

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



गोवा GOA

Serial No. 229 Place of Tender M...

12/4/2021 098643

Value of Stamp Paper: 25000/-

Name of Purchaser: Prince A Desilva

Residence: Vasco Da Gama

Name of Father: Late Anthony P De Silva

Purpose: Deed Transacting Parties

As there is no one single paper for the value of Rs. 114000/-
Additional stamp papers for the completion of the value are
attached along with

Signature of Purchaser: [Signature]

[Signature]



Presenter: Prince Dnyesh Torres de Silva

[Signature]

SPECIAL
ADHESIVE

SPECIAL
ADHESIVE

SPECIAL
ADHESIVE

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ADHESIVE

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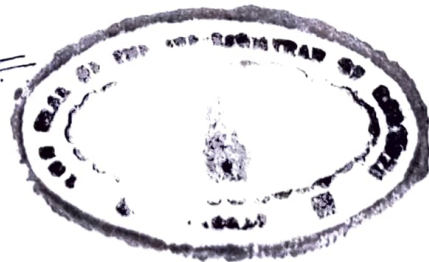
DEED OF SALE

C.A.

[Signature]

[Signature]

[Signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES



गोवा GOA

Serial No. 229 Place of Vendor MAHARASHTRA 12/11/2021 098644

Value of Stamp Paper: 25000/-

Name of Purchaser: Prince A Desilva

Residence: Vasco Da Gama Name of: hale Anthony P De Silva

Purpose: Deed Transacting Parties

As there is no one single paper for the value of Rs. 25000/-
Additional stamp papers for the completion of the value are
attached along with

Stamp Vender's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUDVEN-LIC/11/2016/AC-1
Mumbai-Goa

Signature of Purchaser

SPECIAL
ADHESIVE

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ADHESIVE

- 2 -

DEED OF SALE

SPECIAL
ADHESIVE

SPECIAL
ADHESIVE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 229 Place of Vendor MARGAO 12/4/2021 098645

Value of Stamp Paper: 25000/-

Name of Purchaser: Prince A. De Silva

Residence: Vasco Da Gama Name of Father: late Anthony P De Silva

Purpose: Deed Transacting }
Parties }

As there is no one single paper for the value of Rs. 117000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. deolal
M. S. KOLWALKAR
LIC-1-1 JUDICVEN-LIC/1/2016/AC-1
K. 1000-00a

Prithi
Signature of Purchaser

- 3 -

DEED OF SALE

C. A.

Prithi

De Silva

Prithi

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



INDIA

गोवा GOA

Serial No. 229 Place of Vendor MARGAO 12/4/2021 098646

Value of Stamp Paper: 25000/-

Name of Purchaser: Prince A Desilva

Residence Vasco Da Gama Name of Father: Late Anthony P Desilva

Purpose: Deed Transacting Parties

As there is no one single paper for the value of Rs. 117000/-

Additional stamp papers for the completion of the value are attached along with.

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

Signature of Purchaser

- 4 -

DEED OF SALE

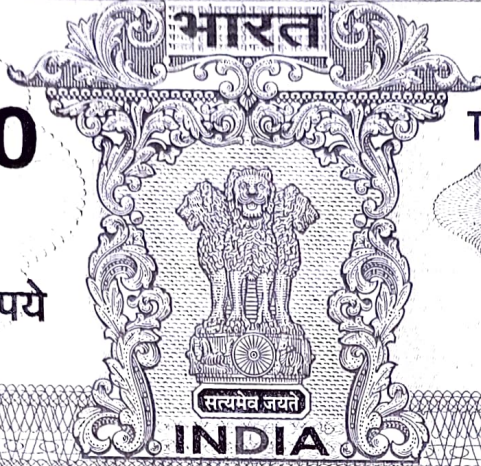
C. A.

Pradeep Desilva

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये



FIFTEEN
THOUSAND RUPEES

Rs.
15000

गोवा GOA

Serial No. 229 Place of Vendor MARGAO Date: 12/4/2021 035424

Value of Stamp Paper: 15000/-

Name of Purchaser: Prince A Desiva

Residence: Vasco Da Gama Name of Father: Late Anthony P Desiva

Purpose: Dead Transacting } Parties

As there is no one single paper for the value of Rs. 117000/-

Additional stamp papers for the completion of the value are attached along with.

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

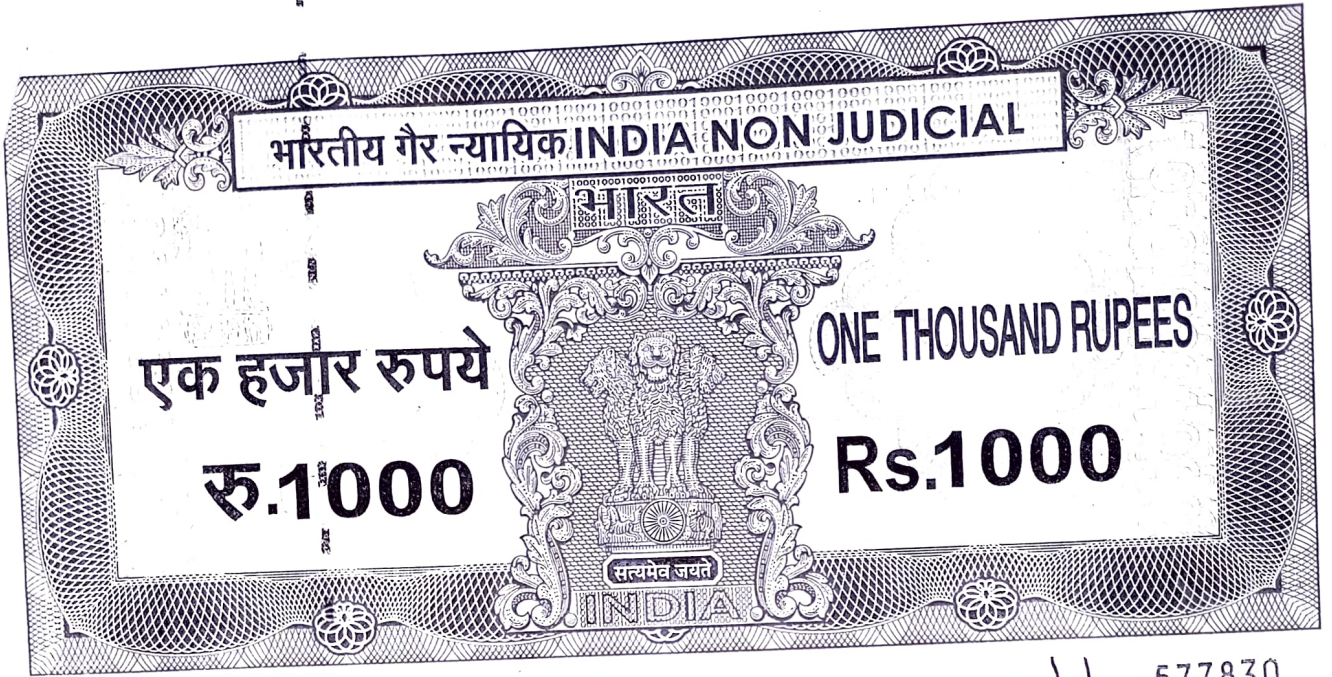
Signature of Purchaser

- 5 -

DEED OF SALE

C. A.

(Procl) Desiva



गोवा GOA

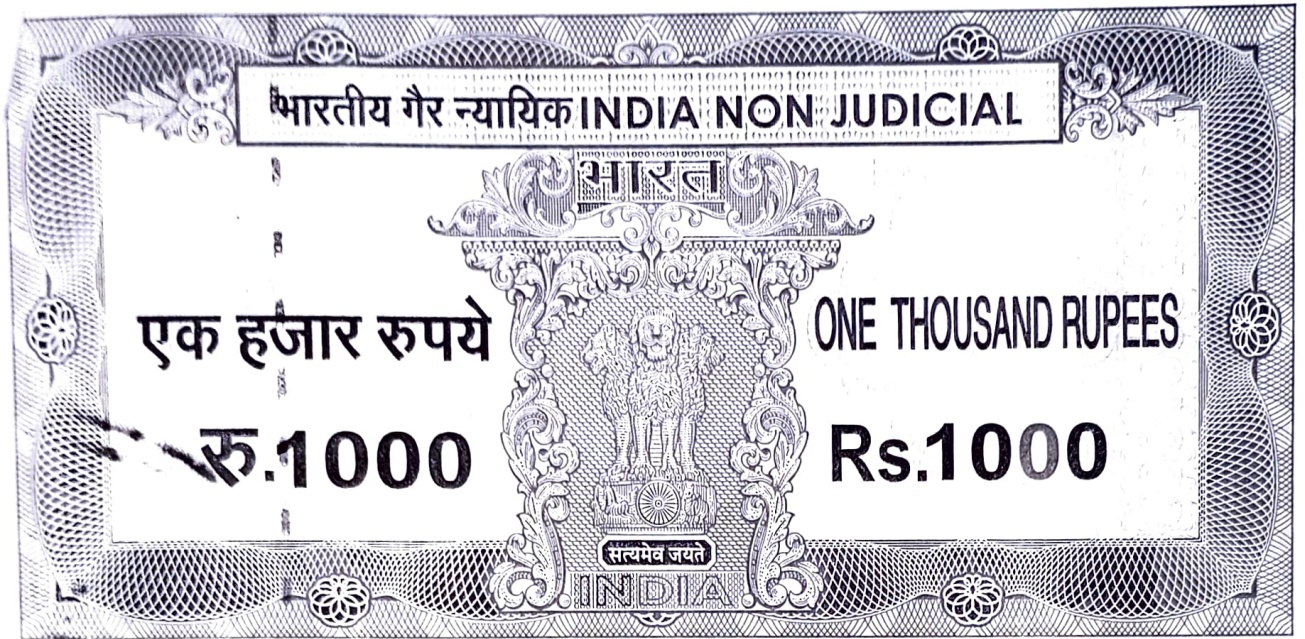
Serial No. 229 Place of Vendor MARGAO Date 12/4/2022 577830
Value of Stamp Paper: 1000/-
Name of Purchaser: Prince A. Desilva
Residence: Vasco Da Gama Name of Father: Antony P De Silva
Purpose: Deed Transacting Parties }
As there is no one single paper for the value of Rs. 117000/-
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. [Signature]
Mrs. SALONI S. JEWALKAR
For Rs. JEWALKAR MARGAO
Margar-Goa
Signature of Purchaser [Signature]

- 6 -

DEED OF SALE

C. A.

[Signature] Desilva [Signature]



गोवा GOA

Serial No. 229 Place of Vendor MARGAO Date: 12/4/2021 577831
Value of Stamp Paper: 1000/-
Name of Purchaser: Prince A. Desilva
Residence: Vasco-Da-Gama Name of Father: Late Anthony P De Silva
Purpose: Dead Transacting } Parties
As there is no one single paper for the value of Rs. 11,7000/-
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. [Signature]
M. S. JUDYEN-LIC/1/2015/AC-I
Margarao
[Signature]
Signature of Purchaser

- 7 -

DEED OF SALE

C. A.

[Signature] Desilva [Signature]

THIS DEED OF SALE is made and executed at Margao Salcete Goa on this 25th day of the Month of June of the year Two thousand and twenty one: (25.6.2021)

BETWEEN

MS. CARMEN DEIRDRE J P B ANTAO alias CARMEN DEIDRY JENIFER PENELOPE BEATRICE ANTAO, daughter of Late A R Antao alias Ananias Jose Do RozarioAntao, aged 80 years, retired, unmarried, Indian National, holder of PAN No. , Aadhar Card No. , Mb. No. , residing at Flat No. A4/5, Rosadel Enclave, Nr. New District Court, Old Market, Margao, Salcete, Goa, hereinafter referred to as the **VENDOR** of the **ONE PART**.

AND

M/S TULIP DWELLINGS PRIVATE LIMITED, a company incorporated under the Companies Act. 1956, having its registered office at F-2, Delano Apts, Bolepand Road, Opp. New Govt. BDO (KTC Bus Stand) Margao Goa, holder of PAN No. B duly represented herein by its Directors i.e.

- i) **MR. PRINCE AGNELO JOVEN DE SILVA**, son of Late Anthony Peter De Silva, aged 31 years, in business, married, holder of PAN No. , Aadhar Card No. , Indian National, Mb. No. and residing at 2/675/D, New Vaddem, Vasco-Da-Gama, Mormugao, Goa
- ii) **MR. CHRISTOPHER JUDE ALMEIDA**, son of Joseph Florian Almeida, aged 34 years, in business, married, holder of PAN No. , Aadhar Card No. ,

Del. *Deila* *CA.*

63, Choqui, Carmona, Salcete Goa

63, Choqui, Carmona, Salcete Goa

Indian National, Mb. No. _____766 and residing at H. No. 2/675D, Gafilho Enclave, Nr. Saibaba Temple, New Vaddem, Vasco-Da-Gama, Goa. hereinafter referred to as the PURCHASERS of the OTHER PART.

WHEREAS there existed a (one third part) of the landed property GOLCHEMBATA, situated at Baquelim in the Village of Camurlim, Raia, within the jurisdiction of Village Panchayat of Camurlim and Sub- District of Salcete, District of South Goa, Goa State, not recorded in the Land Registration Office, enrolled in the Taluka Revenue Office under Matriz No. 979, 978 and 1000 and Surveyed under No. 141/979 and 141/10 both of Village Camurlim. The property is more fully described in the SCHEDULE hereinafter and shall hereinafter be referred to as SAID PROPERTY.

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AND WHEREAS in an Inventory Proceedings bearing No. 38/72, instituted after the demise of said Mons Gregorio Magno Antao, before the Court of Civil Judge Senior Division of Panjim, the said property among other assets was allotted to Ananias Jose Do Rosario Antao married to Rosa Clarina Maria Magdalena Furtado, wherein the property surveyed under No. 141/9 of village Camurlim has an area of 225.00 sq.mts and survey no. 141/10 of village Camurlim has an area of 1400.00 sq.mts respectively and was enlisted as Item No. 12. The Plot is more fully described in SCHEDULE II and III herein and shall herein after be referred to as SAID PLOT.

AND WHEREAS by a Deed of Succession dated 18/04/2006, drawn before the office of the Notary Ex-Officio of Salcete at Margao at folios 96v to 98 of Book of Deed No. 1492 executed upon the death of A R Antao alias Ananias Jose Do Rozario Antao alias Ananias Jose Rosario Do Antao and Rose Antao alias Rosa Clarinda Maria Magdalena Furtado alias Rosa Clarina Maria Magdalena Furtado and also upon the death of his other children namely Derek Joseph Vivian Arthur Antao and Joy Rae Antao alias Joy Ray Lucy Severintes Antao, the VENDOR has been declared as a sole and universal/absolute successor of her deceased parents and siblings.

AND WHEREAS in view of the said Succession, the VENDOR herein is the absolute and lawful owner in occupation, enjoyment and possession of the said landed property being one of the assets of her late parents and siblings.

(PDR)

Silva

Blum

CA.



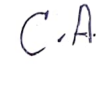
AND WHEREAS the PURCHASERS approached the VENDOR herein with a request to sell unto them the SAID PLOT more fully described in SCHEDULE II and III herein.

AND WHEREAS the VENDOR agreed to sell and PURCHASERS agreed to purchase the SAID PLOT more fully described in SCHEDULE II and III herein for a total consideration of Rs. 45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY).

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER:**

1. In pursuance of the said Agreement, the PURCHASERS had agreed to construct and allot a residential Flat, designated as Flat No. S1, having a super built-up area of 105.4sq.mts, to be located on the Second Floor of the building named TULIP BONNEVILLE at Fatorda, Salcete Goa in lieu of the SAID PLOT agreed herein.
2. The VENDOR does hereby grant, convey, sell, transfer, assign and assure unto the PURCHASER all the landed property more fully described in SCHEDULE II and III herein together, with all rights, title, interests, uses and benefits free from all encumbrances, charges and lien, for them TO HAVE AND TO HOLD the same absolutely forever.
3. The PURCHASERS herein agreed that upon completion of the said Flat in all respect, the PURCHASERS herein shall execute the



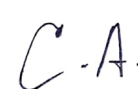





necessary Deed of Sale in respect of the said Flat in favour of the said VENDOR or in favour of the person nominated by her.

4. The VENDOR covenants with the PURCHASERS that she has the absolute authority to transfer the SAID PLOT herein sold and indemnify the PURCHASERS against any other person/persons who may prove a better title.
5. The VENDOR assures the PURCHASERS that they shall peacefully enjoy and possess the SAID PLOT sold herein without any lawful obstruction from whomsoever.
6. The VENDOR shall at the cost of the PURCHASERS do every act and sign every document for more perfectly assuring the property hereby sold as by them may be reasonably required.
7. The VENDOR covenant with the PURCHASERS that she has not mortgaged the SAID PLOT hereby sold and the SAID PLOT is free from all encumbrances.
8. The VENDOR do hereby covenant and declare to the PURCHASERS as follows:-
 - (a) That the VENDOR is the absolute owners of the SAID PLOT, already conveyed and assure the PURCHASERS that the VENDOR have good right, full power and absolute authority to sell the same.





- (b) That the SAID PLOT hereunder sold and conveyed, shall be quietly entered into, held and enjoyed by the PURCHASERS absolutely without any disturbance or interruption by the VENDOR or by any person claiming through or under the VENDOR.
- (c) That there is no litigation or any legal proceedings pending before any Court/Tribunal, Complaints, Administrative authority in respect of the SAID PLOT.
- (d) That there are no legal difficulties or otherwise for the sale free from encumbrances on the SAID PLOT.
- (e) The VENDOR have not agreed to sell or sold the SAID PLOT or any part thereof to any other person/s.
- (f) That no attachment or notice/s from the Central or state Government or any other local body or authority under any Panchayat Act or any other Act or any Scheme or Legislative Enactment, Government ordinance, Order or Notification including any notice/proceedings for acquisition had/has been received by/or served upon the VENDOR and that the SAID PLOT or part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Public Demands Recovery Act or any other Act or Statute, Law or Regulation and/or under any Subsisting order, Judgment and /or Decree of any Court or forum.

9. The PURCHASERS shall upon execution of the Deed of Sale be free to get their name mutated in the Survey Records pertaining to

   C.A.

the SAID PLOT and the VENDOR has no objection towards the same.

10. The VENDOR herein undertakes to come forward to sign the Deed for Rectification, Deed of Ratification, Deed of Declaration as and when called by the PURCHASERS in respect of the SAID PLOT, without claiming any additional amount from the PURCHASERS herein.

11. The VENDOR do hereby declare that the SAID PROPERTY does not belong to the SC/ST and has never been notified as such land or has been occupied by any SC/ST person.

12. For the purpose of stamp duty, it is valued at Rs. 45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY) and stamp duty is paid accordingly.

SCHEDULE

All that (one third part) of the landed property named GOLCHEMBATA, situated at Baquelim in the Village of Camurlim, Raia, within the jurisdiction of Village Panchayat of Camurlim Taluka and Sub- District of Salcete, District of South Goa, Goa State, not described in the Land Registration Office, enrolled in the Taluka Revenue Office under Matriz No. 979 ,978 and 1000 and Surveyed under No. 141/9 and 141/10 both of Village Camurlim.

SCHEDULE II

   C. A.



ALL THAT Plot surveyed under No. 141/9 has an area of 225.00 sq.mts carved out of the property described in SCHEDULE I herein above and is bounded as under:

On or towards the East : Presently by the property under Survey No. 140/3 of Village Camurlim;

On or towards the West : Presently by the property under Survey No. 141/8 of Village Camurlim;

On or towards the North : Presently by the property under Survey No. 140/3 of Village Camurlim and ;

On or towards the South : Presently by the property under Survey No. 141/8 of Village Camurlim.

SCHEDULE III

ALL THAT Plot surveyed under No. 141/10 has an area of 1400.00 sq.mts carved out of the property described in SCHEDULE I herein above and is bounded as under:

On or towards the East : Presently by the property under Survey No. 140/5 of Village Camurlim;

On or towards the West : Presently by the property under Survey No. 141/8 of Village Camurlim;

On or towards the North : Presently by the PWD road and ;

On or towards the South : Presently by the property under Survey No. 140/3 of Village Camurlim.

The SAID PLOT is more clearly depicted in the plan annexed hereto, which plan shall form a part and parcel to this Deed.

IN WITNESS WHEREOF the parties hereto have signed this Deed at the place and on the date first herein mentioned.

   C.A.



SIGNED & DELIVERED

THE WITHIN NAMED

"VENDOR"



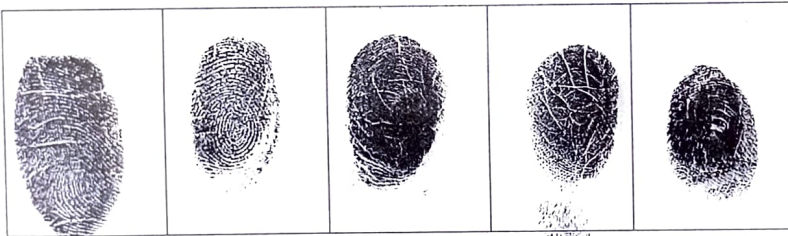
Antao

MS. CARMEN DEIRDRE J P B ANTAO

alias CARMEN DEIDRY JENIFER

PENELOPE BEATRICE ANTAO

RIGHT HAND FINGERPRINTS OF MS. CARMEN DEIRDRE J P B
ANTAO alias CARMEN DEIDRY JENIFER PENELOPE BEATRICE
ANTAO



LEFT HAND FINGERPRINTS OF MS. CARMEN DEIRDRE J P B
ANTAO alias CARMEN DEIDRY JENIFER PENELOPE BEATRICE
ANTAO



(RSC)

Antao

Antao

C-A



SIGNED & DELIVERED

THE WITHIN NAMED

"PURCHASERS"

(M/S TULIP DWELLINGS PRIVATE LIMITED

through its Directors)



MR. PRINCE AGNELO JOVEN DE SILVA

RIGHT HAND FINGERPRINTS OF MR. PRINCE AGNELO JOVEN DE
SILVA



LEFT HAND FINGERPRINTS OF MR. PRINCE AGNELO JOVEN DE
SILVA



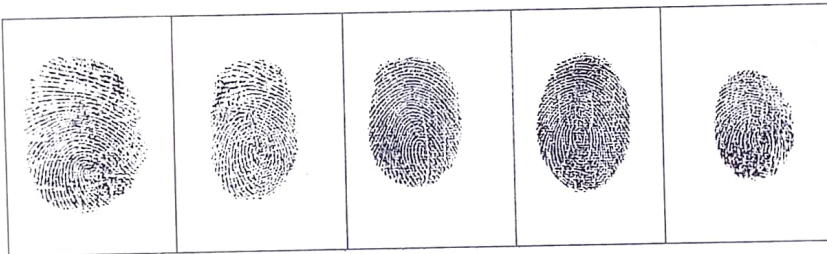
- Silva C.A



[Signature]

MR. CHRISTOPHER JUDE ALMEIDA

RIGHT HAND FINGERPRINTS OF MR. CHRISTOPHER JUDE ALMEIDA



LEFT HAND FINGERPRINTS OF MR. CHRISTOPHER JUDE ALMEIDA



[Signature] *[Signature]* *[Signature]* C.A.

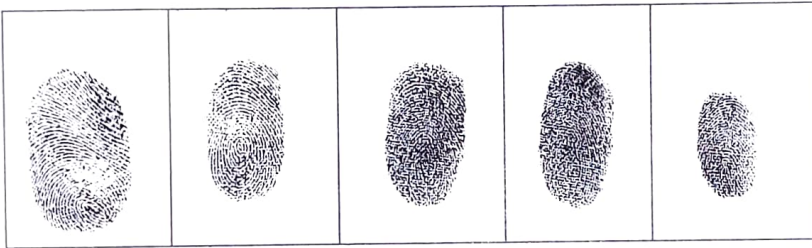


D'Silva

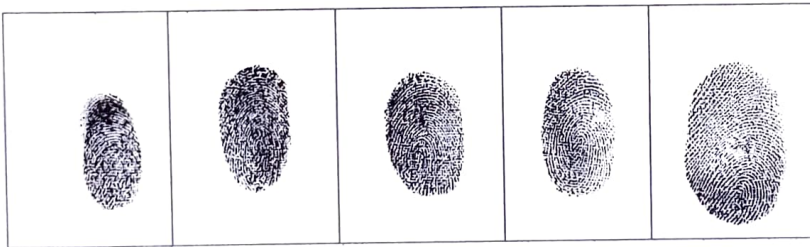
D'Silva

MRS. QUEENCE PANINA D'SILVA

RIGHT HAND FINGERPRINTS OF MRS. QUEENCE PANINA D'SILVA



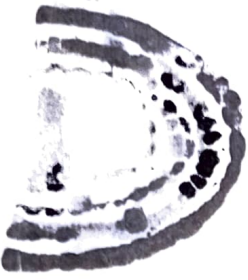
LEFT HAND FINGERPRINTS OF MRS. QUEENCE PANINA D'SILVA



PSH

D'Silva

CA



Witnesses:

1. 

NAME: Orson Carl Dias

ADDRESS: A-4/5, Rosadel Enclave, Old Market, Margao,
Goa

2. 

NAME: Errol Jude Antao

ADDRESS: Yashodhana Housing Society Bldg A3/3, Aquem
Alto Margao, Goa

   C-A.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

47/09-07: CMAR19/48741



Plan Showing plots situated at

Village : CAMURLIM

Taluka : SALCETE

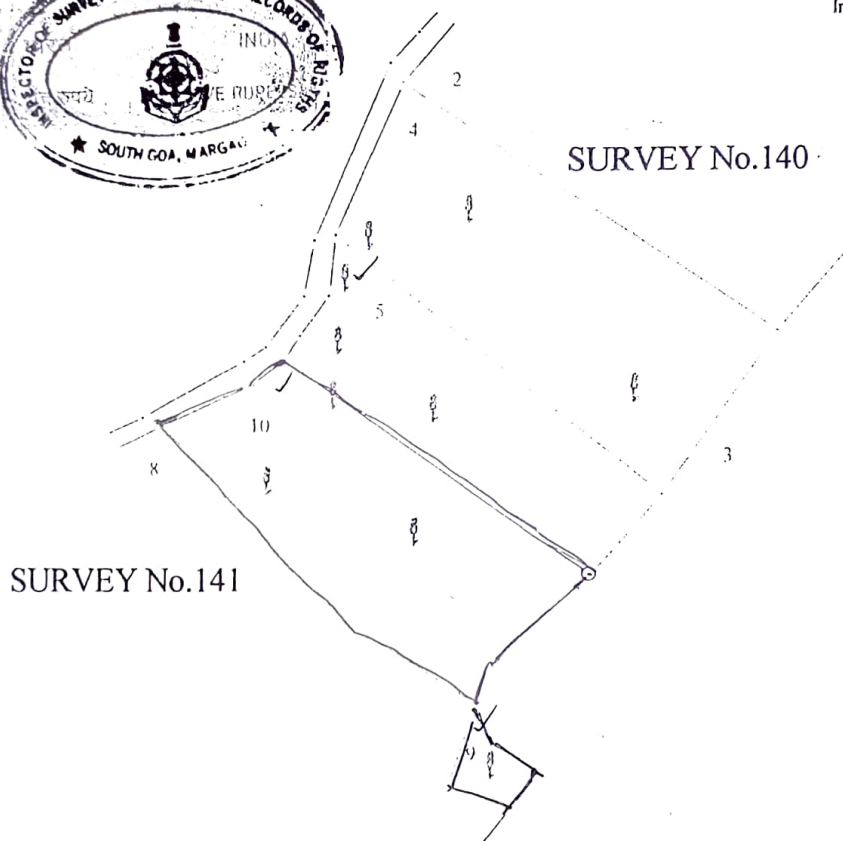
Survey No./Subdivision No. : 140/ 4 & 5

Survey No./Subdivision No. : 141/ 9 & 10

Scale : 1:1000

[Signature]

(Sudesh K N Bhairali)
Inspector of Survey & Land Records
Margao Goa.



Generated By : *[Signature]* T. Shaikh
On : 18-07-2019

[Signature]
Compared By:

[Signatures] Putao, *[Signature]* *[Signature]* *[Signature]* C.A.



Government of Goa

Document Registration Summary 2

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

Date and Time : 28-Jun-2021 11:56:05 am

Document Serial Number : 2021-MGO-1982

Presented at 11:46:07 am on 28-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	135000
2	Registration Fee	135000
3	Mutation Fees	2500
4	Processing Fee	1480
Total		273980

Stamp Duty Required :135000/-

Stamp Duty Paid : 135000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRINCE AGNELO JOVEN DE SILVA , Age: , Marital Status: , Gender: Occupation: , Address1 - F-2 Delano Apts Bolepand road Opp new Govt BDO KTC Bus Stand Margao Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CARMEN DEIRDRE J P B ANTAO Alias CARMEN DEIDRY JENIFER PENELOPE BEATRICE ANTAO , Father Name:A R Antao Alias Ananias Jose Do Rozario Antao, Age: 80, Marital Status: Unmarried , Gender:Female, Occupation: Unemployed, Flat no A45 Rosadel Enclave near New District Court Old Market Margao Salcete Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	CARMEN DEIRDRE J P B ANTAO Alias CARMEN DEIDRY JENIFER PENELOPE BEATRICE ANTAO , Father Name:A R Antao Alias Ananias Jose Do Rozario Antao, Age: 80, Marital Status: Unmarried ,Gender:Female,Occupation: Unemployed, Flat no A45 Rosadel Enclave near New District Court Old Market Margao Salcete Goa, PAN No.:			
3	PRINCE AGNELO JOVEN DE SILVA , , Age: , Marital Status: ,Gender:,Occupation: , F-2 Delano Apts Bolepand road Opp new Govt BDO KTC Bus Stand Margao Goa, PAN No.: 3			
4	PRINCE AGNELO JOVEN DE SILVA , , Age: , Marital Status: ,Gender:,Occupation: , F-2 Delano Apts Bolepand road Opp new Govt BDO KTC Bus Stand Margao Goa, PAN No.:			
5	CHRISTOPHER JUDE ALMEIDA , , Age: , Marital Status: ,Gender:,Occupation: , F-2 Delano Apts Bolepand road Opp New Govt BDO KTC Bus stand Margao Goa. PAN No.: 3			
6	CHRISTOPHER JUDE ALMEIDA , , Age: , Marital Status: ,Gender:,Occupation: , F-2 Delano Apts Bolepand road Opp New Govt BDO KTC Bus stand Margao Goa, PAN No.: /			
7	QUEENCE PANINA D SILVA , , Age: , Marital Status: ,Gender:,Occupation: , F-2 Delano Apts Bolepand road Opp new Govt BDO KTC Bus stand Margao Goa, PAN No.:			
8	QUEENCE PANINA D SILVA , , Age: , Marital Status: ,Gender:,Occupation: , F-2 Delano Apts Bolepand road Opp new Govt BDO KTC Bus stand Margao Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name ERROL JUDE ANTAO, Age: 30, DOB: , Mobile: Email: , Occupation: Business , Marital status Married , Address 403601, Aquem Alto Margao salcete Goa, Aquem Alto Margao salcete Goa, A3/3 Yashodhana Housing society , Margao, Salcete, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: ORSON CARL DIAS ,Age: 31,DOB: ,Mobile: ,Email: ,Occupation:Business , Marital status : Married , Address:403601, A 45 , A 45 , Rosadel Enclave Old Market new Dist Court, Margao, Salcete, SouthGoa, Goa			


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2021-MGO-1982

Document Serial No:-2021-MGO-1982

Book :- 1 Document

Registration Number :- **MGO-1-1927-2021**

Date : 28-Jun-2021



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

Sub Registrar
-Cum-
SHP Registrar
Salcete