



गोवा GOA

Serial No. 2925 Place of Vendor MARGAO DIST. 6/8/2021 035285  
Value of Stamp Paper 15000/-  
Name of Purchaser Alivio Faria  
Residence: \_\_\_\_\_ Name of Father: \_\_\_\_\_  
Purpose: \_\_\_\_\_ Transacting Parties  
As there is no one single power for the value of Rs. 15000/-  
Additional stamp papers for the completion of the value are  
attached along with. for/over  
Stamp Vendor's Sign. [Signature]  
Mr. [Signature] CHIEF CLERK  
LIT. [Signature] 2018/AC-1  
Signature of Purchaser [Signature]



DEED OF SALE

[Signature]  
Mr. Peter Elwood Noronha

[Signature]  
Mr. Alivio Faria



गोवा GOA

Serial No. 2925 Place of Vendor: MARGAO Dist. C/8/2021 102170

Value of Stamp Paper: 25000/-

Name of Purchaser: Alivio Faria

Residence: Name of & Address:

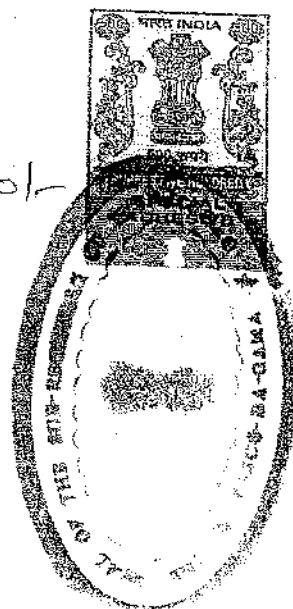
Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 115000/-

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/1/2010/AG-1  
Margao-Goa

Signature of Purchaser



**DEED OF SALE**

Mr. Peter Elwood Noronha

Mr. Alivio Faria



गोवा GOA

Serial No. 2925 Place of Issue: MARGAO 6/8/2021 102171

Value of Stamp Paper: 25000/-

Name of Purchaser: Alivio Faria

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 115000/-  
Additional stamp papers for the completion of the value are  
attached along with.

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

Signature of Purchaser

DEED OF SALE

Mr. Peter Elwood Noronha

Mr. Alivio Faria



गोवा GOA



Serial No. 2925 Place of Vendor MARGAO No. 6/8/2021 102171

Value of Stamp Paper: 25000/-

Name of Purchaser: Alivio Faria

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 115000/-

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

Stamp Vendor's Sign.

Mrs. SALONI S. KOLWALKAR

Lic. No. JUD/VEN-LICH/2016/AC-I

Margao-Goa

Signature of Purchaser

### DEED OF SALE

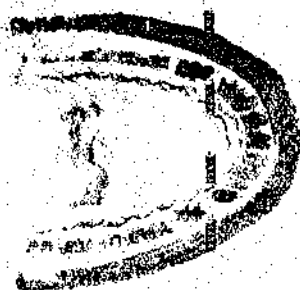
Mr. Peter Elwood Noronha

Mr. Alivio Faria





गोवा GOA



Serial No. 2925 Place of Vendor MARGAO Date 6/8/2021 102172  
Value of Stamp Paper: 25000/-  
Name of Purchaser: Alivio Faria  
Residence: ..... Name of Father: .....  
Purpose: ..... Transacting }  
Parties }  
As there is no one single paper for the value of Rs. 11,5000/-  
Additional stamp papers for the completion of the value are  
attached along with. 50000  
Stamp Vendor's Sign. [Signature]  
Mr. SANJAY S. KOLWALKAR  
Lic. No. JSD/VEN-LIC/12018/AC-1  
Margao-Goa  
Signature of Purchaser [Signature]

DEED OF SALE

[Signature]  
Mr. Peter Elwood Noronha

[Signature]  
Mr. Alivio Faria



गोवा GOA



Serial No. 2925 Place of Vendor MARGAO Date 8/8/2021 102173

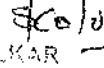
Value of Stamp Paper: 25000/-


Name of Purchaser: Alivio Faria

Residence: Name of Father:

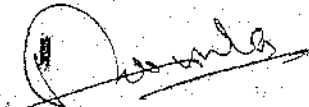
Purpose: Transacting Parties


As there is no one single paper for the value of Rs. 15000/-  
Additional stamp papers for the completion of the value are  
attached along with.

Stamp Vendor's Sign.   
Mrs. SALONI S. KULKARNI  
Lic No. 220VEN-LIC/11/2016/AC.1  
Margao-Goa

  
Signature of Purchaser

### DEED OF SALE

  
Mr. Peter Elwood Noronha

  
Mr. Alivio Faria

This Deed of Sale is executed at Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 12<sup>th</sup> day of August Two Thousand and Twenty One (12/08/2021), by and between:

1. **Mr. PETER ELWOOD NORONHA** alias **JOSE PEDRO E DE NORONHA** alias **JOSE PEDRO ELWOOD DE NORONHA**, son of Mr. Etano Apollinario Noronha alias Cajetan Apolimario Noronha, aged [REDACTED] years, Occupation Retired, holding Income Tax Card bearing PAN [REDACTED] holding Aadhar Card bearing No. [REDACTED] married, and his wife;

2. **Mrs. JUDITH DOREEN LOUDRES VAZ NORONHA** alias **JUDITH D. L. VAZ NORONHA**, daughter of Mr. Anthony Vaz, aged 60 years, Occupation business, holding Income Tax card bearing PAN [REDACTED] holding Aadhar Card bearing No. [REDACTED] married, both Indian Nationals and residents of House No. 1-2, Latino Splendor, Altinho, Circuit House, Panaji, Goa, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

**AND**

**Mr. ALIVIO FARIA**, son of Mr. Ivo Faria, aged about 39 years, married, businessman, holding Income Tax card bearing PAN [REDACTED] Aadhaar Card No. [REDACTED] residing at H. No. 142, Near Railway Bridge, Alto, Dabolim, Goa, Indian National, Contact No. 7798527755 and is hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the



Mr. Peter Elwood Noronha



Mr. Alivio Faria

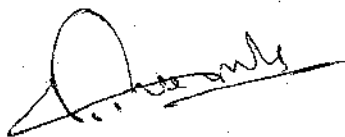
context or meaning thereof shall mean and include his heirs, legal representatives, administrators, executors, successors and assigns)  
**OF THE SECOND PART.**

**WHEREAS** the member no. 2 of the VENDORS is represented in the present deed by her husband the member no. 1 of the VENDORS Mr. Peter Elwood Noronha alias Jose Pedro E De Noronha alias Jose Pedro Elwood De Noronha, as her duly constituted Attorney vide Power of Attorney dated 28/06/2021 executed before the Consulate General of India, at Dubai and adjudicated on 27/07/2021 before the Addl. Collector of North Goa, Panaji. The Notarised copy of the same is filed in the office of the Sub-Registrar, Mormugao, along with this deed.

**AND WHEREAS** the VENDORS are the owners in possession of Plot Nos. 74 admeasuring 550.00 Sq. meters, forming part of the bigger property known as "ZAMIPEDAR" admeasuring an area of 68,600 sq. metres, situated at Quellossim village and Panchayat of Quellossim, Taluka of Mormugao, District of South Goa, state of Goa.

The Property "ZAMIPEDAR" is better described in the SCHEDULE A hereunder written and is hereinafter for the sake of convenience referred to as "SAID PROPERTY" and is described under **SCHEDULE A**, while the Plot No. 74 is better described in the **SCHEUDLE B** hereunder written and for the sake of convenience is hereinafter referred to as "SAID PLOT".

**AND WHEREAS** the SAID PLOT is owned by the VENDORS herein having purchased the same vide Deed of Sale dated 03/01/1997, duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. 12 at pages 404 to 440 of Book No. I, Vol. No. 196 dated 07/01/1997



Mr. Peter Elwood Noronha

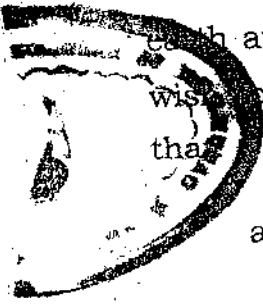


Mr. Alivio Faria



read with Deed of Rectification dated 15/02/2010 duly registered in the office of the Sub-Registrar, Mormugao under Reg. No. 291 at pages 286 to 296 of Book No. I, Vol. No. 1055 dated 17/02/2010.

**AND WHEREAS** the VENDORS now intend to sell the SAID PLOT along with all things standing therein including whatever embedded in the same and have approached the PURCHASER, representing that they wish to sell the SAID PLOT and represented unto the PURCHASER



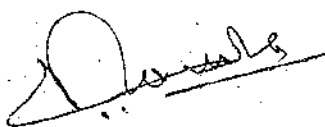
- a) they are the absolute owners of the SAID PLOT described in SCHEDULE B hereunder written and are in lawful occupation, possession and enjoyment of the same;
- b) they have absolute right to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) their predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PLOT and that they also, as on this date, have and hold clean, clear, subsisting and marketable title to the SAID PLOT;
- d) there is no legal bar or impediment for sale of the SAID PLOT and that the SAID PLOT is free from encroachments, encumbrances and is also free from any liens and or charges;
- e) no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or

Mr. Peter Elwood Noronha

Mr. Alivio Faria

Notification including Notices/ Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;

- f) the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- g) the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- h) there is / are no mundkar/s or tenant/s or any other type of encumbrances on the SAID PLOT and or on any part thereof;
- i) they have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;
- j) they have neither applied nor obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT or any part thereof, in any manner whatsoever;
- k) in case, at any time in future, if any objection is raised to the present sale or the present sale is challenged in any



Mr. Peter Elwood Noronha

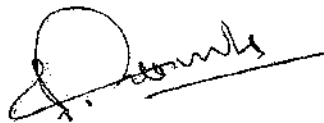


Mr. Alivio Faria

court of law, by any party claiming to be the owner/s or co-owner/s of the SAID PLOT and / or of violation of any co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party in the SAID PLOT from the consideration paid herein;

- l) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASER;
- m) That they wish to sell the SAID PLOT for a total consideration of Rs. 38,50,000/- (Rupees Thirty Eight Lakhs Fifty Thousand Only) which is its fair market value.

**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the representations as true and declarations as trustworthy, the PURCHASER agreed to purchase the "SAID PLOT" from the VENDORS for the aforementioned consideration.



Mr. Peter Elwood Noronha

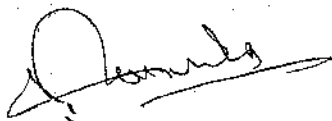


Mr. Alivio Faria

**AND WHEREAS** in pursuance to the understanding arrived at, the PURCHASER having paid unto the VENDORS a sum of Rs. 38,50,000/- (Rupees Thirty Eight Lakhs Fifty Thousand Only) and the VENDORS having received the said consideration in whole, the parties hereto executes the present deed, thereby transferring the right, title, interest and possession of the SAID PLOT unto the PURCHASER.

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

That in pursuance to the said understanding and in consideration of Rs. 38,50,000/- (Rupees Thirty Eight Lakhs Fifty Thousand Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 below; and now the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER the SAID PLOT having an area of 550.00 sq. mts (Five Five Zero decimal Zero Zero) as described in SCHEDULE B hereunder written, together with everything standing in the SAID PLOT including everything embedded in Earth and with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.



Mr. Peter Elwood Noronha



Mr. Alivio Faria

2. The said sum of Rs. 38,50,000/- (Rupees Thirty Eight Lakhs Fifty Thousand Only) is paid by the PURCHASER unto the VENDORS in the following manner at the request of the VENDORS:

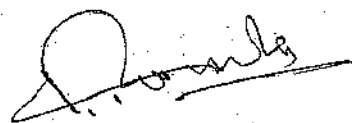
a) a sum of Rs. 38,00,000/- (Rupees Thirty Eight Lakh Only) vide Demand Draft No. 961945876 dated 06/08/2021 drawn on Indian Overseas Bank, Zuari Nagar Branch drawn in favour of Member no. 1 of the VENDORS;

b) a sum of Rs. 50,000/- (Rupees Fifty Thousand only) transferred using National Electronic Funds Transfer (NEFT) bearing Transaction No. N079201098022459 dated 19/03/2020, in favour of Member no. 1 of the VENDORS;

the payment and receipt of the said entire sale consideration of Rs. 38,50,000/-, the VENDORS and each of them hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof.

3. The VENDORS have today delivered exclusive, vacant, lawful and peaceful physical possession of the SAID PLOT unto the PURCHASER and the PURCHASER acknowledge the delivery thereof.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.



Mr. Peter Elwood Noronha



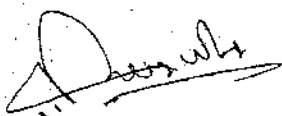
Mr. Alivio Faria



5. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them, at their own costs and expenses, shall and will from time to time upon the request of the PURCHASER or his nominee/s or successor/s-in-title, do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER or his nominee/s or successor/s-in-title and placing the PURCHASER or his nominee/s or successor/s-in-title in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, addendum, declaration, NOCs etc;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER in the recital clauses of this deed, relying upon which the PURCHASER agreed to purchase the SAID PLOT, be deemed to have been specifically incorporated herein for all purposes and not incorporated again to avoid repetition.

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in this deed, whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.



Mr. Peter Elwood Noronha



Mr. Alivio Faria

7. The VENDORS hereby authorize the PURCHASER to get transferred in his name the "SAID PLOT", purchased by the present deed and the VENDORS specifically give No Objection for carrying out mutation by including the name of the PURCHASER in the Occupant's column of the Form I and XIV of the Survey No. 131/4, 5, 6 and 132/1 of Quellossim Village and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

8. From today, the PURCHASER becomes the absolute owner of the SAID PLOT and everything standing therein.

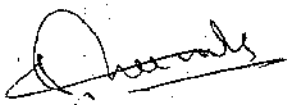
9. The VENDORS undertake to indemnify and keep indemnified the PURCHASER from any defect in title in respect of the SAID PLOT.

10. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

#### **SCHEDULE A**

##### **(Of the SAID PROPERTY)**

ALL THAT exist a property known as "ZAMIPFDAR" of cultivation of coconut trees and other trees, admeasuring an area of 68,600.00 sq. metres, situated at Quellossim village and Panchayat of Cortalim, Taluka of Mormugao, District of South Goa, state of Goa, described in the Land Registration Office of Salcete, Margao under No. 23,123 not enrolled in the Taluka Revenue Records (Matriz) and which property is recorded in the recent survey records of Quellossim under the name of BHAKOTEM bearing Survey Nos. 131 sub-division Nos. 1, 2, 3, 4, 5,



Mr. Peter Elwood Noronha



Mr. Alivio Faria

6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and Survey No. 132/1 of Quelossim Village and bounded as follows:

- East : by the property of "Maina" and "Dando" described under no. 1408 and 1409 of old series;
- West : by top of hill;
- North : by rivulet of Comunidade and property "Mugrubhata" of Cypriano Torrado and
- South: by the property "Colder" of heirs of Roque Vincente Sebastiao de Filipe Lucas.



#### **SCHEDULE B**

#### **(OF THE SAID PLOT HEREBY SOLD)**

ALL THAT Plot No. 74 admeasuring an area of 550.00 Sq. Metres of the development scheme known as 'Kesarval Spring Valley', forming part of the Survey No. 131/4, 5, 6 and 132/1 of Quelossim Village which in turn forms part of the property described in the SCHEDULE A hereinabove written and is bounded as under:

- East : by 10.00 metres wide internal road;
- West : by Plot No. 75;
- North: by 8.00 metres wide internal road; and
- South: by Plot No. 81.

The SAID PLOT hereby sold is better identified in the plans annexed hereto.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands on the day, date, month and the year first herein above mentioned.

Mr. Peter Elwood Noronha

Mr. Alivio Faria

**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:**

**Mr. PETER ELWOOD NORONHA alias JOSE PEDRO E DE NORONHA alias JOSE PEDRO ELWOOD DE NORONHA**

For self as member no. 1 of the VENDORS & as

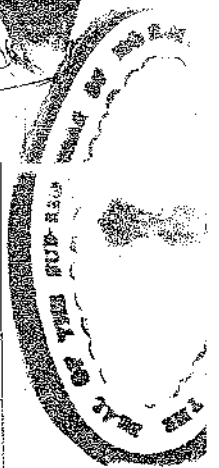
Attorney of member no. 2 of the VENDORS

The party of the FIRST PART

In the presence of...

*[Signature]*

*[Signature]*



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF Mr. PETER ELWOOD NORONHA alias JOSE PEDRO E DE NORONHA alias JOSE PEDRO ELWOOD DE NORONHA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF Mr. PETER ELWOOD NORONHA alias JOSE PEDRO E DE NORONHA alias JOSE PEDRO ELWOOD DE NORONHA**

*[Signature]*

Mr. Peter Elwood Noronha

*[Signature]*

Mr. Alivio Faria

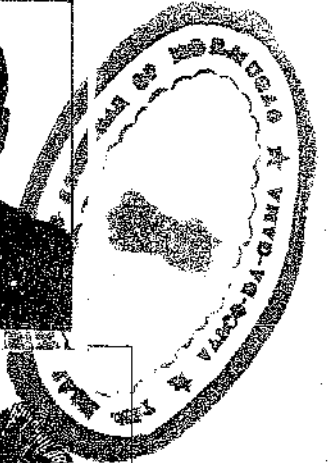
**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:**

**Mr. ALIVIO FARIA**

The PURCHASER herein

The Party of the Second Part

in the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF Mr. ALIVIO FARIA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF Mr. ALIVIO FARIA**

Witnesses:

1. Saacsh Dhane
2. Santosh Mahajan

Mr. Peter Elwood Noronha

Mr. Alivio Faria







## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 12-Aug-2021 01:26:18 pm

Document Serial Number :- 2021-MOR-1236

Presented at 01:12:20 pm on 12-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	115500
2	Registration Fee	115500
3	Mutation Fees	1000
4	Processing Fee	1080
Total		233080

Stamp Duty Required :115500/-

Stamp Duty Paid : 115500/-



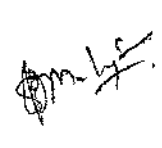
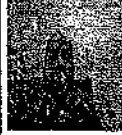


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALIVIO FARIA ,Father Name:Ivo Faria, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - residing at H. No. 142, Near Railway Bridge, Alto, Dabolim, Goa, Address2 - PAN No.: [REDACTED]			

## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PETER ELWOOD NORONHA Alias JOSE PEDRO E DE NORONHA Alias JOSE PEDRO ELWOOD DE NORONHA , Father Name:Caetano Apollinario Noronha, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Other, residents of House No. 1-2, Latino Splendor, Altinho, Circuit House, Panaji, Goa,, PAN No.: [REDACTED]			
2	ALIVIO FARIA , Father Name:Ivo Faria, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, residing at H. No. 142, Near Railway Bridge, Alto, Dabolim, Goa, PAN No.: [REDACTED]			
3	Peter Elwood Noronha Alias Jose Pedro E De Noronha Alias Jose Pedro Elwood De Noronha , Father Name: Caetano Apollinario Noronha, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, residents of House No. 1-2, Latino Splendor, Altinho, Circuit House, Panaji, Goa,, PAN No.: [REDACTED] as Power Of Attorney Holder for JUDITH DOREEN LOUDRES VAZ NORONHA			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Santosh Dattatray Mahajan, Age: 24, DOB: , Mobile: 8788458840 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			
2	Name: Saeesh Dhane, Age: 36, DOB: , Mobile: 9763833478 , Email: , Occupation: Service , Marital status : Married , Address: 403802, Vasco Da Gama, Mormugao, South Goa, Goa			

Sub Registrar  
SUB-REGISTRAR  
MORMUGAO

Document Serial Number :- 2021-MOR-1236

Document Serial No:-2021-MOR-1236

Book :- 1 Document

Registration Number :- **MOR-1-1180-2021**

Date : 12-Aug-2021

Sub Registrar(Office of the Civil Registrar-cu.n-Sub Registrar, Mormugoa)

~~SUB-REGISTRAR~~  
~~MORMUGAO~~

