

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

Serial No. 474 Place of Vendor MARGAO Date 27/4/2021 098448

Value of Stamp Paper: 25000/-

Name of Purchaser: Truene Real Estate Developers UP

Residence: Margao Name of Father:

Purpose: Deed of Sale Transacting Parties

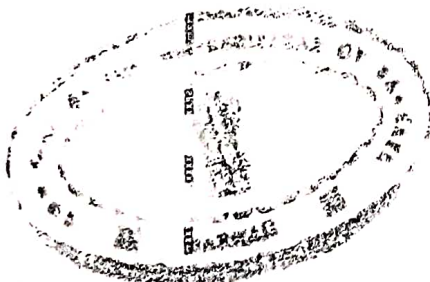
As there is no one single paper for the value of Rs. 67500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign
M. A. SALGUEIRO, REGISTRAR
LIE. NO. 100/VERMILION/2018/2019
Margao-Goa

1

Signature of Notary

Jose Elvino Furtado

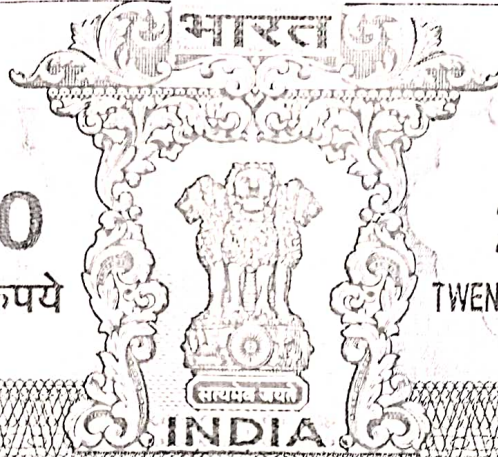


DEED OF SALE

Well over

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 474 Place of Vendor MARGAO Date 27/4/2021 098449

Value of Stamp Paper: 25000/-

Name of Purchaser: Trinne Real Estate Developers LLP

Residence: Margao Name of Father:

Purpose: Deed of sale Transacting Parties }

As there is no one single paper for the value of Rs. 67500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
MR. SALOMIS KOLHAKAR
LIC. NO. JUDVEN/101/2019/GOA
Margao Goa

Signature of Purchaser

2

DEED OF SALE

Handwritten signature and stamp.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

पन्द्रह हजार रुपये

15000
FIFTEEN
THOUSAND RUPEES

Rs.
15000

INDIA

गेवा GOA

Serial No. 474 Place of Vendor MARGAO Date 27/4/2021 035402

Value of Stamp Paper: 15000/-

Name of Purchaser: Triune Real Estate Developers

Residence: Margao Name of Father:

Purpose: Deed of Sale 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. KOLWALKAR
Lic. No. JUC/VEN-LIC/1/2016/AC-I
Margao Goa

Signature of Purchaser

3

DEED OF SALE

Handwritten signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

गोवा GOA

Serial No. 474 Place of Vendor MARGAO Date 27/4/2021 577121

Value of Stamp Paper: 1000/-

Name of Purchaser: Triune Real Estate Developers LP

Residence: Margao Name of Father:

Purpose: Deed {Sale/Transacting} Parties

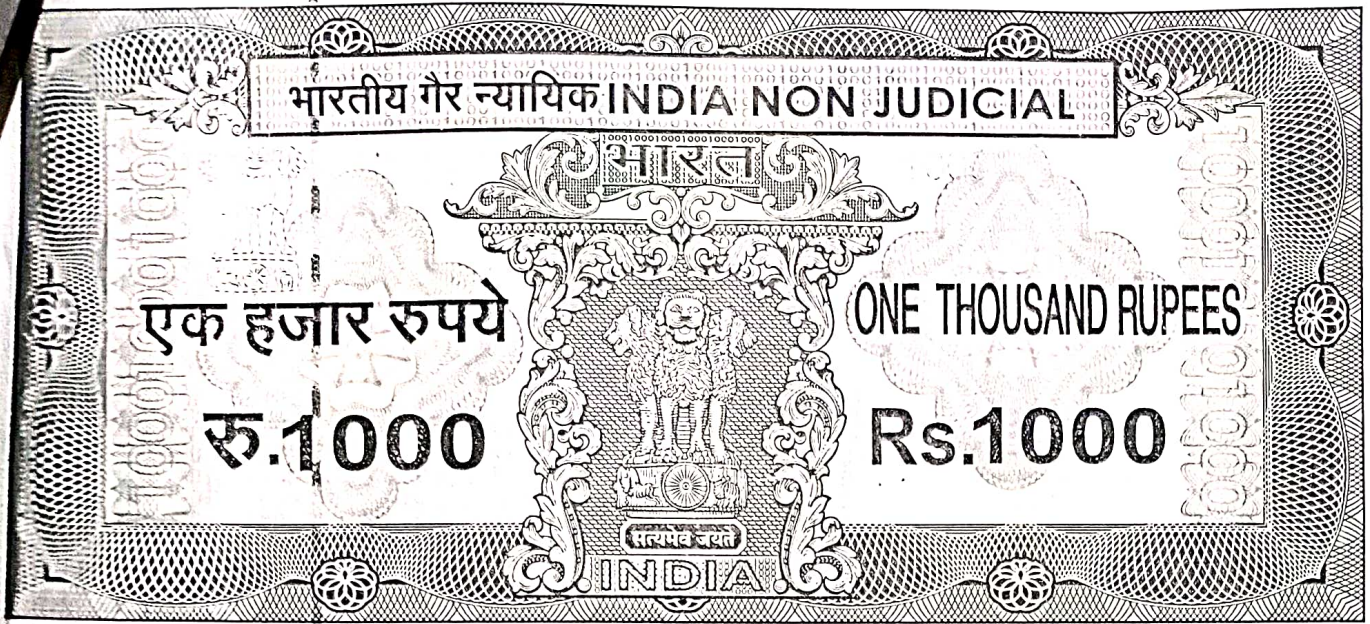
As there is no one single paper for the value of Rs. 67500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. 40/02/21
Mrs. CALONIE L. LALWALKAR
Lic No. JUDVEND/10/15/10/ACH
Margao-Goa

Signature of Purchaser

DEED OF SALE

Signature of Purchaser



गोवा GOA

Serial No. 474 Place of Vendor MARGAO Date: 27/4/2021 577122

Value of Stamp Paper: 1000/-

Name of Purchaser: Triune Real Estate Developers LP

Residence: Margao Name of Father:

Purpose: Deed of sale Transacting Parties

As there is no one single paper for the value of Rs. 67500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mis. SALONI S. HOLVALKAR
Lic. No. JUD/VER-LIC/14/2010/AC-1
Margao-Goa

[Signature]
Signature of Purchaser

5

DEED OF SALE

[Signature]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON-JUDICIAL

नोवा GOA

Serial No. 474 Place of Vendor MARGAO Date 27/4/2021 602463

Value of Stamp Paper: 500/-

Name of Purchaser: Triune Real Estate Developers LLP

Residence: Margao Name of Father:

Purpose: Deed of Sale Transacting Parties

As there is no one single paper for the value of Rs. 67500/-

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

Stamp Vendor's Sign.
Mrs. SALONI S. FOLWALKAR
Lic. No. JUD/VEN-LIC/172018/AC-I
Margao-Goa

Signature of Purchaser

DEED OF SALE

Notary Signature

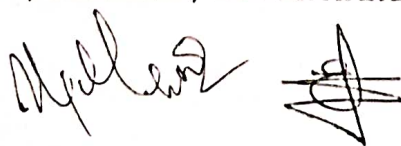
THIS DEED OF SALE is made at Margao, Goa, on this 27th day of April, 2021 - BETWEEN-


(1)(a) **MR. TABER RAY D'SILVA**, son of late Afonso D'Silva, aged 51 years, married, Mechanical Engineer, Pan Card No. [REDACTED], Aadhaar Card No [REDACTED], and his wife (b) **MRS. LEILA ANNA D'SILVA**, aged 43 years, daughter of late Lenny Gomes, housewife, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], both Indian Nationals and residents of Flat No. ET-4, Third Floor, Pancharatna Co-Operative Housing Society, Margao, Goa, hereinafter referred to as the "VENDORS" of the ONE PART - AND-

(2) **TRIUNE REAL ESTATE DEVELOPERS LLP**, a limited liability partnership, duly registered with Registrar of Companies, Central Registration Office, Government of India, Ministry of Corporate Affairs, Registrar office, Goa under LLP Identification Number AAM-2117 on 15th March 2019, having its registered office at ET4, Third floor, Pancharatna Co-op. Housing Society, Margao, Goa, represented herein through its partner, **MR. JOSE ELVINO FURTADO**, son of Mr. Joaquim Paul Furtado, aged 52 years, married, businessman, PAN Card No. [REDACTED], Aadhaar Card No [REDACTED], Indian National, resident of H.No.11, Chadvaddo, Varca, Salcete, Goa 403721, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS -





a) there exists a property, namely property known as "MULALEM PEDDA" or "PEDDA NO MEIO" or "POILEM PEDDA" or "DELDIXICHEM" commonly known as "PEDDA", situated at Varca, within the area of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.32184 of new series, enrolled in the Land Revenue Office of Salcete under Matriz No.577, surveyed under No.247/7 of Varca village, having an area of 1946 sq. mts, which property is hereinafter referred to as the " said property " and more particularly described in the SCHEDULE "A" hereunder;

b) Mr. Norman Martins and his wife Mrs. Doreen Maria Martins from Benaullim, Salcete, Goa, were owners and possessors of the said property having acquired by them by inheritance by virtue of Deed of Partition dt. 23.10.1989 registered in the office of the Sub-Registrar of Salcete, Margao under No.2970 at pages 540 to 565 of Book No.I Vol. 116 dt. 13.11.1989.

c) M/s. Asian Constructions, a registered partnership firm, having office at Margao, Goa under an Agreement for Development and Sale dt. 6th August 2007 with the said owners, Mr. Norman Martins and his wife developed the said property into sub - plots after obtaining Conversion Sanad from Collector of South Goa, Margao under Ref. No.AC-II/SG/CONV/28/2010/1054 dt. 31.01.2011, development permission from Town and Country Planning Department, Margao under No.TPM/Sub-Div/21263/Varca/247/7/2013 /698 dt. 11.02.2013 and final NOC from Village Panchayat of Varca under No.VP/VAR/2013-2014/199 dt. 05.05.2013;

d) By Deed of Transfer dt. 30th July 2019 registered in the office of the Sub-Registrar of Salcete, Margao under No.



2019-MGO-2524 on 04th September 2019 said owners Mr. Norman Martins and his wife and said developer M/s. Asian Constructions conveyed and transferred the Plot No.1 of the said property to Mr. Taber Ray D'Silva, the male Vendor herein;

e) the VENDORS are now sole owners and possessors of the said Plot No.1 of the said property, admeasuring 562.30 sq. mts, shown in the plan annexed hereto and more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot";

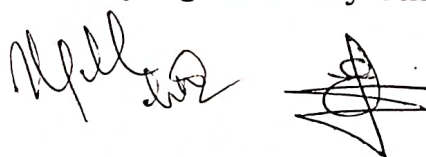
f) In order to construct a residential building with swimming pool and compound wall in the said plot, the VENDORS obtained Technical Clearance Order from the office of the Senior Town Planner, Town and Country Planning Department, South, Margao under No.TPM/32131 /Varca/247/7/2020/3036 dt. 08.07.2020 and Construction Licence from Village Panchayat of Varca under No.VP/VAR/2020-21/19 dt. 18th December 2020;

AND WHEREAS the VENDORS have represented to the PURCHASER that -

a) The said plot is free from all encumbrances, charges, easements, liens or defects in title, attachments etc of whatsoever nature;

b) That the VENDORS are sole owners and possessors of the said plot and they have absolute authority and power to conduct this Deed of Sale;

c) The said plot is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from person or persons;

The block contains two handwritten signatures in black ink. The first signature is on the left, appearing to be 'M. Taber Ray D'Silva'. To its right is a circular stamp with some illegible text inside, and a second, more stylized signature or mark to the right of the stamp.

- d) The said plot is not subject to any Land acquisition proceedings or any other proceedings;
- e) The said plot is not subject to any attachments from any court of law nor any litigations or proceedings pending in respect of the said plot in any court of law;
- f) The said plot is not subject to requisition or attachment by Income Tax Department or any other department or any other Government Authority;
- g) There are no arrears of property taxes or any other taxes, dues, cesses or levies of whatsoever nature remaining unpaid in respect of the said plot;
- h) The said plot has not been the subject matter of any previous Agreement of Sale etc;
- i) The said plot can be developed by constructing residential building with swimming pool and compound wall as per approved plans.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said plot with benefit of all licences and permissions, for total consideration of Rs.22,47,490/- (Rupees twenty two Lakhs forty seven thousand four hundred ninety only) calculated at the rate of around Rs. 4,000/- (Rupees four Thousand Only) per sq. metre, which is its fair market value.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

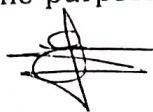
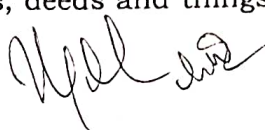
1. That in pursuance of the said agreement and in consideration of Rs.22,47,490/- (Rupees twenty two lakhs forty seven thousand four hundred ninety only) out of which

Rs. 1,00,000/- (Rupees One Lakh only) paid by the PURCHASER to the VENDORS by Cheque No. 000026, drawn on HDFC Bank, Margao branch dt. 27.04.2021 and balance Rs. 21,47,490/- (Rupees twenty one lakhs forty seven thousand four hundred ninety Only) paid by PDC Cheque No. 000028, drawn on HDFC Bank, Margao Branch dt 20.04.2022, the VENDORS hereby accept the said payment and acknowledge receipt thereof, subject to realization of said cheque and the VENDORS as owners and possessors do hereby convey, sell, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said Plot No. 1 (One), having an area of 562.30 (five hundred sixty two point thirty) sq. mts, shown in the plan annexed hereto, and forming part of the property known as "MULALEM PEDDA" or "PEDDA NO MEIO" or "POILEM PEDDA" or "DELDIXICHEM" commonly known as "PEDDA", situated at Varca, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder, together with all the privileges, easements, profits, advantages, rights and appurtenances whatsoever and benefits of all licences, permissions, approved plans etc AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said plot hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The PURCHASER shall be free to hold and possess the said plot as absolute owner and possessor thereof, without any claim, right, interruption or demand from the VENDORS or any person/s claiming through or under them.

3. The VENDORS further agree and undertake to do, execute and/or perform at the costs of the PURCHASER all such further acts, deeds and things for the purpose of more



perfectly conveying and assuring the said plot unto the PURCHASER and placing the PURCHASER in possession of the said plot according to the true intent and meaning of this Deed or shall or may be reasonably required and/or for the purpose of recording and registering the said plot in the name of the PURCHASER in all Government records including the Land Survey and Land Revenue Records as also under any Records of Rights and to get partitioned the survey holding to get allotted separate survey number to said plot.

4. However, in case due to any defects in the title of the VENDORS, the PURCHASER is deprived of the said plot or any part thereof, the VENDORS undertake to indemnify and keep indemnified at all times the PURCHASER from and/or against all or any losses, damages, costs and expenses which PURCHASER may incur and / or sustain by reason of any claim being made by anybody whomsoever to the said plot by reason of any defect in the title of the VENDORS to the said plot or by reason of any contravention or inaccuracy of any representation made herein.

5. The VENDORS, MR. TABER RAY D'SILVA and MRS. LEILA ANNA D'SILVA have constituted MR. MARIO PRECIOSO VAZ, son of Mr. Piedade Vaz, aged 52 years, married, service, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mob no. [REDACTED], Indian National, resident of A1-G2, Peter Piedade Enclave, Mungul Grande, Margao, Salcete - Goa, Goa, to admit execution of present deed by Special Power of Attorney executed on 30th March 2021 registered in the office of the Sub-Registrar of Salcete, Margao under Registration no. MGO-POA Register-36-2021 on 30th March 2021, copy of which is filed herewith.

Mellwa

[Signature]

SCHEDULE "A"

(Description of the said property)

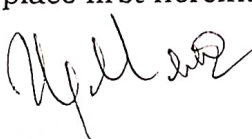

ALL THAT property known as "MULALEM PEDDA" or "PEDDA NO MEIO" or "POILEM PEDDA" or "DELDIXICHEM" commonly known as "PEDDA", situated at Varca, within the area of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the land Registration Office of Salcete under No.32184 of new series, enrolled in the Land Revenue Office of Salcete under Matriz No.577, surveyed under No.247/7 of Varca Village, having an area of 1946 sq. mts, and bounded on the east by property of Ubaldina D'Costa and Cipriano D'Costa, on the west by property of Santana Pereira, on the north by property of Sapiencia Pereira and on the south by drain and extension of field of Comunidade of Varca.

SCHEDULE "B"

(Description of the said plot hereby sold)

All that Plot No.1 (One) of the said property described in the SCHEDULE "A" above, having an area of 562.30 (five hundred sixty two point thirty) sq. mts, surveyed under No. 247/7 (part) of Varca village, and forming an independent and separate property and bounded on the east by properties surveyed under Nos.247/8 and 247/6, on the west by six metres wide reserved road, on the north also by six metres wide road and on the south by six metres wide road and property surveyed under No.247/8.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

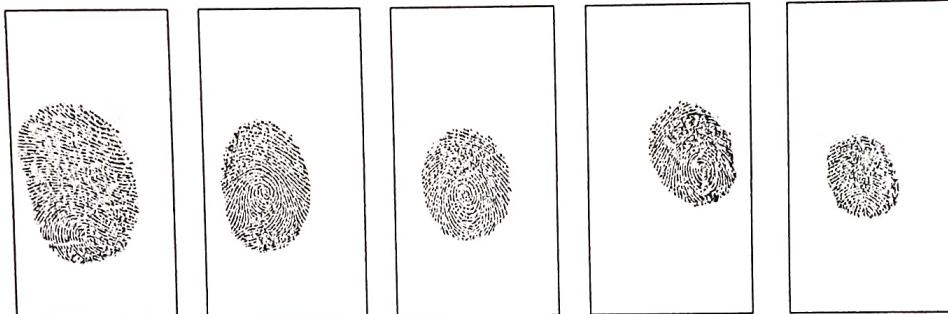
 

VENDORS:

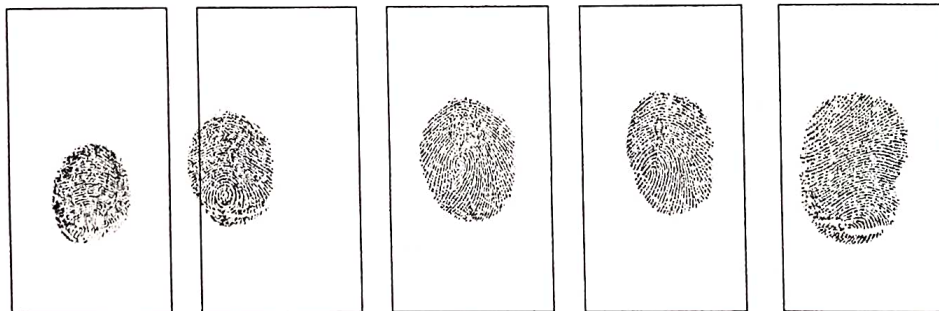


Upd

Mr. TABER RAY D'SILVA



Right hand finger prints



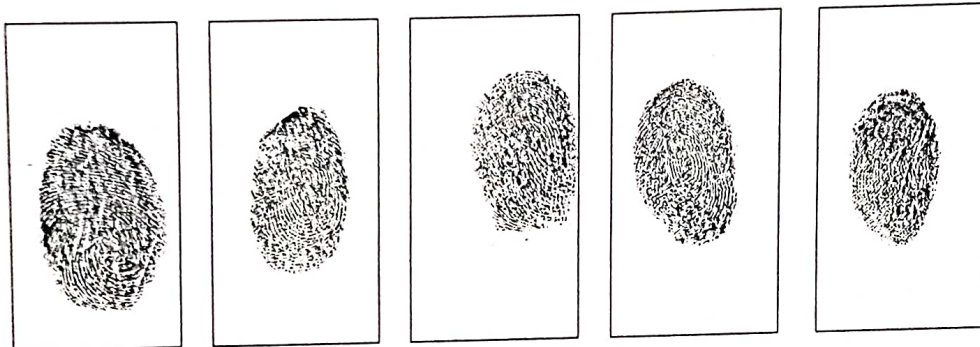
Left hand finger prints

Upd A handwritten signature 'Upd' followed by a stylized symbol consisting of a circle with a horizontal line through it and a diagonal line crossing it.

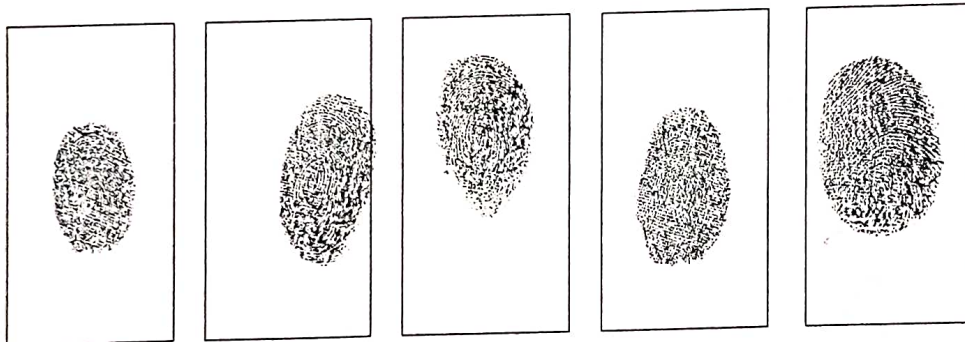


Leila D'Silva

Mrs. LEILA ANNA D'SILVA

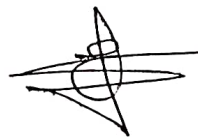


Right hand finger prints



Left hand finger prints

Leila D'Silva

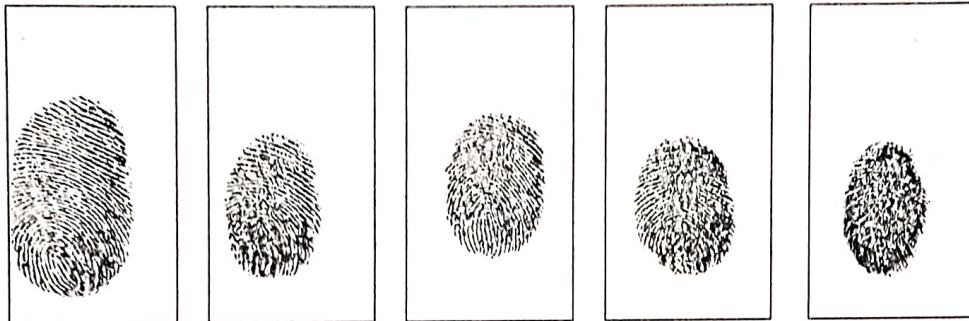


PURCHASER:

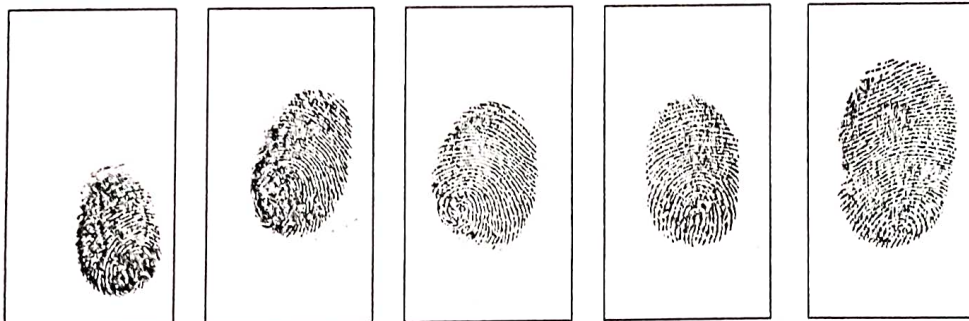


Mr. JOSE ELVINO FURTADO

Partner, TRIUNE REAL ESTATE DEVELOPERS LLP


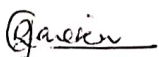


Right hand finger prints



Left hand finger prints

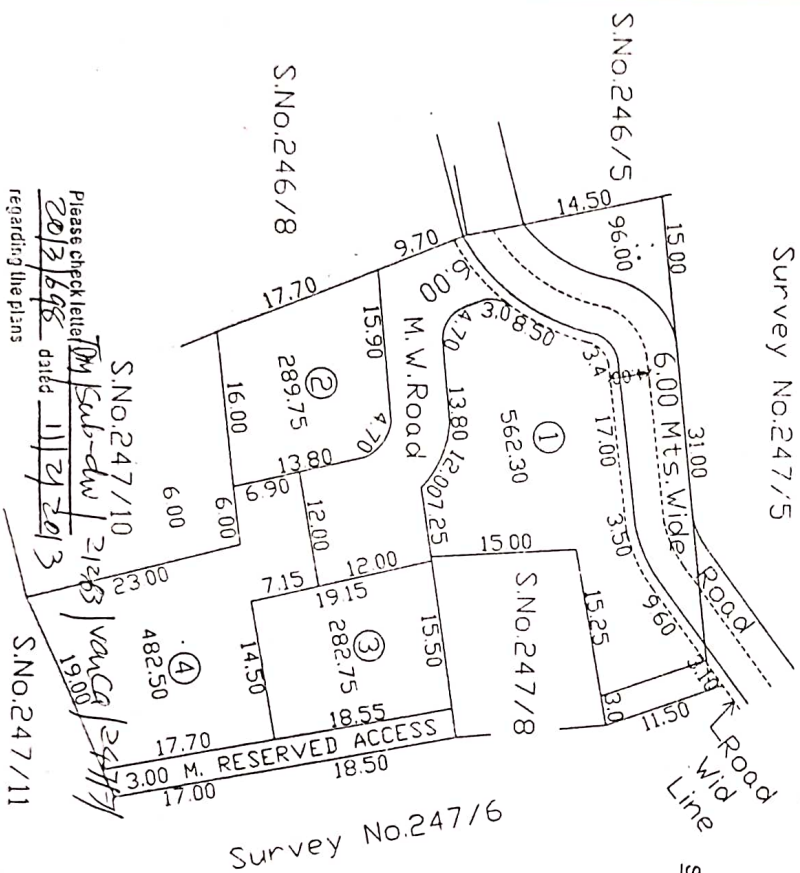
WITNESSES:

1. Akshada Gaonkar 
H.no. 668 Shivsaram Pivara Sanghvi - Gor
2. Rajeshi Tackar 
H.no. 3994, Housing Board, Margao - Gor

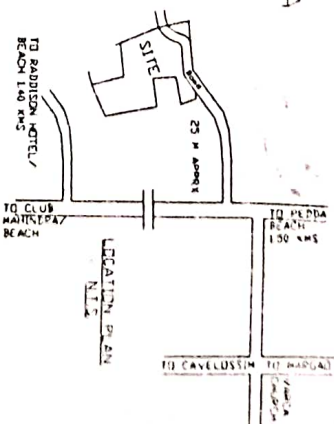


SITE PLAN

Survey No.247/5



SCALE 1:500



AREA STATEMENT	
Total Area of Plot	2400.00sq
Area Lost For Road	251.00sq
Area Left For Access	107.00sq
Area of Plot Natural Division	96.00sq
Net Area Available for Sub-division/Development	1946.00sq
Less: Area to be left for Road/Wid	50.50sq
Area For Internal Sub-Division Road	278.20sq
Net Area of The Plots	1617.30sq
Plot No. 1	562.30sq
Plot No. 2	289.75sq
Plot No. 3	282.75sq
Plot No. 4	482.50sq

Please check letter by sub-aw dated 11/21/2013 regarding the plans S.NO.247/11

by Town Planner
Town & Country Planning Dept.
South Goa Dist. Urban Margao - Goa.

OWNER

ENGINEER

SHEKHAR D. BORKAR

B.E. (C)

~~101-1st Floor - Sud, 1st Floor~~



Government of Goa

Document Registration Summary 2

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

Date & Time : - 13-May-2021 12:23:28 pm

Document Serial Number :- 2021-MGO-1666

Presented at 12:21:42 pm on 13-May-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	67500
2	Registration Fee	44950
3	Mutation Fees	1000
4	Processing Fee	440
Total		113890

Stamp Duty Required :67500/-

Stamp Duty Paid : 67500/-

Sender

Party Name and Address	Photo	Thumb	Signature
Jose Elvino Furtado ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - ET-4, 3rd Floor, Pancharatna Co-op Hsg., Scty., Margao, Address2 - , PAN No.:			

Receiver

Party Name and Address	Photo	Thumb	Signature
Mario Precioso Vaz , Father Name:Piedade Vaz, Age: 52, Marital Status: ,Gender:Male,Occupation: Service, A1-G2, Peter Piedade Enclave, Mungul Grande, Margao - Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Leila Anna DSilva			
Jose Elvino Furtado , , Age: , Marital Status: ,Gender:,Occupation: , ET-4, 3rd Floor, Pancharatna Co-op Hsg., Scty., Margao, PAN No.:			

Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
Raeshri Tarekar, Age: 37, DOB: , Mobile: 9922301511 Occupation: Service , Marital status : Married , h. no. 3994, h. no. 3994, Housing Board Gogal, Margao, Salcete, SouthGoa, Goa			
Fernandes, Age: 54, DOB: , Mobile: 9545477086 Occupation: Service , Marital status : Married , Sao Jose de Areal Salcete Goa, Sao Jose de Sao-jose-de-areal, Salcete, SouthGoa, Goa			

Sub Registrar

Document Serial Number :- 2021-MGO-1000

Civil Registrar

-Cum-

Sub Registrar

Salcete

Document Serial No:-2021-MGO-1666

Book :- 1 Document

Registration Number :- **MGO-1-1617-2021**

Date : 13-May-2021

Final
13/5/21

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

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