

(Supers from letter forty five thousand five hundred only)

221

JAN-11-2022 11:28:54

Phone No 9890211780
Sold To/Issued To:
S F BUILDERS
For RhoM/ID Proof:
ACBF56449N



₹ 0445500/-
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3816248 36/02/04/2021-R01

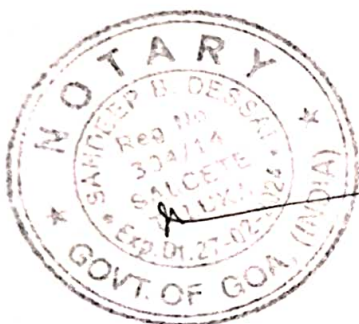
CITIZEN CREDIT CO-OP. BANK LTD.



Dr. S. F. Builders
Authorised Signatory

S F BUILDERS
Name of Purchaser.....

CERTIFIED TRUE COPY



Stanley Ashok Martins

[Signature]

DEED OF SALE

...2/-

[Signature]

[Signature]

This DEED OF SALE is made at
MARGAO, SALCETE, GOA, on this TWELFTH
day of JANUARY of the year Two Thousand and
Twenty Three (12/01/2023),

B E T W E E N

1. **Mr. JOSE FLORIANO ROZARIO ALMEIDA**
alias JOSEPH FLORIAN ALMEIDA, son of late
Gregorio Almeida, aged 74 years, Retired,
Holder of Pan No. _____ and Aadhaar
No. _____, AND HIS WIFE,
2. **Mrs. LOURDES MARIA ALMEIDA**, daughter of
Francis Xavier Pereira, aged 70 years, housewife,
Holder of Pan No. _____ and Aadhaar
No. _____,

Both of them Indian Nationals and resident at
House No.63, Carmona, Salcete, Goa and
hereafter called "**THE VENDORS**" (which
expression shall unless repugnant to the context
include their heirs, assigns and legal
representatives) OF THE ONE PART, herein
represented by their duly constituted Attorney,
their son, Mr. CHRISTOPHER JUDE ALMEIDA,
son of Joseph Florian Almeida, aged 35 years,

...3/-



married, businessman, Holder of Pan No. _____ and Aadhaar No. _____

, Indian National, resident at House No.63, Carmona, Salcete, Goa by virtue of Power of Attorney, dated 18/11/2021, executed before the Notary, Ravita Serrao, at Margao, under Registration No.1696/2021;

A N D

M/s S. F. BUILDERS, a Partnership Firm, duly registered with the Registrar of Firms, at Salcete, Margao, Goa, under No.MGO-F29-2012, under the Partnership Act 1932, Holding Income Tax Card bearing Pan No. _____, and having registered Office at Varca, Salcete, Goa, herein represented by its Partners:

(a) Mr. STANLEY ASHOK MARTINS, son of Vasco Martins, aged 49 years, businessman, Holder of Pan No. _____ and Aadhaar No. _____, Indian National, resident at House No.233, Laxette, Varca, Salcete, Goa, and his wife,

(b) Mrs. FRENIA MARGARATE MARTINS alias FRENIA MARGARETE PEREIRA, daughter of Carlos Pereira, aged 42 years, housewife, Holder of Pan No. _____ and Aadhaar

...4/-



No. _____, Indian National,
resident at House No.233, Laxette, Varca,
Salcete, Goa, herein represented by her duly
constituted Attorney, Mr. Stanley Ashok
Martins, the Partner (a) above-mentioned, by
virtue of General Power of Attorney dated
25/2/2015, executed before the Notary, A.V.
Prabhu Dessai, at Margao, under Registration
No.2272/15;

Hereinafter referred to as **"THE
PURCHASER"** (which expression shall unless
repugnant to the context include its Partners,
assigns successors-in-interest and
administrative) OF THE OTHER PART, and
WITNESSES:

WHEREAS at Orlim Village of Salcete Taluka,
there is a property admeasuring 1485 sq.mts.
surveyed under Survey No.38/10-A of Orlim Village,
which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have
represented to THE PURCHASER as follows:

...5/-






- (a) That the said property is part of the larger property known as "FIRST ADDITION OF MADEM" or "MADEM VADA", which is described in the Land Registration Office of Salcete, under No.13998 of Book B No.36 New Series, and enrolled in the Land Revenue Office under Matriz No.1000;
- (b) That the said larger property is inscribed in favour of Gregorio Roque Conceicao de Almeida in the Land Registration Records under Inscription No.51682 of Book G 63, on 24/11/1977, as he was qualified to be the only heir of his late sister, Estela Florinda Ubaldina de Almeida pursuant to Deed of Cessions, Sale and Succession dated 13/5/1958;
- (c) That the said Gregorio Roque Conceicao Almeida was married in the first nuptial to Maria Idalina Berta Martires alias Maria Berta Idalina Martires Almeida;
- (d) That the said Maria Idalina Berta Martires alias Maria Berta Idalina Martires Almeida expired on 25/3/1940, leaving Gregorio Roque Conceicao Almeida as her widower and moiety holder and Maria Emelda Veronica Almeida e D'Mello as her only heiress, as witnessed by Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession dated 7/1/2010;

...6/-

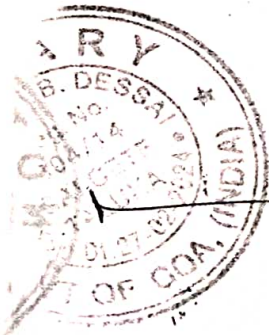


- (e) That in view of the said property having been acquired by the said Gregorio Roque Conceicao Almeida, pursuant to Deed of Cessions, Sale and Succession dated 13/5/1958, it was acquired after the death of Maria Idalina Berta Martires alias Maria Berta Idalina Martires Almeida;
- (f) That the said Gregorio Roque Conceicao Almeida married in second nuptial to Maria Divina Minetina Leunetina Angelina Gomes;
- (g) That the said Gregorio Roque Conceicao Almeida expired on 8/7/1988, leaving the said Maria Divina Minetina Leunetina Angelina Gomes as his moiety holder and leaving his five children as his only heirs, namely, (a) Fr. Joao Lourenco Hermano Antonio Almeida, (b) Mrs. Lira Bertha Almeida also known as Lira Narayankutti Nair, married to Narayanankutty Nair (c) Mr. Conceicao Felicio Francisco Almeida, married to Mrs. Maureen Rego Almeida (d) Mr. Jose Floriano Rozario Almeida (VENDOR No.1), married to Mrs. Lourdes Maria Almeida(VENDOR No.2) and (e) Mrs. Maria Emelda Veronica Almeida e D'Mello, married to Guy Vigney Athanasio D'Mello, as witnessed by Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession dated 7/1/2010;

...7/-

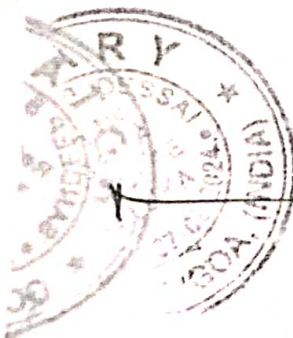






- (h) That the said Maria Divina Minetina Leunetina Angelina Gomes expired on 23/5/1999, leaving her four children as her sole heirs, namely, (a) Fr. Joao Lourenco Hermano Antonio Almeida, (b) Mrs. Lira Bertha Almeida also known as Lira Narayankutti Nair, married to Narayanankutty Nair (c) Mr. Conceicao Felicio Francisco Almeida, married to Mrs. Maureen Rego Almeida (d) Mr. Jose Floriano Rozario Almeida (VENDOR No.1), married to Mrs. Lourdes Maria Almeida (VENDOR No.2), as witnessed by Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession dated 7/1/2010;
- (i) That the said Mrs. Maria Emelda Veronica Almeida e D'Mello, and her husband Guy Vigney Athanasio D'Mello, have relinquished all their rights in the estate of their father/father-in-law, the said Gregorio Roque Conceicao Almeida, as witnessed by Deed of Relinquishment dated 8/11/2010, executed before the Notary Ex-Officio of Salcete, at Margao;
- (j) That the said Fr. Joao Lourenco Hermano Antonio Almeida, Mrs. Lira Bertha Almeida also known as Lira Narayankutti Nair, and her husband, Narayanankutty Nair and Mr. Conceicao Felicio Francisco Almeida, and his wife, Mrs. Maureen Rego Almeida have

...8/-



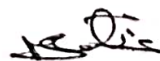
relinquished all their rights in the estate of their parents/parents-in-law, namely, Gregorio Roque Conceicao Almeida and Maria Divina Minetina Leunetina Angelina Gomes, as witnessed by the Deed of Relinquishment of Illiquid and Undivided Rights and Deed of Succession dated 7/1/2010;

- (k) That therefore the said Jose Floriano Rozario Almeida (VENDOR No.1), and his wife, Lourdes Maria Almeida (VENDOR No.2) became the absolute and exclusive owners in possession of the said larger property, and therefore of the part thereof, which is described in the SCHEDULE below;

AND WHEREAS THE VENDORS have further covenanted and represented unto THE PURCHASER as follows:-

- (a) That THE VENDORS are the exclusive and peaceful owners in possession of the said property.
- (b) That no person/s other than THE VENDORS have any right, title and/or interest in the said property.

...9/-

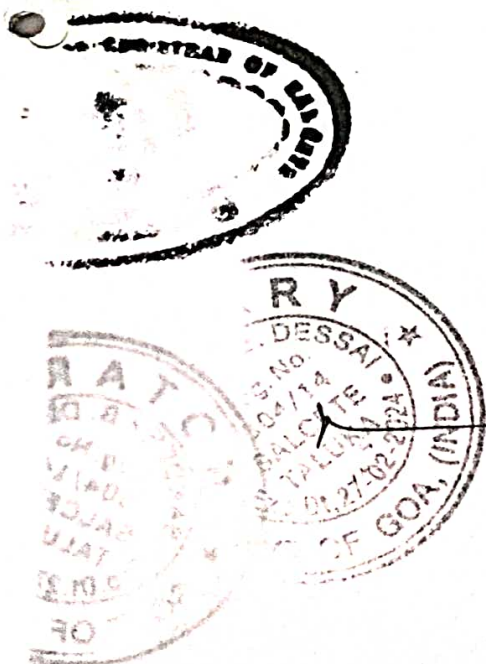


- (c) That THE VENDORS have an absolute right to dispose and/or sell the said property and/or deal with it in any manner whatsoever.
- (d) That their predecessor-in-title and THE VENDORS have a valid, clean, clear, good absolute, marketable and subsisting title to sell, dispose, convey, assign or otherwise transfer the said property unto the PURCHASER.
- (e) That there is no legal bar or impediment for the sale of the said property and that the said property is free from encumbrances, liens and/or charges.
- (f) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon THE VENDORS in respect of the said property nor any part thereof.
- (g) That the said property nor any parts thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act,

...10/-

[Signature]

[Signature]



Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

- (h) That the said property nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum;
- (i) That THE VENDORS have not entered into any agreement, understanding and/or arrangement for sale, or mortgage or lease or sale deed of the said property or any part thereof, with any other party.
- (j) That the VENDORS have not alienated or mortgaged the said property or any part thereof to any bank or other financial institution or any other person nor there are any sort of charge, lien, encroachments in the said property or any part thereof;
- (k) That the said property or any part thereof does not fall in any zone prohibited for development;
- (l) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by

...11/-



any party whomsoever claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or otherwise, in the said property or any part thereof or where any of the representations made herein above and hereinafter is/are known to be false, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the said property from the purchase consideration determined herein and the PURCHASER shall not be responsible to indemnify the VENDORS for any such settlement made by them with any third party;

(m)

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 property unto and to the use of the PURCHASER.

...12/-



AND WHEREAS THE VENDORS have offered to sell the said property described in the SCHEDULE below to THE PURCHASER, and on the basis of the above representations of THE VENDORS and believing the same to be true and accurate THE PURCHASER has agreed to purchase the said property fully described in the SCHEDULE below, for the total price of Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only), free from any encumbrance or charge whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only), paid by THE PURCHASER to THE VENDORS as mentioned in para 3 below (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge), THE VENDORS do hereby TRANSFER BY WAY OF SALE to THE PURCHASER the said property, bearing Survey No.38/10-A of Orlim Village, admeasuring 1485 sq. mts., fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as his own absolutely, free from any encumbrance or charge whatsoever TOGETHER WITH all trees, rights, liberties, privileges, easements and

...13/-



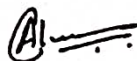
appurtenances, attached thereto or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL THE estate, right, title, interest, claim and demand, whatsoever of the Vendors into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD, OWN, USE AND POSSESS the same unto and to the use of the Purchaser, his successors, executors, administrators and assigns absolutely and forever together with title-deeds, writings and other evidences of title.

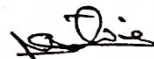
2. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful, peaceful and physical possession of the "SAID PROPERTY" unto the PURCHASER and the PURCHASER shall henceforth be entitled to possess and use the same in the manner he wishes to.

3. The said consideration of Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only), is paid by THE PURCHASER to THE VENDORS as follows:

- (a) Rs.10,00,000/- vide Cheque bearing No.000677, dated 06/12/2022, drawn on the HDFC Bank, drawn in favour of THE VENDOR No.1,
- (b) Rs.44,01,000/- vide Cheque bearing No.000681, dated 10/01/2023, drawn on the HDFC Bank, Varca Branch, drawn in favour of THE VENDOR No.1,

...14/-





(c) Rs.44,00,000/- vide Cheque bearing No.000682 dated 10/01/2023, drawn on the HDFC Bank, Varca Branch, drawn in favour of THE VENDOR No.1,

(d) Rs.49,500/- is deposited with the Income Tax Department towards tax deductible at source with respect to THE VENDOR No.1 as per E-Tax Acknowledgement No.BJ4118181;

(e) Rs.49,500/- is deposited with the Income Tax Department towards tax deductible at source with respect to THE VENDOR No.2 as per E-Tax Acknowledgement No.BJ4119636.



4. For the purpose of stamp duty and registration, this Deed is valued at Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only);

5. THE VENDORS do hereby covenant with THE PURCHASER as follows:

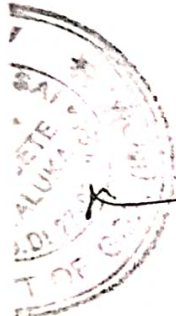
a) That the title of THE VENDORS in the property hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;

...15/-



- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASER do all that should be necessary or convenient to ensure that THE PURCHASER peaceably holds and enjoys the property hereby sold to him;
- d) That in the event THE PURCHASER is ever dispossessed from the property hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASER and shall save indemnify and keep indemnified THE PURCHASER from all loss, cost, fees, expenses, claims, litigations etc.
- e) The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER and or his successors-in-title, shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly

...16/-



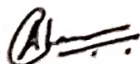
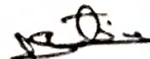
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conveying and assuring the SAID PROPERTY unto the PURCHASERS and or his successors-in-title, and placing the PURCHASER and or his successors-in-title, in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

6. That in case at any time in future, if any objection is raised to the present sale and or assignment or the present sale and or assignment is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever and or if any representation, declaration, statement, covenant made by the VENDORS in this deed turns out to be false the VENDORS shall be jointly and severally and fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY from the consideration determined herein and the PURCHASERS shall in no way be

...17/-



responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

7. THE VENDORS hereby give their requisite consent/NOC to delete the name of THE VENDORS from the Occupants Column of the Form I and XIV of Survey No. 38/10-A of Orlim Village and to mutate the name of THE PURCHASER therein;

8. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT DISTINCT AND SEPARATE PART of the larger property known as "FIRST ADDITION OF MADEM" or "MADEM VADA", situated at Orlim Village of Salcete Taluka and Sub-District, District of South Goa, State of Goa, which is described in the Land

...18/-



[Signature]

[Signature]

Registration Office of Salcete, under No.13998 of Book B No.36 New Series, and enrolled in the Land Revenue Office under Matriz No.1000, which part is separately surveyed under Survey No. 38/10-A of Orlim Village, admeasuring 1485 sq.mts., and is BOUNDED on the NORTH by the PWD tarred road, on the SOUTH by the property of Sebastiao Fernandes, on the EAST by the properties of Minguelina Pereira, Subash and Remetina Gaunkar and Gracy D'Silva e Rodrigues and on the WEST by the property of Sashikant V. Raikar.

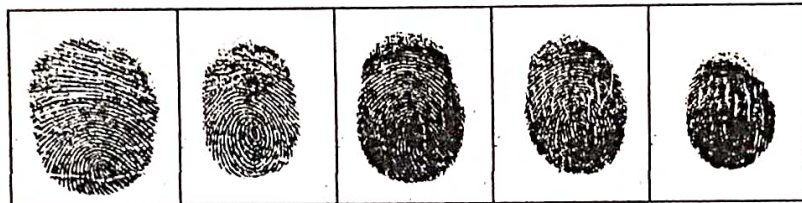
IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS, herein represented by their duly constituted Attorney:

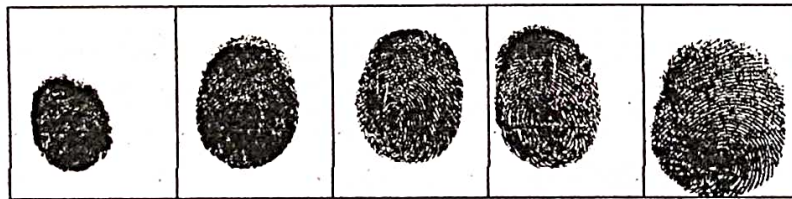


(Mr. CHRISTOPHER JUDE ALMEIDA as the duly constituted Attorney of Mr. JOSE FLORIANO ROZARIO ALMEIDA alias JOSEPH FLORIAN ALMEIDA (VENDOR No.1) and Mrs. LOURDES MARIA ALMEIDA (VENDOR No.2))

...19/-



(Right hand finger impressions of Mr. CHRISTOPHER
JUDE ALMEIDA)



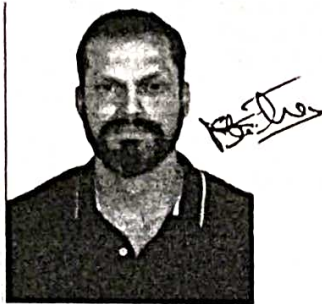
(Left hand finger impressions of Mr. CHRISTOPHER
JUDE ALMEIDA)

...20/-

A handwritten mark or signature, possibly initials, consisting of a stylized 'A' followed by a horizontal line.

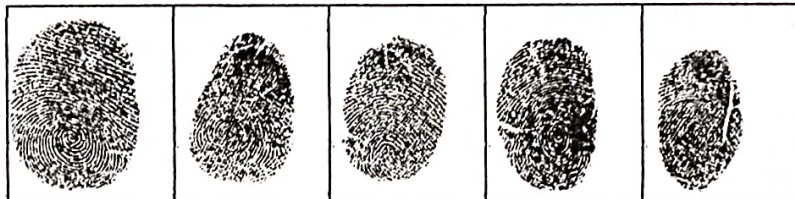
A handwritten signature or mark, appearing to be a cursive name or set of initials.

THE PURCHASER,
M/s S. F. BUILDERS, herein
represented by its Partners:

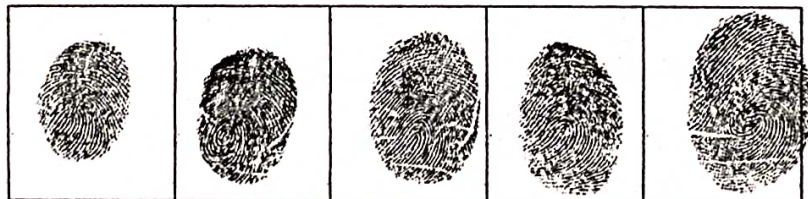


(a)

(Mr. STANLEY ASHOK
MARTINS, for self and as the
duly constituted Attorney of
Partner No.(b), Mrs.
FRENIA MARGARATE
MARTINS alias FRENIA
MARGARETE PEREIRA)



(Right hand finger impressions of Mr. STANLEY
ASHOK MARTINS)



(Left hand finger impressions of Mr. STANLEY ASHOK
MARTINS)

WITNESSES:

1.

2.



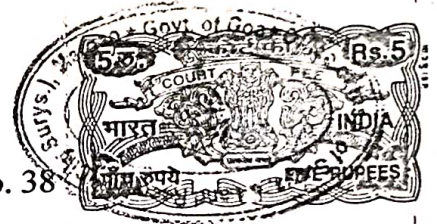
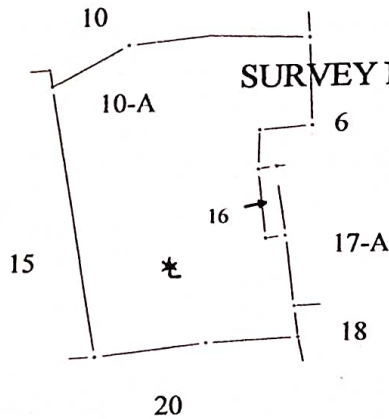
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

Inward No:1044



Plan Showing plots situated at
Village : ORLIM
Taluka : SALCETE
Survey No./Subdivision No. : 38/ 10-A
Scale : 1 : 1000

(Savio C. Silveira)
Inspector of Survey & Land Records
Margao-Goa



SURVEY No. 38

[Signature]

[Signature]

Generated By : P. V. FAL DESSAI
On : 11-04-2018

[Signature]

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Compared By: K.B. Gaude



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jan-2023 10:13:21 am

Document Serial Number :- 2023-MGO-221

Presented at 10:10:03 am on 17-Jan-2023 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
	Stamp Duty	445500
	Registration Fee	297000
	Mutation Fees	2000
	Processing Fee	1120
	Total	745620

Stamp Duty Required :445500/-

Stamp Duty Paid : 445500/-

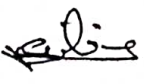
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Stanley Ashok Martins , Father Name:Vasco Martins, Age: 49, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - Laxetta, Varca, Goa, Address2 - Margao Salcete Goa, PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Christopher Jude Almeida As POA Of Jose Floriano Rozario Almeida Alias Joseph Florian Almeida , Father Name:Jose Floriano Rozario Almeida Alias Joseph Florian Almeida, Age: 35, Marital Status: , Gender:Male, Occupation: Business, House No.63, Carmona, Salcete, Goa, PAN No.: , as Power Of Attorney Holder for Jose Floriano Rozario Almeida Alias Joseph Florian Almeida			
2	Christopher Jude Almeida As POA Of Lourdes Maria Almeida , Father Name:Jose Floriano Rozario Almeida Alias Joseph Florian Almeida, Age: 35, Marital Status: , Gender:Male, Occupation: Business, House No.63, Carmona, Salcete, Goa, PAN No.: , as Power Of Attorney Holder for Lourdes Maria Almeida			
3	Stanley Ashok Martins , Father Name:Vasco Martins, Age: 49, Marital Status: Married , Gender:Male, Occupation: Business, Laxetta, Varca, GoaMargao Salcete Goa, PAN No.:			

10:13 AM
Sr.NO

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Stanley Ashok Martins As POA Of Frenla Margarate Martins Allas Frenla Margarate Perelra , Father Name:Vasco Martins, Age: 49, Marital Status: , Gender:Male,Occupation: Business, Laxetta, Varca, Goa, PAN No.: , as Power Of Attorney Holder for Frenla Margarate Martins Allas Frenla Margaret Perelra			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Amara Mohanty, Age: 26, DOB: 1996-12-17 , Mobile: 8668981262 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403721, H.No. 308 Reprovaddo Varca Salcete Goa, H.No. 308 Reprovaddo Varca Salcete Goa, Varca, Salcete, SouthGoa, Goa			
	Name: Mariano Cardoso, Age: 48, DOB: 1974-10-26 , Mobile: 8668981262 , Email: , Occupation: Service , Marital status : Married , Address: 403721, H.No. 619 PeddaDumottem Varca South Goa, H.No. 619 PeddaDumottem Varca South Goa, Varca, Salcete, SouthGoa, Goa			


 Sub Registrar
 -Cum-
 Sub Registrar
 Salcete

Document Serial Number :- 2023-MGO-221

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

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Sub Registrar
Salcete

Denai
Samir K. Denai
L.D.C



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SANDEEP E. DESSAI
NOTARY

SALCETE TALUKA
State of Goa (India)

No. **760/2023**
Date: **20/01/2023**