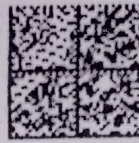


(Three lakh eighty two thousand five hundred only),

6378

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Phone No:  
Sold To/Issued To:  
S S Developers  
For Whom/ID Proof:  
AFLFS80670



₹ 0382500/-  
ZERO THREE EIGHT TWO FIVE ZERO ZERO

Other  
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3816248 35/02/04/2021-RD1

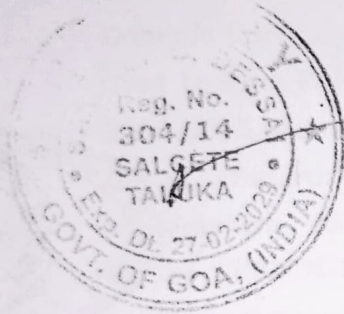
For CITIZEN CREDIT CO-OP. BANK LTD.



*Reina*  
Authorised Signatory

CERTIFIED TRUE COPY

6378/24  
20/12/2024



Stanley Ashok Martins *Reina*



**DEED OF SALE**

*Reina*

*Matia*

*Arnell*  
*Reina*

This **DEED OF SALE** is executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 17th day of the month of December, of the year Two Thousand and Twenty-Four (17/12/2024) **BY** and **BETWEEN**:

1. **Mr. RAPHAEL BEDE PEREIRA**, son of Santana Rosario Pereira, aged 59 years, Occupation Service, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar card bearing No. [REDACTED], Contact No. [REDACTED] marital status married and his wife

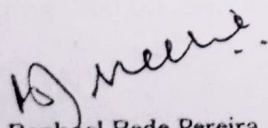
2. **Mrs. BERTHA PHILIPINE PEREIRA**, daughter of Mr. Avito Dominic Cardoz, aged 56 years, Occupation Service, holding Income Tax Card bearing PAN I [REDACTED], holding Aadhar Crad bearing No. [REDACTED], Contact No. [REDACTED], both resident of Room No. 5, Raja Pawl, Sidarth Nagar, Vakola Pipeline, Santacruz € , Mumbai, Maharashtra, 400055, both Indian Nationals and hereinafter referred to the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, successors, administrators and assigns) of the **ONE PART**.

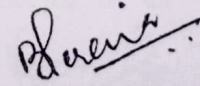
**AND**

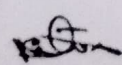
**M/s S. S. DEVELOPERS**, a partnership firm, duly registered with


Registrar of Firms, Salcete at Margao under Reg. No. MGO-F111-2024, holding PAN [REDACTED], with Principal Place of Business at 233/B, Laxette Residency, behind Varca Church, Laxette, Varca, consisting of and represented herein by the following partners:

- (i) **Mr. STANLEY ASHOK MARTINS**, son of Mr. Vasco Martins, aged 51 years, Occupation Business, holding Income Tax Card bearing PAN [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], marital status married, residing at H. No. 233, Laxetta, Varca, Salcete, Goa, 403721; and

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philipine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

- (ii) **MR. STALLEN JOHN MARTINS**, Son of Mr. Stanley Ashok Martins, aged about 19 years, marital status bachelor, holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card No. [REDACTED], residing at H. No. 233, Laxetta, Varca, Salcete, Goa, 403721

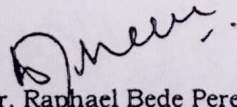
Both partners are Indian National and the Partnership firm **S. S. DEVELOPERS** is hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its all partners, representatives, successors in interest, executors, administrators and assigns) of the **SECOND PART**.

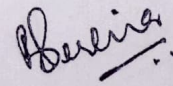


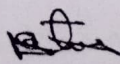
**WHEREAS** in pursuance to the Deed of Gift with Acceptance dated 30/01/2006, duly registered in the office of the Sub-Registrar, Salcete

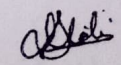
under Reg. No. 682 at pages 437 to 459 of Book No. 1, Vol. No. 1956, the VENDORS herein are the owners in possession of the Plot of land known as "BARKAY" admeasuring 550.00 Sq. Meters, now forming a separate and independent property in itself, surveyed under Survey No. 254/2-C of Varca Village, partitioned in pursuance to the Order dated 27/03/2018 passed in Partition Case No. LRC/PART/Varca/287/2016/1/5086, which erstwhile formed part of the Plot No. 2 admeasuring 750.00 Sq. Meters, which inturn formed part of the bigger property known as "BORCOI" alias "BARKAY", situated at Village Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described as a whole in the Land Registration Office of Salcete under Description No. 33908 of Book No. B-87, New Series, enrolled in the Taluka Revenue Office under Matriz No. 606 and surveyed under Survey No. 254/2 of Varca Village.

The Bigger Property known as "BORCOI" alias "BARKAY", is hereinafter referred to as "SAID BIGGER PROPERTY"; the Plot No. 2 then admeasuring 750.00 Sq. Meters is hereinafter referred to as "SAID

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philipine Pereira

  
Mr. Stanley Ashok Martins

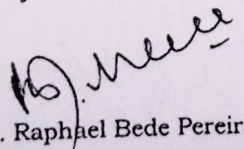
  
Mr. Stallen John Martins

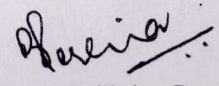
PROPERTY" and is better described in SCHEDULE A herein latter written while the Plot surveyed under Survey No. 254/2-C of Varca Village is hereinafter referred to as "SAID PLOT" and is better described in the SCHEDULE B herein later written.

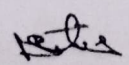
**AND WHEREAS** the VENDORS have converted the SAID PLOT for residential use vide Conversion Sanad dated 17/10/2022 under Ref. No. COL/SAL/SG/CONV/61/2019/13521 issued by the Office of the Collector, South Goa, Margao.

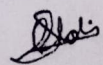
**AND WHEREAS** the VENDORS have now approached the PURCHASER, with VENDORS offering to sell and transfer the clean, clear, marketable and subsisting title of the SAID PLOT along with all plants and trees existing therein and possession free from any claims and encumbrances and made following express representations unto the PURCHASER as also assign all rights and privileges under the aforementioned Conversion Sanad and the PURCHASER has agreed to purchase the same, relying upon the representations and declarations made by the VENDORS as detailed herein below:

- a) that they are the absolute owners of the SAID PLOT and are in peaceful, lawful occupation, uninterrupted and settled possession and enjoyment of the same;
- b) that they have absolute right and title 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) that their predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PLOT/SAID PROPERTY and that they also, as on this date, have and hold clean, clear, subsisting and marketable title to the SAID PLOT;
- d) that there is no legal bar or impediment for sale of SAID PLOT and that the SAID PLOT is free from encroachments, encumbrances and is also free from any liens and or charges;
- e) that no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts,

  
Mr. Raphael Bede Pereira

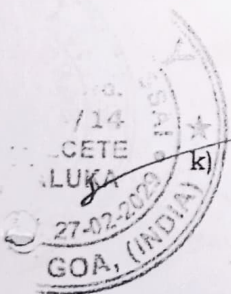
  
Mrs. Bertha Philippine Pereira

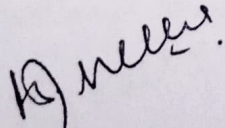
  
Mr. Stanley Ashok Martins

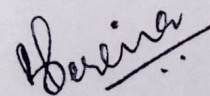
  
Mr. Stallen John Martins

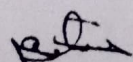
Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;

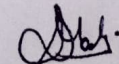
- f) that the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- g) that 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) that there is / are no mundkar/s or tenant/s or any other type of encumbrances or encroachments on the SAID PLOT and or on any part thereof and or there is no any boundary dispute from any of the neighbouring plot owners/occupiers;
- i) that they have not agreed, committed or contracted or entered into any MOU/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) that 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) that in case at any time in future, if any objection is raised to the present understanding or the present understanding 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, in the SAID PLOT or any part thereof, the VENDORS, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or



  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philippine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

shall not be responsible to indemnify the VENDORS for any such settlement made by him with any party;

- 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 the SAID PLOT falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PLOT;
- n) that the SAID PLOT is accessible through the Public road running all along and touching the southern boundary of the SAID PLOT;
- o) that there does not exist any road/access/pathway/easement passing through the SAID PLOT;
- p) That they wish to sell the SAID PLOT for a total consideration of Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only) and requested to pay the same partly in money and partly in kind in the manner as detailed herein later.



**AND WHEREAS** considering the said offer of the VENDORS and relying on the representations made by the VENDORS, the PURCHASER agreed to purchase the SAID PLOT, for the aforesaid consideration of Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only) and has agreed to pay the same as requested by the VENDORS.

**AND WHEREAS** the parties hereto have decided to have the title and possession of the SAID PLOT transferred and thus the VENDORS execute 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:**

1. That in pursuance to the said understanding and in consideration of Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only) paid by the

*Raphael Bede Pereira*  
Mr. Raphael Bede Pereira

*Bertha Philipine Pereira*  
Mrs. Bertha Philipine Pereira

*Stanley Ashok Martins*  
Mr. Stanley Ashok Martins

*Stallen John Martins*  
Mr. Stallen John Martins

PURCHASER unto the VENDORS in the manner detailed out in clause 2 below; the VENDORS hereby against the aforesaid consideration, conclusively grants, conveys, sells, transfers, assigns and assures by way of absolute sale unto the PURCHASER, the SAID PLOT admeasuring 550.00 Sq. metres (Double Five Zero decimal Zero Zero) more particularly described in the Schedule B hereunder written, together 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 with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

The said sum of Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only) is paid in the following manner:

- (A) a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) in the following manner:
- (I) a sum of Rs. 9,15,000/- (Rupees Nine Lakhs Fifteen Thousand Only) vide Cheque No. 000776 dated 18/12/2024 drawn on HDFC Bank Ltd. Varca
- (II) sum of Rs. 85,000/- (Rupees Eighty-Five Thousand Only) paid on 18/12/2024 on behalf of the VENDORS as and by way of Tax Deducted at Source, paid vide Challan Identification Nos. 24121800009763HDFC and 24121800007933HDFC each of Rs. 42,500/-
- (B) a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) paid adjusting the cost of and by allotting three residential premises altogether admeasuring One Hundred and Ninety Nine Square Meters of super built up area that shall be constructed by the PURCHASER in the SAID PLOT along with proportionate undivided share in the land corresponding to the said three premises, of

Mr. Raphael Bede Pereira

Mrs. Bertha Philipine Pereira

Mr. Stanley Ashok Martins

Mr. Stallen John Martins

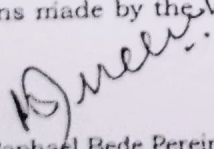
which two premises to be single bedroom flats to be located on the Second Floor and One Premises to be double bed room flat to be located on the First Floor of the building to be constructed in the Said Plot.

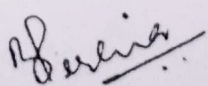
3. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOT unto the PURCHASER and the PURCHASER has taken actual and physical possession of the same and shall henceforth be entitled to possess and use the same as the absolute owner thereof and deal with it in the manner it wishes to.

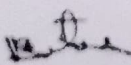
4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all-times hereafter peaceably and quietly to hold and enjoy the SAID PLOT hereby granted with their appurtenances and receive 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.

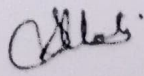
5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER or its successor/s in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER or its successor/s in title or nominee/s and placing them 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.

The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philipine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

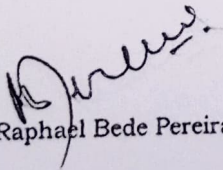
out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

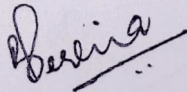
6. The VENDORS hereby declare that they jointly and or severally have/has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby he/she/they is/are prevented from selling the SAID PLOT in the manner aforesaid and hereinafter.

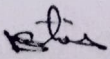
7. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned Authorities relating to the Said Plot, payable as on the date of this Deed of Sale. If any claim is made in this respect which pertains to the date prior to the execution of these presents, by any Department/Authorities,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

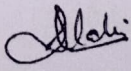
8. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any 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, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT and the PURCHASER shall in no way be 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.

9. The VENDORS undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT and or where for reasons of any prohibition or restrictions or limitations, the SAID PLOT or part thereof cannot be used for development and or in

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philippine Pereira

  
Mr. Stanley Ashok Martins

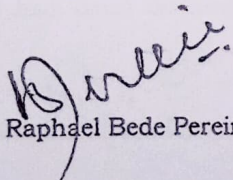
  
Mr. Stallen John Martins

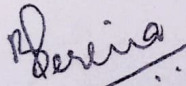
case any of the representations and or covenants made by the VENDORS to the PURCHASER and as detailed out in the recital part of this deed are false. Further, the VENDORS hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

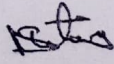
10. The VENDORS hereby authorize the PURCHASER to get transferred in its name the SAID PLOT, purchased by it by the present deed and the VENDORS specifically communicate No Objection for carrying out mutation by deleting the names of the VENDORS and by including the name of the PURCHASER in survey records of the Survey No. 254/2-C of Varca Village of Salcete Taluka and further hereby waives any notice that may be required to be addressed to them under any law in force.

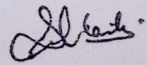
11. With the transfer of the SAID PLOT, all the rights and privileges in respect of the Conversion Sanad of the SAID PLOT also stands transferred and assigned unto the PURCHASER.

12. It is clearly agreed between the parties hereto, that with the execution and registration of this deed, the title and possession of the SAID PLOT has been conclusively transferred to the PURCHASER and the VENDORS ceases to have any title, interest, right or claim or possession of whatsoever nature over the SAID PLOT and further that the understanding of parties to adjust the part consideration in kind and or pending the allotment of agreed premises being consideration in kind, shall have no influence and or restriction on the title, possession, enjoyment and occupation of the PURCHASER to the SAID PLOT and to the construction that shall be raised therein and the PURCHASER is at liberty to deal with the same in the manner it deems fit and proper as absolute owner thereof including to transfer the title to third party or

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philippine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

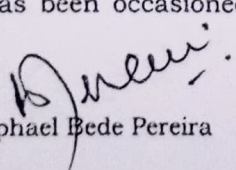
create mortgage of the SAID PLOT and or the construction that shall be raised therein and no consent ever of the VENDORS shall be required to be obtained for any reason whatsoever. The VENDORS right continuing from this deed shall be limited only to the premises as detailed out in Clause 2 of this deed.

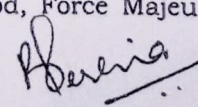
13. Upon the completion of the development in the SAID PLOT, unless the Co-operative Housing Society is formed and unless land and building is conveyed unto such society, the parties hereto shall execute and register Sale Deed/s thereby the PURCHASER transferring the title of the said three premises and its corresponding undivided share in the SAID PLOT unto the VENDORS or their nominee/s, the cost and expense of such transfer, execution and registration thereof not limited to duties payable to the Government, shall be borne and paid by the VENDORS herein and or their nominee/s. Where the premises that shall be allotted to the VENDORS herein, is/are transferred or proposed to be transferred by the VENDORS to the third party, all taxes, cost not limited to Infrastructure Tax, GST, Transformer Cost and its installation, electricity, water connection etc shall be borne and paid by the VENDORS herein and or their nominee/s, as the case may be, to the PURCHASER or competent authority.

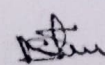
14. The entire construction that shall be raised in the SAID PLOT save and except the two Flats of the VENDORS, shall be retained, possessed and owned by the Purchaser and shall be entitled to enter into third party instruments, thereby creating third party rights, interest, title etc.

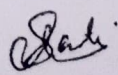
15. The PURCHASER shall hand over possession of the Said Flats to the VENDORS, to be constructed on the SAID PLOT, by 36 months from the date of obtaining of Certificate of Registration of Project with Goa Real Estate Regulation Authority, with 8 months grace period.

16. However, any delay in granting the water connection/electricity connection, issuance of Completion Certificate, Occupancy Certificate by the concerned Authorities for reasons not attributable to Purchaser or if the delay has been occasioned by any Act of God, Force Majeure, any

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philipine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

natural calamities, pandemic such as COVID-19 or like, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the VENDORS in finalizing interior works/changes of the flat/s allotted to the VENDORS or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the Purchaser, shall not be attributable to the Purchaser and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the proposed flats.

17. The VENDORS also undertake to join the Maintenance Society or such other entity that shall be formed as also undertake to contribute monies towards its formation and monthly maintenance as may be decided by the promoter.

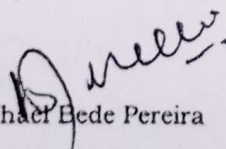
18. That the parties to this Deed of Sale hereby declare that the SAID PLOT in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.

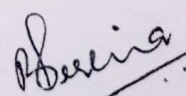
**SCHEDULE A  
(OF THE SAID PROPERTY)**

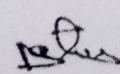
ALL THAT Plot No. 2 admeasuring 750.00 Sq. Meters, which formed part of the bigger property known as "BORCOI" alias "BARKAY", situated at Village Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described as a whole in the Land Registration Office of Salcete under Description No. 33908 of Book No. B-87, New Series, enrolled in the Taluka Revenue Office under Matriz No. 606 and surveyed

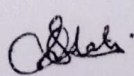
under Survey No. 254/2 of Varca Village and bounded as under:

East : by strip of land reserved for road;  
West : by Plot No. 1 of Antonio Carlos Pereira;  
North : by Plot No. 3 of Alvertinho Baracho;

  
Mr. Raphael Ede Pereira

  
Mrs. Bertha Philippine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

South: by Public Road of V. P. Varca.

**SCHEDULE B**

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

ALL THAT Plot of land known as "BARKAY" admeasuring 550.00 Sq. Meters, now forming a separate and independent property in itself, surveyed under Survey No. 254/2-C of Varca Village, erstwhile forming part of the SAID PROPERTY described in the SCHEDULE A hereinabove

written

East : by Road;

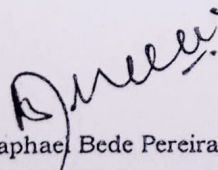
West : by part of the property under Survey No. 254/2 of Varca Village;

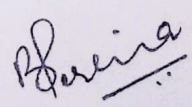
North : by Property under Survey No. 254/10-A of Varca Village;

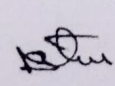
South: by Public Road.

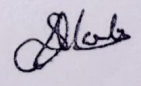
The SAID PLOT is better identified in the PLAN annexed hereto and the same forms part of this instrument.

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

  
Mr. Raphael Bede Pereira

  
Mrs. Bertha Philippine Pereira

  
Mr. Stanley Ashok Martins

  
Mr. Stallen John Martins

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mr. RAPHAEL BEDE PEREIRA

The member no. 1 of the VENDORS

the party of the FIRST PART

In the presence of...



*Raphael*

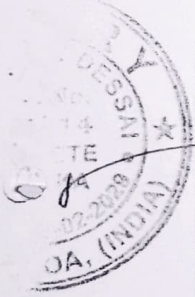
*9*

Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Mr. RAPHAEL BEDE PEREIRA

Thumb	Index finger	Middle finger	Ring finger	Little finger



RIGHT HAND FINGER PRINT IMPRESSION OF Mr. RAPHAEL BEDE PEREIRA

*Raphael*  
Mr. Raphael Bede Pereira

*Bertha*  
Mrs. Bertha Philippine Pereira

*Stanley*  
Mr. Stanley Ashok Martins

*Stallen*  
Mr. Stallen John Martins

Mr. Stanley Ashok Martins

Mr. Stallen John Martins

**Mrs. BERTHA PHILIPINE PEREIRA**

The member no. 2 of the VENDORS  
the party of the FIRST PART  
In the presence of...



*Pereira*

*Pereira*

Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. BERTHA PHILIPINE PEREIRA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. BERTHA PHILIPINE PEREIRA**

*Raphael Bede Pereira*  
Mr. Raphael Bede Pereira

*Bertha Pereira*  
Mrs. Bertha Philippine Pereira

*Stanley Ashok Martins*  
Mr. Stanley Ashok Martins

*Stallen John Martins*  
Mr. Stallen John Martins

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

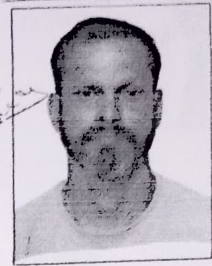
M/s S. S. DEVELOPERS

Represented herein by its partners,

MR. STANLEY ASHOK MARTINS

the Party of the Second Part

in the presence of.....



*SA*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. STANLEY ASHOK MARTINS

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MR. STANLEY ASHOK MARTINS

*Raphaél Bede Pereira*  
Mr. Raphael Bede Pereira

*Bertha Philipine Pereira*  
Mrs. Bertha Philipine Pereira

*Stanley Ashok Martins*  
Mr. Stanley Ashok Martins

*Stallen John Martins*  
Mr. Stallen John Martins



**MR. STALLEN JOHN MARTINS**

the party of the Second Part  
in the presence of....



*[Handwritten signature]*

*[Handwritten signature]*

Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSIONS OF **MR. STALLEN JOHN MARTINS**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **MR. STALLEN JOHN MARTINS**

**Witnesses:**

1. Gauravi Suresh Bhave *[Signature]*

2. *[Signature]*

Mr. Raphael Bede Pereira

*[Signature]*

*[Signature]*

Mrs. Bertha Philippine Pereira

*[Signature]*

Mr. Stanley Ashok Martins

*[Signature]*

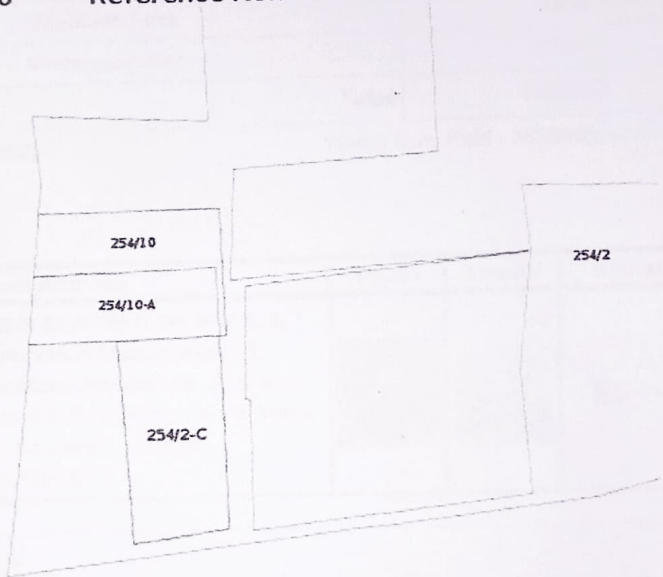
Mr. Stallen John Martins



**Government of Goa**  
 Directorate of Settlement and Land Records  
 Survey Plan  
 Salcete Taluka, Varca Village  
 Survey No.: 254 , Subdivision No.: 2-C

Scale 1:1000

Reference No.: CMAR24-39847-1505520



*Handwritten signatures and initials:*  
 [Signature] [Signature] [Signature] [Signature]

This record is computer generated on 17-12-2024 03:33:46. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

**NOTE: PLAN TO BE PRINTED ON A4 SIZE**



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 20-Dec-2024 01:24:01 pm

Document Serial Number :- 2024-MGO-6378

Presented at 01:07:51 pm on 20-Dec-2024 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	382500
2	Registration Fee	255000
3	Mutation Fees	1500
4	Processing Fee	1580
<b>Total</b>		<b>640580</b>

Stamp Duty Required : 382500/-

Stamp Duty Paid : 382500/-






Presenter






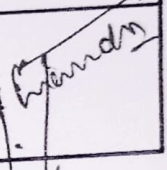
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr. STANLEY ASHOK MARTINS PARTNER OF M/S S. S. DEVELOPERS ,Father Name:Vasco Martins, Age: 51, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - Business at 233/B, Laxette Residency, behind Varca Church, Laxette, Varca, Address2 - Margao, PAN No.: .....			

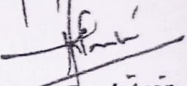
## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAPHAEL BEDE PEREIRA , Father Name:Santana Rosario Pereira, Age: 59, Marital Status: Married ,Gender:Male, Occupation: Other, resident of Room No. 5, Raja Chawl, Sidarth Nagar, Vakola Pipeline, Santacruz E, Mumbai, Maharashtra, 400055, PAN No.: .....			
2	BERTHA PHILIPINE PEREIRA , Father Name:Mr. Avito Dominic Cardoz, Age: 56, Marital Status: Married ,Gender:Female, Occupation: Other, resident of Room No. 5, Raja Chawl, Sidarth Nagar, Vakola Pipeline, Santacruz E, Mumbai, Maharashtra, 400055, PAN No.: .....			
3	Mr. STANLEY ASHOK MARTINS PARTNER OF M/S S. S. DEVELOPERS , Father Name:Vasco Martins, Age: 51, Marital Status: Married ,Gender:Male, Occupation: Business, Business at 233/B, Laxette Residency, behind Varca Church, Laxette, VarcaMargao, PAN No.: .....			

Party Name and Address	Photo	Thumb	Signature
<b>STALLEN JOHN MARTINS PARTNER OF M/S S. S. DEVELOPERS</b> , Father Name: Stanley Ashok Martins, Age: 19, Marital Status: Unmarried , Gender: Male, Occupation: Other, Business at 233/B, Laxette Residency, behind Varca Church, Laxette, VarcaMARGOA, PAN No.: <span style="background-color: black; color: black;">XXXXXXXXXX</span>			

**Witness:**  
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>GAURAVI SURESH BHAVE</b> , Age: 22, DOB: 2002-09-25, Mobile: 9890211780, Email: , Occupation: Other, Marital status : Unmarried, Address: 403721, Varca, Salcete, SouthGoa, Goa			
2	Name: <b>GAURISH MAHESH KUDCHADKAR</b> , Age: 43, DOB: 1981-09-02, Mobile: 9822089087, Email: , Occupation: Advocate, Marital status : Married, Address: 403706, Margao, Salcete, SouthGoa, Goa			

  
Sub Registrar  
CMI Registrar  
-Cum-

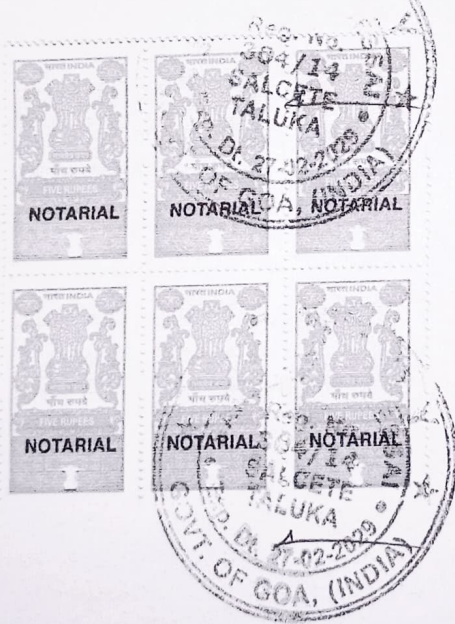
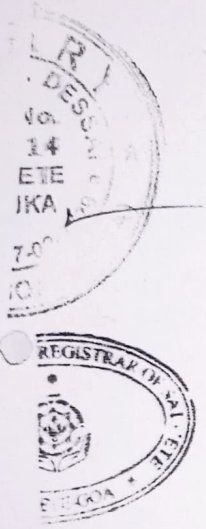
Document Serial Number :- 2024-MGO-6378



Document Serial No:-2024-MGO-6378

Book :- 1 Document  
Registration Number :- **MGO-1-6167-2024**  
Date : 20-Dec-2024

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



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

SANDEEP B. DESSAI  
NOTARY  
SALCETE TALUKA  
State of Goa (India)

Reg. No: 1297/2025  
Date: 20/01/2025