



गोवा GOA

Serial No. 4618 Place of Vendor, Panaji Date 28/11/19
Value of Stamp Paper 1000
Name of Purchaser R. S. K. K. K.
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

237499

Scanned
19

7
Sign of Stamp Vendor
Mangala N. Karapurkar
License No. ACISTP/IVEN/747/99

Sign of Purchase



Reg. No. 260/2019.
dt. 11/02/19.
P. Reg. No. 3755

DEED OF SALE

Lilia F. Dias Toscano

Jose

Signature

THIS DEED OF SALE is made and executed at Panaji-Ilhas Goa
on this 03. day of the month of February, of the Christian year
Two Thousand and Nineteen i.e. (03/02/2019).

Lilia F. Dias Toscano



BETWEEN

1. **MRS. LILIA F DIAS TOSCANO**, widow of Late Alex Trifonio
Toscano alias Trifonio Estevao Aleixo Toscano, married, age 76
years, Doctor, holding Pan Card No. AEWPT5699E, Aadhaar
Card No.581197515230, and her son;

2. **MR. JOHN PAUL TOSCANO**, son of Late Alex Trifonio
Toscano alias Trifonio Estevao Aleixo Toscano, unmarried, age 28
years, unemployed, holding Pan Card No. AKKPT3836B, Aadhaar
Card No.220708416673; both Indian Nationals and residents of
H.No. 1247, Near the Church, Church Ward, Sant Estevam,
North Goa 403106; herein after referred to as the
'OWNERS/VENDORS' (which expression shall unless repugnant
to the context or meaning thereof mean and include their
respective heirs, successors, legal representatives and assigns)
OF THE FIRST PART.

AND

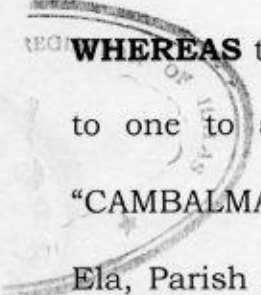
1. **RAJDEEP BUILDERS**, sole Proprietorship concern having
its office at 202, 2nd Floor, Mathias Plaza, Above Canara Bank,

Lilia F. Dias Toscano

Toscano



18th June Road, Panaji, Goa, represented by its sole Proprietor **SHRI. RAJESH TARKAR**, 44 years of age, son of Shri. Ulo Tarkar, in business, married, Indian National, holder of Pan Card bearing No.AFOPT9698A, holder of Aadhaar Card bearing No.828424048761, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa., hereinafter referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its heirs, administrators, successors-in-title, legal representatives and Assigns) **OF THE SECOND PART;**

 **WHEREAS** there exists a plot No. 13(A) and Plot No. 13(B) linked to one to another (ligados entre si) of the property named "CAMBALMARICHEM" or "SAO TOME" situated at Sao Tome Ela, Parish of Se Primacial, Taluka Tiswadi Gram panchayat of Old Goa, District of North Goa, State of Goa, the entire property being described in the Land Registration office of the Sub District of Ilhas under number 19583 at Folio 83 of Book B-52 (New), inscribed under inscription No. 21543 and registered in the Taluka Revenue Office under Matriz No. 216, admeasuring total area of 1354 sq. mts and both the plots linked one to another as one plot now surveyed under No. 111/4B of Village Ela, which plot is more particularly described in **Schedule I** mentioned herein below and marked in red color in the plan annexed herewith and hereinafter referred to as the **"SAID PROPERTY"**.

Lilia F. Dias Tusciano
Tusciano



AND WHEREAS the Said Property originally stands recorded in inscription No. 21543 in the name of one Ana Sabina Antonia De Souza widow of Santana De Souza resident of Ribandar, as the absolute owner in possession of the Said Property.

AND WHEREAS the said Ana Sabina Antonia De Souza by Public Deed dated 21.07.1962 made before the Notary of Panaji, Comarca Shri. Licentiate Fernando Jorge Colaco and which has been registered in his notorial Book bearing No. 548 at pages 82 had gifted the Said Property to Ana Sabina Filomena Paulina Rosaria da Souza (Spinster), Belenite Marieta Diana De Souza, Santana Manual Antonio Lucio De Souza E Ernesto Teotonia Santana De Souza, all resident of Ribandar Goa.

AND WHEREAS by deed of sale dated 11.07.1973, which has been registered in the office of the Civil cum Sub Registrar of Panaji under No. 54 in pages 374 to 380 of Book No.1 Vol. No. 78, dated 24.01.1974, and vide Deed of Rectification dated 10/08/1990 of the Deed of Sale dated 11.07.1973, executed before the Sub Registrar of Ilhas Goa, registered at No. 291/91 filed in Book No.1, Vol. No. 128 dated 04/03/1991, said Ana Sabina Filomena Paulina Rosario De Souza, daughter of Lucia Cesar Luis Francisco Cosmo De Souza, spinster, Mariata Diana Belamita Lucia De Souza also known as Belamita Marieta Diana De Souza, daughter of Lucia Cesar Luis Francisco Cosmo De

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Toscano



Souza, married and her husband Mario Hipacio De Souza, son of Franklin Gabriel De Souza, Married; Earnesto Teotonio Santana Lucio De Souza, son of Lucia Cesar Luis Francisco Cosmo De Souza, unmarried sold and conveyed the said property to Smt. Julia Rita Fernandes e Pereira.

AND WHEREAS it was subsequently noticed by Smt. Julia Rita Fernandes E Pereira that there was an error in allotting survey number to the said property and the adjoining holdings and as such filed a proceeding being case No. LRC/RESUR/11/93 before the Dy. Collector and SDO Panaji for correction of the said error.

AND WHEREAS the said Dy. Collector/ SDO Panaji, after having satisfied of the error ordered the resurvey by its Order dated 07/12/1993 and pursuant to which the resurvey was carried out and error in the survey records came to be corrected after the confirmation order dated 30.09.1994 of the said Dy. Collector/SDO Panaji and as such the said property has now been allotted a survey number as 111/4B of village Ela, Tiswadi Taluka Goa.

AND WHEREAS Smt. Julia Rita Fernandes E Pereira along with her daughter Smt. Fredrieca E Pereira and son in law Shri. Augusto Gabriel Teles, sold the said property to Shri. Alex Trifanio Toscano, husband of Vendor No.1 and father of Vendor No.2

Lilia F. Dias Toscano

[Signature]

[Signature]

herein vide Deed of Sale dated 22.08.1995, executed before the office of the Sub Registrar of Ilhas Goa at Registration No. 1420 at pages 331 to 358, Book No. I, Volume No. 441, dated 31.08.1995.

AND WHEREAS the Vendor No.1 having married to Shri. Alex Trifanio Toscano by virtue of applicability of the communion of assets acquired right in the said property and became the owner of the Said Property.

AND WHEREAS Mr. Alex Trifanio Toscano alias Mr. Trifanio Estavao Aleixo Toscano expired on 18.05.2005 and OWNERS/VENDORS herein being the only legal heirs of Mr. Alex Trifanio Toscano alias Mr. Trifanio Estavao Aleixo Toscano became the owners in possession of the Said Property.

AND WHEREAS OWNERS/VENDORS have executed Agreement for Sale dated 17/01/2019, executed before the Sub Registrar of Ilhas Goa at No.Book No.1, Document Registration No.PNJ-1-69-2019, dated 17.01.2019 with respect to the Said Property with the present PURCHASER.

AND WHEREAS OWNERS/VENDORS herein executed a Deed of Succession dated 22.01.2019, before the Sub Registrar of Ilhas Goa, at Book No. 738 of Notarial Deeds at page 89 and are thus declared as the only legal heirs of Mr. Alex Trifanio Toscano alias Mr. Trifanio Estavao Aleixo Toscano.

Lilia I Dias Toscano

Toscano



AND WHEREAS the parties hereto have now decided to execute the Deed of Sale with respect to the Said Property so as to completely convey the title in the Said Property in favour of the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of an amount of **Rs. 55,20,000/- (Rupees Fifty Five Lakhs Twenty Thousand Only)** paid by the PURCHASER to the OWNERS/VENDORS in the following manners:

(a) That an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by the PURCHASER in two transactions in a manner such that Rs.5,00,000/- (Rupees Five lakhs Only) is transferred vide RTGS UTR No. ORBCH18358080299 dated 24.12.2018 paid in favour of Mrs. Lilia F. Dias Toscano OWNER/VENDOR No.1 and another amount of Rs.5,00,000/- (Rupees Five lakhs Only) is transferred vide RTGS UTR No. ORBCH18358080675 dated 24.12.2018 paid in favour of Mr. John Paul Toscano OWNER/VENDOR No.2, both transactions drawn from Oriental Bank of Commerce, Miramar Goa;

(b) That the PURCHASER has paid 1% TDS on the consideration amount of Rs. 55,20,000/- (Rupees Fifty Five Lakhs Twenty Thousand Only) that is an amount of Rs.55,200/- (Rupees Fifty Five Thousand Two Hundred Only), the challan of which was submitted before the Sub Registrar of Ilhas at the time of execution of Agreement for Sale dated 17.01.2019;

Lilia F. Dias Toscano

dias



(c) That the balance amount of Rs.44,64,800/- (Rupees Forty Four Lakhs Sixty Four Thousand Eight Hundred Only) is paid in a manner such that Rs.22,32,400/- (Rupees Twenty Two Lakhs Thirty Two Thousand Four Hundred Only) is paid in favour of Mrs. Lilia F. Dias Toscano OWNER/VENDOR No.1 vide Cheque No.037124 dated 07.02.2019, drawn on Oriental Bank of Commerce, Miramar Goa and Rs.22,32,400/- (Rupees Twenty Two Lakhs Thirty Two Thousand Four Hundred Only) is paid in favour of Mr. John Paul Toscano OWNER/VENDOR No.2 vide Cheque No.037125 dated 07.02.2019 drawn on Oriental Bank of Commerce, Miramar Goa.

That the total consideration amount is paid to the OWNERS/VENDORS as above after deduction of 1% TDS on the said amount.

(the payment and receipt whereof the OWNERS/VENDORS do hereby admit and acknowledge); the OWNERS/VENDORS of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASER; They the OWNERS/VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey Said Property more particularly described in the **Schedule I** hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Property usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the Said Property and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO

Lilia F. Dias Toscano

Toscano

THE USE OF THE SAID PURCHASER forever, as distinct and dis-annexed property from the OWNERS/VENDORS ; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the OWNERS/VENDORS or knowingly suffered to the contrary the OWNERS/VENDORS now have in themselves good right, full power and absolute authority to grant the Said Property hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Property and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming from, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Property or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Property UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Property and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Property or any part thereof or part of the same and will

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from time to time and at all times hereafter at the request and cost of the PURCHASER does and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Property unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. The OWNERS/VENDORS are already put in possession of the Said Property on execution of Agreement for Sale dated 17/01/2019 are in exclusive, absolute and unconditional possession of the Said Property to be held owned and possessed by the PURCHASER forever and uninterruptedly by the PURCHASER as its absolute Owner in possession without any harm and hindrance from the OWNERS/VENDORS and/or any person on their behalf and the OWNERS/VENDORS do hereby jointly and severally indemnify the PURCHASER against all/any Third Party claims if made to the Said Property which claim if any shall be settled by the OWNERS/VENDORS at their own cost without any way disturbing the title and possession of the Said PURCHASER.

3. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER that they have not sold the Said Property to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

4. That the OWNERS/VENDORS covenants with the PURCHASER that the OWNERS/VENDORS have a marketable title to the Said Property and the OWNERS/VENDORS assure the PURCHASER that they have not in any way encumbered, alienated and/or mortgaged the Said Property nor there are any charges, lien, attachments, claims, demands with respect to the Said Property and OWNERS/VENDORS are conveying the

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absolute and exclusive right, title, interest, ownership and possession of the Said Property, unto the PURCHASER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

5. The OWNERS/VENDORS covenant with the PURCHASER that the OWNERS/VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS/VENDORS are prevented from conveying the Said Property in the manner aforesaid.

6. That the OWNERS/VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for defects and claims if any, in the title of the Said Property and do all that is required, at the cost of the OWNERS/VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER.

7. That the OWNERS/VENDORS shall at all time do all that is required to better assure the title of the Said Property in favour of the PURCHASER and agrees to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents and in this pursuit, the OWNERS/VENDORS hereby accord their express no objection and/or consent to secure by way of mutation, the deletion of the name of the OWNERS/VENDORS, from the occupants column in the Record of Rights, of the Said Property maintained under the Land Revenue Code and insertion of the name of the PURCHASER as occupant thereof and the OWNERS/VENDORS also do hereby give their explicit consent and no objection to the PURCHASER to get Partition proceedings conducted with respect to the Said Property.

Lilia F. Dias Toscano

The block contains two handwritten signatures. The one on the left is a stylized signature, possibly reading 'Dias'. The one on the right is a more complex, cursive signature. There are also some faint, illegible stamps or markings around the signatures.

8. The OWNERS/VENDORS hereby covenant that the OWNERS/VENDORS have paid all taxes, cess, charges to the concerned authorities relating to Said Property, payable as on the date of this Sale Deed. If any claim is made in this respect which pertains to the date prior to execution of these presents, by any department/ authorities, it shall be the responsibility of the OWNERS/VENDORS to clear the same.

9. All expenses concerning the preparation, execution and registration of this Deed shall be borne by the PURCHASER without any reference to OWNERS/VENDORS.

10. That the consideration amount of the Said Property is **Rs. 55,20,000/- (Rupees Fifty Five Lakhs Twenty Thousand Only)** which is fair market value of the Said Property, accordingly Stamp Duty of Rs.1,93,500/- (Rupees One Lakh Ninety Three Thousand Five Hundred Only) at the rate of 3.5% and Registration Fee of Rs. 1,38,500/- (Rupees One Lakh Thirty Eight Thousand Five Hundred Only) at the rate of 2.5% has already been paid by the PURCHASER at the time of Agreement for Sale dated 17/01/2019.

11. That the parties to this deed hereby declare that the Said Property in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

Lilia F. Dias Toscano



SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

ALL that Property No. 13(A) and Plot No. 13(B) linked to one to another (ligados entre si) of the property named "CAMBALMARICHEM" or "SAO TOME" situated at Sao Tome Ela, Parish of Se Primacial, Taluka Tiswadi Gram panchayat of Old Goa, District of Goa the entire property being described in the Land Registration office of the Sub District of Ilhas under number 19583 at Folio 83 of Book B-52 (New), inscribed under inscription No. 21543 and registered in the Taluka Revenue Office under Matriz No. 216, admeasuring total area of 1354 sq. mts, both the plots linked one to another as one plot and now surveyed under No. 111/4B of Village Ela and is bounded as under:

East: By Plot Nos. 13C and 13D and now surveyed under No. 111/4A of Village Ela belonging to Wiliam Menezes

West: By the Plot Nos. 12E and 12F now surveyed under No. 111/9 of village Ela belonging to Shri. Baptista Vaz of the Property known as "CAMBALMARICHEM" OR "SAO TOME".

North: By PWD road (Panaji Ponda Road)

South: By Internal Road

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

Lila F. Dias Toscano



SIGNED, SEALED AND DELIVERED

by the within named **Vendor No. 1**

Lilia F. Dias Toscano

MRS. LILIA F DIAS TOSCANO

L. H. T. I.

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Toscano



R. H. T. I.



Lilia F. Dias Toscano

Toscano

[Signature]

SIGNED, SEALED AND DELIVERED

by the within named **Vendor No. 2**

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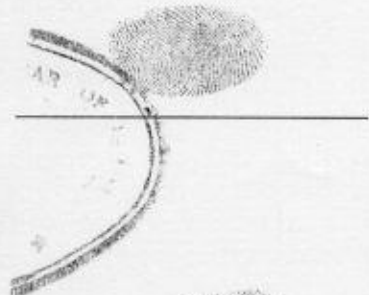


J. Diaz

MR. JOHN PAUL TOSCANO

L. H. T. I.

R. H. T. I.



Lilia S. Diaz Toscano

J. Diaz

J. Diaz

SIGNED, SEALED AND DELIVERED

by the within named **PURCHASER**



RAJDEEP BUILDERS

Through its sole Proprietor

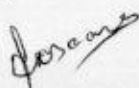
MR. RAJESH TARKAR

L. H. T. I.

R. H. T. I.



Lilia S. Dias Toscano



WITNESSES:-

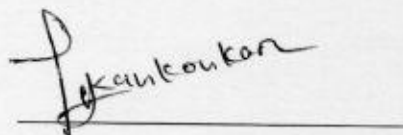
1. NAME :- Mr. Surendra Tari Vovoikar M
FATHER'S NAME :- Mr. Mahadev Tari Volvoikar
AGE :- 40 years
OCCUPATION :- Business
MARITAL STATUS :- Married
ADDRESS :- H.No. 1194, St. Estevem Madla
Wada Akhada Jua Sant Estevam
Tiswadi North Goa, Goa

SIGNATURE :-

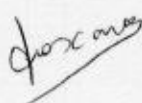


1. NAME :- Mr. Sanjiv Suryakant Kankonkar
FATHER'S NAME :- Mr. Suyakant Kankonkar
AGE :- 39 years
MARITAL STATUS:- Married
OCCUPATION :- Service
ADDRESS :- H.No. 210, Borbhat, Behind
Maruti Temple, Taleigao Goa

SIGNATURE :-



Lilia S. Dias Toscano





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

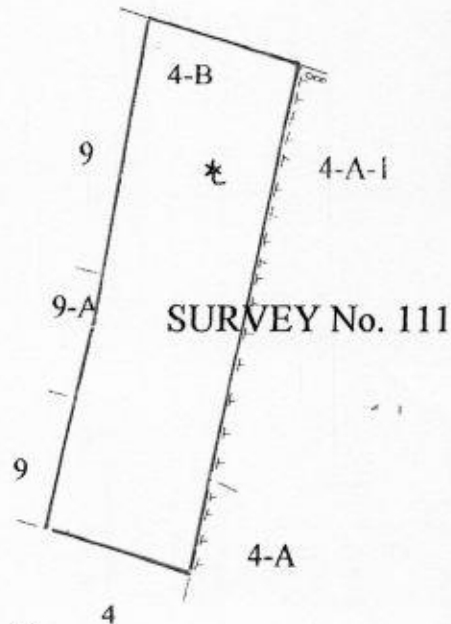


Plan Showing plots situated at
 Village : ELLA
 Taluka : TISWADI
 Survey No./Subdivision No. : 111/ 4-B
 Scale : 1 : 1000

Inward No.15211

V. Kambli

Smt. Vinita V. Kambli
 Asst. Survey & Settlement Officer
 Panaji-Goa



Lilia F. Dias Tescara

Tescara

[Signature]

Swetal V. Narvekar

Generated By : Swetal V. Narvekar (F.S)
 On : 02-01-2019

Dilip Tamoskar
 02/01/2019

Compared By: Dilip Tamoskar (D'Man Gr. I)

Government of Goa
Document Registration Summary 2
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 11-Feb-2019 11:02:28 am

Document Serial Number :- 2019-PNJ-268

Presented at 10:02:00 am on 11-Feb-2019 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	Mutation Fees	2500
2	Processing Fee	490
Total		2990

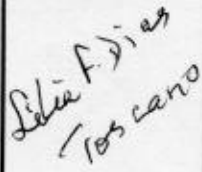
Stamp Duty Required :2500

Stamp Duty Paid : 2500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anant Kubal ,S/o - D/o Mohan Kubal Age: 32, Marital Status: ,Gender:Male,Occupation: Service, Address1 - House No.689, Devlay, Near Shantadurga Temple, Candola Ponda Goa, Address2 - , PAN No.: CETPK0718Q			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Lilia F Dias Toscano ,S/o - D/o Antonio Dias Age: 76, Marital Status: Married ,Gender:Female,Occupation: Doctor, Address1 - H.NO.1247, Near Church, Church Ward, Sant Estevam, North Goa, Goa, Address2 - , PAN No.: AEWPT5699E			
2	JOHN PAUL TOSCANO ,S/o - D/o Alex Trifonio Toscano Alias Trifonio Estevao Aleixo Toscano Age: 28, Marital Status: Unmarried ,Gender:Male,Occupation: Unemployed, Address1 - H.No.1247, Near Church, Church Ward, Sant Estevam, North Goa Goa, Address2 - , PAN No.: AKKPT3836B			

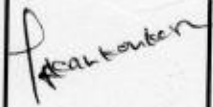
2/11/2019

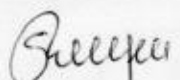
NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Anant Kubal ,S/o - D/o Mohan Kubal Age: 32, Marital Status: ,Gender:Male,Occupation: Service, Address1 - House No.689, Devlay, Near Shantadurga Temple, Candola Ponda Goa, Address2 - , PAN No.: CETPK0718Q			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanjiv Suryakant Kankonkar, 39 , ,7720927755 , ,Service , Marital status : Married 403002, H.No.210 Behind Maruti Temple Borbhat Taleigao Goa, H.No.210 Behind Maruti Temple Borbhat Taleigao Goa Ella, Tiswadi, NorthGoa, Goa			
2	Surendra Tari Volvoikar M, 40 , ,8329949205 , ,Business , Marital status : Married 403106, H.No.1194 St Estevev Madla Wada Akhada Jau Sant Estevam Tiswadi North Goa , H.No.1194 St Estevev Madla Wada Akhada Jau Sant Estevam Tiswadi North Goa Jua, Tiswadi, NorthGoa, Goa			


 Sub Registrar

 SUB-REGISTRAR
 ILHAS

Document Serial No:-2019-PNJ-268

Book :- 1 Document

Registration Number :- **PNJ-1-260-2019**

Date : 11-Feb-2019

Ilhas

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

SUB-REGISTRAR
ILHAS

