 5. Maria Teresa Augusta Pulqueria Filomena Rosario Colaco, 6. Antonio Jose Nazario Rosario Colaco, 7. Antonio Jose Bernardo Filomena Rosario Colaco, who have been heirs by the Deed of Qualification (Escritura de Habilitacao) dated 26/11/1963, written in the Book of Notary Dr. Orlando Lobo of Ilhas.

AND WHEREAS by Deed of Gratuitous Assignment or Gifts dated 23/09/1963, written in the Book of the aforesaid Notary Mr. Orlando Lobo, the heirs Maria Ida Filomena do Rosario Colaco, have transferred their share and interest in the aforesaid estate left behind by the deceased Jose Alberto Colaco in favour of the aforesaid Mrs. Maria Romelia Rosalia Lucilia marques.



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AND WHEREAS by Deed of Sale or Assignment with discharge dated 23/09/1964 in the Judicial Division of Ilhas, the heirs Antonio Jose Nazario Filomeno Colaco, Maria Efigenia Filomena do Rosario Colaco, Maria Olinda Filomena do Rosario Colaco, have transferred their share and interest in the aforesaid estate left behind by the deceased Jose Alberto Colaco in favour of the aforesaid Mrs. Maria Romelia Rosalia Lucilia Marques.

AND WHEREAS in view of the aforesaid Deed of Qualification and of the aforesaid two Deeds of the transfer of the share to the estate of late Jose Alberto Colaco as above mentioned, the aforesaid Mrs. Maria Romelia Rosalia Lucilia Marques together with Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena Rosario Colaco became the owners of the Said Property which is more particularly described in **Schedule-I** herein under written.

AND WHEREAS the said Property consists of three portions known as "adicoes" namely First Addition (Primeira Adicao), Second Addition (Segunda Adicao) and Third Addition (Terceira Adicao).

AND WHEREAS by Conveyance dated 12/01/1971, registered in the Book No. 139 at Pages 150 to 159 of Book No. I Vol. No. 53, dated 18/03/1971 before the Sub Registrar of Ilhas the share of Mrs. Maria Romelia Rosaria Lucilia Marques has been purchased by Mrs. Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco.

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AND WHEREAS in this manner said Mrs. Maria Aida Filomena de Rosario Colaco and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco became absolute owners of the Said Property.

AND WHEREAS the said owners have divided the aforesaid property into 47 plots which are known as Vasundhara Housing Colony.

AND WHEREAS this Sub Division into Plots has been approved by the Town Planning Department and also by the Panaji Municipality as per the Letter No. Rt 2174 dated 09/10/1967; Rt 2425 dated 14/11/1969; and RT 1652 dated 10/02/1971. The said plot therefore are approved developed Plots.

AND WHEREAS by Conveyance of Sale dated 30/04/1972 executed before the Sub Registrar of Dhas and registered under No. 432 at pages 148 to 154 of Book No. I Vol. No. 66 dated 10/08/1972, said Mrs. Maria Aida Filomena de Rosario Colaco and her husband Sebastiao Pinto Botelho and and Maria Teresa Augusta Pulqueria Filomena do Rosario Colaco as Vendor conveyed Plot No. 18 forming part of the Said Property to Mr. Cyprian Pereira and Mr. Augustus Francisco John Eulogius Pereira as the Purchaser.

AND WHEREAS by virtue of the said Conveyance of Sale dated 30/04/1972, said Mr. Cyprian Pereira and Mr. Augustus Francisco John Eulogius Pereira became the exclusive owners in possession of the Plot No. 18 admeasuring 500.85 sq. mts. (501 Sq.mts), of the Said Property. This Plot no. 18 admeasuring **501 sq. mts.**, and is having an independently Surveyed under New Chalta no.102 of P. T. Sheet No. 4 of Panaji City, which shall



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hereinafter referred to as the " **Said Plot**" and is more particular describe in **Schedule-II** below.

AND WHEREAS by Deed of Gift dated 17/12/2010 executed before the Sub Registrar of Ilhas and registered under Book No. I Document bearing No. PNJ-BK1-03558-2010, CD No. PNJD4 dated 17/12/2010, Mr. Cyprian Pereira and his son Dr. Augusto Francis John Eulogius Pereira as the Donors gifted the Said Plot No. 18 described herein above to Mr. Robert Augustus Fernandes as the Donee.

AND WHEREAS by virtue of said Deed of Gift dated 17/12/2010, said Mr. Robert Augustus Fernandes became the exclusive owner in possession of the Said Plot No. 18 of the Said Property.

AND WHEREAS said Mr. Cyprian Pereira was married to Mrs. Gloria Ciprian Pereira alias Maria de Gloria Fatima de Souza alias Maria Gloria Fatima de Souza who expired on 16/02/1982 and said Cypriano Pereira alias Ciprian Pereira expired on 09/09/2014. As there was no possibility to execute Deed of Succession or Habilitacao for the reason that divergence certificate with respect to the name of said Gloria could not be issued by the Mamlatdar proceeding under Article 117 of the Portuguese Code of Civil Procedure being Portuguese CMA No. 100/2014/A to show that Maria Margarida Fatima Pereira and Dr, Augusto Francis John Eulogius Pereira are the only legal heirs on the death of said Mrs. Gloria Ciprian Pereira alias Maria de Gloria Fatima de Souza alias Maria Gloria Fatima de Souza and Cypriano Pereira alias Ciprian Pereira, which came to be confirmed vide Order dated 03/07/2017 passed by the Ad- hoc Senior Civil Judge "A" Court, Mapusa.



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AND WHEREAS as per Form D in respect of the Chalta No 102 of P. T. Sheet No. 4 of Panaji City in respect of the Plot admeasuring **501 sq. mts.**, the name of Mr. Robert Augustus Fernandes is found recorded in the occupant column.

AND WHEREAS as per Zoning Certificate dated 07/07/2021 under Ref. No. GPPDA/Zon-Inf/Pnj/305/2021 was issued by the Greater Panaji Planning and Development Authority stating that the Said Property bearing Chalta No. 102 of P. T. Sheet No. 4 admeasuring an area of 501 sq. mts situated at Panaji is enmarked as S-2 Zone.

AND WHEREAS in view of above, the **VENDOR** hereinabove became absolute owner in possession of the **SAID PLOT**.

AND WHEREAS the Vendor no.1 is a bachelor.

AND WHEREAS the **VENDOR** further specifically covenant and assure to the Purchasers as under;

A) That the title of the said Plot is absolutely clear and marketable, and that there are no restrictions or limitations on the Said Plot, to execute the present Sale Deed in favour of the Purchasers.

B) That the **VENDOR** is the sole and absolute owner in possession of the Said Plot. The Vendor declare that the said Plot is fit for development and it is an approved plot as per the approval granted by TCP and can be straight way proceed for development.

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C) That the Said Plot is free and discharged from any claims, encumbrances, charges, agreement, litigation, mortgage, lien, dispute, restrictions, acquisition, requisitions, claim etc.

D) That they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of the Said Plot.

E) That they have not created any third party right, title, interest in the Said plot.

F) That the Said plot is not attached by Income Tax authority or Sales Tax authority or any other office.

G) That the Purchasers and their successors, nominees shall after registration of the Sale Deed shall be entitled to peacefully and quietly own, possess and enjoy the Said plot without any subsisting claims or demand whatsoever from the Seller or any person or persons claiming through or under them.

H) That they have not done or omitted or willingly suffered and been a party to any act, deed or thing whereby the VENDOR is prevented from selling the Said plot in the manner aforesaid.

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I). That the Said Plot is not the subject matter of any court attachment or any adverse claim, demand or actions of any person whomsoever nor have the VENDOR created any charge, lien, agreement, MOU, mortgage over the same in favor of any other parties.

AND WHEREAS based on the above representations, PURCHASERS have approached the VENDOR for purchase of the SAID PLOT.

AND WHEREAS taking into consideration the above representation of the VENDOR being true and correct and since the VENDOR has assured that the title of the VENDOR over the Said property is clear and marketable, the Purchasers have agreed to purchase the Said Plot for a total consideration of **Rs.1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY)** and on terms and conditions hereinafter mentioned:-

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs.1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY)** paid by Purchasers to the Vendor in this manner described in the Schedule of payment given below: , 1) Rs. 28,53,000/- (Rupees twenty eight lakhs fifty three thousand only) by D.D. No. 009590 dated 25/10/2022 drawn on Kotak Mahindra bank, New Delhi Branch, 2) Rs. 4,75,500/- Rupees four lakhs seventy five thousand only) by



Deals *Amar*

R. K. Sharma
Sharma

A. *B.*

D.D. No. 003993 dated 25/10/2022 drawn on ICICI Bank, Porvorim Branch, 3) Rs. 4,75,500/- (Rupees four lakhs seventy five thousand only) by RTGS dated 27/10/2022 through Punjab National bank, Mumbai Branch, 4) Rs. 38, 04,000/- (rupees thirty eight lakhs four thousand only) by RTGS through Union Bank of India dated 27/10/2022 ,Faridabad Branch, 5) Rs. 19,02,000/- (rupees nineteen lakhs two thousand only) by D.D. dated 26/10/2022 drawn on HDFC Bank, Gurgaon Branch, after deducting applicable TDS @ 23.92%, which receipt of entire consideration, the VENDOR does hereby admits and acknowledges having received from the Purchasers, and they the Vendors do hereby sell, transfer, conveys and assign by this Deed of Sale in favour of PURCHASERS the Said Plot along with all their right, title, interest, ownership and possession in the SAID PLOT, which Plot is more particularly described in **Schedule-II** hereunder written and delineated in 'RED' in the plan annexed hereto as Annexure- I, together with all trees, fences, ways, water courses, structures, lights and ~~privileges~~ easement and appurtenances whatsoever to the SAID PLOT belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDOR into or upon SAID PLOT hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDOR does hereby assures the PURCHASERS that the SAID PLOT hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the SAID PLOT by way of



Deeds

Deeds

R. V. D. 19/10/2022
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Sale, and there are no impediments whatsoever against such disposition. The VENDOR covenants that SAID PROPERTY is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court. The VENDOR covenants that there is no litigation pending regarding the SAID PLOT and there is no claim by any third party against the SAID PLOT, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDOR declares that they have not agreed to sell the SAID PLOT or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PLOT or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PLOT and it is not subject to any acquisition nor have the VENDOR received any notice or notification of the SAID PLOT. The VENDOR further declares that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PLOT by any authority or government department.

3. The actual, physical and vacant possession of the SAID PLOT hereby sold by VENDOR has been handed over to PURCHASERS today.

4. The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PLOT to Schedule-II hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc., for which the Vendor has given their expressed No Objection.



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5. VENDOR covenants that incase any defect is found in the title of the VENDOR of the SAID PLOT hereby sold and/or in the present conveyance, then VENDOR does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASE and at the cost of the VENDOR for more perfectly conveying the part sold unto PURCHASERS.

6. That the VENDOR hereby assures the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PLOT by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

7. That VENDOR does hereby assures the PURCHASERS that the SAID PLOT hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PLOT hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR or from any person claiming through or under him/them.

9. That VENDOR shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PLOT or any breach of the covenants or any valid and legally subsisting claim.

10. The VENDOR and the PURCHASERS hereby declare that the SAID PLOT in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The price paid corresponds to the market value of the SAID PLOT and accordingly necessary stamp duty and registration fees are paid herewith which has been borne by the PURCHASERS.

12. That the said plot is non agricultural plot. This document and transaction is complying with foreign exchange management Act 1999 and Reserve Bank of India guidelines. The office of civil registrar cum sub registrar Tiswadi shall not be responsible if the parties violate FEMA and RBI guidelines.



SCHEDULE-I

(description of the Said Property)

All that piece of land known as "FONDUVEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, bearing No. 13 (thirteen) belonging to the late Jose Alberto Colaco, admeasuring about 51279 sq. mts. and is bounded as under;

On the East: By the property of Jose Maria Sequeira Ora Casa Social of Kenkres;

On the West: By Ribandar Church;

On the North: By River Mandovi;

On the South: By hill and road to Chimbél.

SCHEDULE-II



(DESCRIPTION OF PLOT NO. 18)

All that an independent piece of land known as Plot No. 18 of the property known as "FONDUVEM" situated at Ribandar, described in the Conservation of Registo Predial of Ilhas under No. 3415 of Book B-9 New and described in the revenue register (Matriz Predial) under No. 145, in the Village Ribandar, Sub District Ilhas, District of Goa. The aforesaid Plot admeasures **501 sq. mts.**, and is Surveyed under New Chalta no.102 of P. T. Sheet No. 4 of Panaji City and is bounded as under;



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On the East: By 8 mts access road of Vasundhara Housing Colony in the property Fonduvem;

On the West: By Plot No. 17 and Plot No. 20 of Vasundhara Housing Colony;

On the North: By 8 mts access road of Vasundhara Housing Colony;

On the South: By 11 mts access road and part of Plot No. 21 of Vasundhara Housing Colony in the property Fonduvem.

This plot is delineated in 'RED' in the plan annexed hereto .

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month, and the year first hereinabove written



[Signature]

[Signature]

R. L. Khan
[Signature]

[Signature]

[Signature]

SIGNED SEALED AND DELIVERED

BY THE WITHINAMED VENDOR

MR. ROBERT AUGUSTUS FERNANDES

[Signature]



L.H.F. Prints

R.H.F. Prints



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2.....



3.....



3.....



4.....



4.....



5.....



5.....



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SIGNED, SEALED AND DELIVERED)

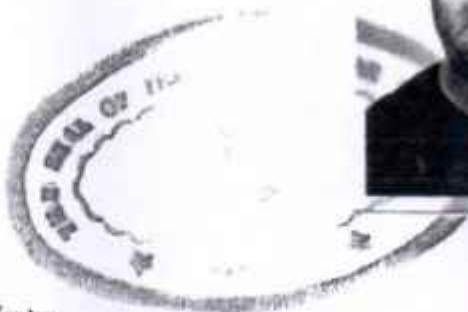
by the within named PURCHASER 1)

MR. AMARJEET



Amar

Amar



L.H.F. Prints

R.H.F. Prints



1.....



1.....



2.....



2.....



4.....



3.....



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5.....



Amar

Amar

R. L. Dham
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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 2)

MR. RAKESH DHAM



R. Dham
.....

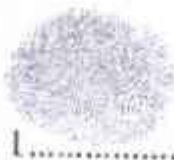


L.H.F. Prints

R.H.F. Prints



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R. Dham

Dham

R. Dham
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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 3)

MR.HARDEEP SINGH



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L.H.F. Prints

R.H.F. Prints



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Handwritten signature: R. K. Sharma

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SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 4)

MR. MEGHAL BHABUTMAL



L.H.F. Prints

R.H.F. Prints



R. N. Bhabutmal
1/1/2029

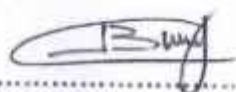


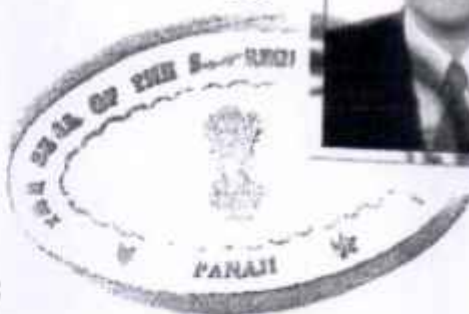
SIGNED, SEALED AND DELIVERED)

by the within named PURCHASER 5

MR. BALTEJ SINGH







L.H.F. Prints

R.H.F. Prints



1.....



1.....



2.....



2.....



3.....



3.....



4.....



4.....



5.....

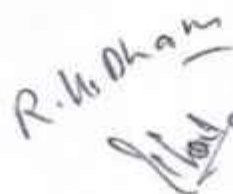


5.....













In the presence of:

1. Sayed Oduth Sayed Oduth

2. Ashok madhawodkar ASM



shvina U.
ladares
No. 309
ez Taluka
it. 26/2/2029



200000767771

Government of Goa

Form 'B'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Panaji city

Page No. 1

Date 22/10/2022

Pl Sheet No	Chatta No	Area Sq. Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
4	102	501.00			Private

Easements

— Nil —

Holders in the origin of the title
(as far as traced) -

[CYPRIANO PEREIRA]

[AUGUSTO FRANCISCO JOHN EULOGIOS PEREIRA]

Lessee -

— Nil —

Other Encumbrances -

— Nil —

Other Remarks -

— Nil —

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance (E)	Area (Sq. Mts)
07/14/2020	114284	Deed of Gift	MR ROBERT AUGUSTUS FERNANDES	H	500.05

[Bracketed entries indicate Deletion]

For any further enquiries, please contact the MLR of the concerned city.

*** END OF REPORT ***





Government of Goa
Directorate of Settlement and Land Records
Survey Plan

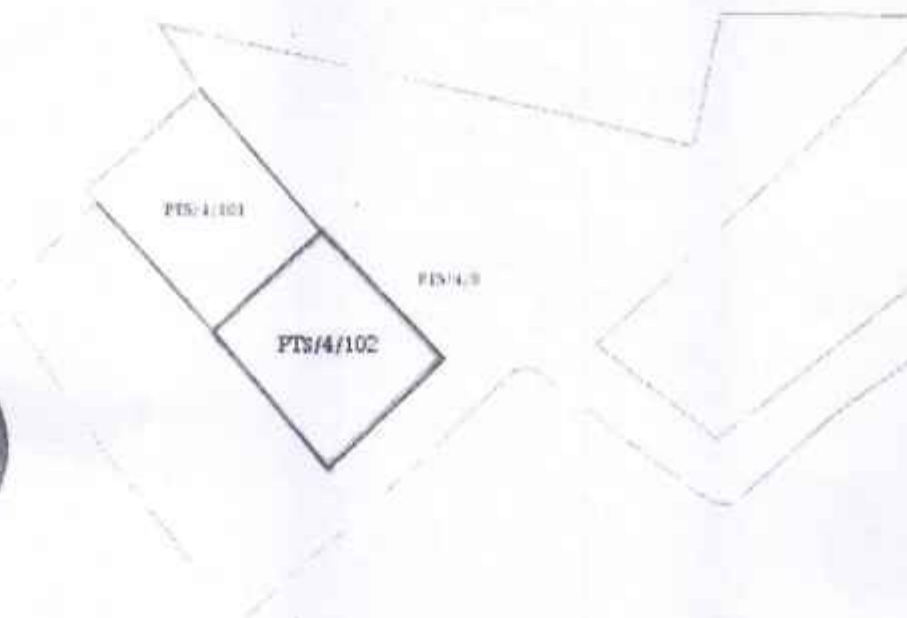
PANAJI City

Panaji Subcity



Scale 1:1000

Reference No.: 1000000160834



Decker

Amr

Rudran
Phod

[Signature]

[Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Oct-2022 01:32:22 pm

Document Serial Number :- 2022-PNJ-2869

Presented at 01:15:06 pm on 27-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	625000
2	Registration Fee	375000
3	Mutation Fees	1000
4	Processing Fee	1720
Total		1002720

Stamp Duty Required :625000/-

Stamp Duty Paid : 625000/-

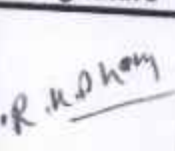
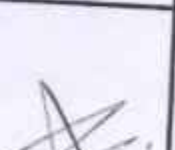
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Meghal Bhabutmal Jain ,Father Name:Bhabutmal Lubchand Jain, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 601-602 Uttamvilla Daulat Nagar Road No. 10 Opp D.M.High School Borivali East Mumbai Maharashtra 400066, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Robert Augustus Fernandes , Father Name:Loyola Fernandes, Age: 34, Marital Status: Bachelor ,Gender:Male,Occupation: Engineer, London, PAN No.:			
2	Amarjeet , Father Name:Roop Singh, Age: 64, Marital Status: Married ,Gender:Male,Occupation: Business, 615 Faridabad Sector 29 Faridabad Haryana 121008, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Rakesh Dham , Father Name:Tilak Raj Dham, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Advocate, E-63, Second floor Kirti Nagar Ramesh Nagar West Delhi, PAN No.:			
4	Hardeep Singh , Father Name:Roop Singh, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, 6 Block Q Lain 1 DLF Phase 2 Near Sikanderpur Metro Station Sikanderpur Ghosi, 68, Gurgaon Haryana 122002, PAN No.:			
5	Meghal Bhabutmal Jain , Father Name:Bhabutmal Lubchand Jain, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, 601-602 Uttamvilla Daulat Nagar Road No. 10 Opp D.M.High School Borivali East Mumbai Maharashtra 400066, PAN No.:			
6	Baltej Singh , Father Name:Mohan Singh, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, 406-139-1 Shiv Sadan G1 Ground Floor Plot 172 Near Vista Do Rio Nova Cidade Pilerne Alto Porvorim North Goa 403521, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sayed Oduth, Age: 43, DOB: , Mobile: 9422062887 , Email: , Occupation: Service , Marital status : Married , Address: 403521, Penha-de-franca, Bardez, North Goa, Goa			
2	Name: Ashok Madhawadkar, Age: 41, DOB: , Mobile: 9529495163 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Duler Xelpem Nr. Blue Star Bar , Mapusa, Bardez, North Goa, Goa			




Sub Registrar
NORTH GOA

Document Serial Number :- 2022-PNJ-2869



Book :- 1 Document

Registration Number :- **PNJ-1-2721-2022**

Date : 27-Oct-2022

Manant
27/10/2022

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

REGISTRAR



CERTIFIED TRUE COPY OF THE ORIGINAL

Reg No. 382/2025 Date 27/1/2025

Ashvina U. Valadares

Ms. Ashvina U. Valadares
Notary
Bardez - Goa
INDIA

