



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Salcete



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 7560900/-

(Rupees Seventy Five Lakhs Sixty Thousands Nine Hundred only)

PAID VIDE E-RECEIPT NO 202500099614 DATED :11-Feb-2025,

IN THE GOVERNMENT TREASURY.



Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202500007148
DOCUMENT SERIAL NUMBER	:	2025-MGO-945
DATE OF PRESENTATION	:	17-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	MGO-1-1057-2025
DATE OF REGISTRATION	:	25-Feb-2025
NAME OF PRESENTER	:	ADITYA NAIK Authorized Representative For NAABHIJ PROJECT REALTY THREE LLP
REGISTRATION FEES PAID	:	₹3780450/-
PROCESSING FEES PAID	:	₹2080/-
MUTATION FEES PAID	:	₹3500/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202500099614

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 07/02/2025 16:37:41

Name and Address of Party : NAABHI|PROJECTREALTYTHREE | 9404454798
A Wing Room No 27 New Om Shivkrupa CHS Opp Gayatri School
Jimmy Baug Kolsewadi Kalyan East Wadi Kols

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 7560900.00

Total Amount : ₹ 7,560,900.00

(Rs. Seventy Five Lakh Sixty Thousand Nine Hundred Only)

Department Data:

202500007148 NOTARY|202500007148 NOTARY

Bank ref No:

CPAEUKSPK1

Status:

Success

Payment Date:

11/02/2025 13:14:44

Payment Gateway:

SBI_MOPS



945/25
17/02/2025

DEED OF SALE

THIS DEED OF SALE is executed at Margao, Goa, on this 17th day of February in the year 2025.



BETWEEN

KILBURN SHERWIN SHAW REBELLO, son of Mr. Justino Rosario Rebello, 30 years of age, married, businessman, Indian National, having PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] residing at House No. 817/C, Sodovim, Verna, South-Goa, 403722, hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors, administrators, beneficiary(ies), legatee(s), nominees and permitted assigns) of the **FIRST PART**;



AND

NAABHIJ PROJECT REALTY THREE LLP, a Limited Liability Partnership, bearing LLP Identification No. [REDACTED], PAN Card bearing No. [REDACTED], Email ID: cs@isprava.com, Ph.: [REDACTED] and having its registered office at First Floor, 42A, Impression House, G. D. Ambekar Marg, Wadala, Mumbai 400031, represented herein by its authorized signatory viz., **MR. ADITYA NAIK**, son of Mr. Ranjan Naik, aged about 34 years, Married, Service, Indian National, holding PAN Card bearing no: [REDACTED], resident of House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa – 403 002, duly authorised vide LLP Resolution dated 04/02/2025, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors, permitted assigns and nominee/s) of the **SECOND PART**;

The **VENDOR** and **PURCHASER** are wherever the context so requires, hereinafter individually referred to as "Party" and collectively as "the Parties".



WHEREAS:

- A. The Vendor is the absolute owner of all that property known as "**VODDLEM BHATT**" or "**AMBLAR**", bearing survey no.146 sub-division no.16-H, admeasuring an area of 8130 sq.mts., which property is registered in the Land Registration Office of Salcete under description No. 9057 drawn at page 112v of Book B- 35 (Old) and enrolled in the Taluka Revenue Office of Salcete under Matriz No.600, situated in the Village of Verna, Taluka of Salcete, District of South-Goa, State of Goa, which property shall hereinafter be referred to as the "**Said Property**" and is more particularly described in **Schedule I** hereunder written to this Deed of Sale.



- B. The Vendor is in quiet, vacant and peaceful physical possession of the **Said Property** and has a clear and marketable title to the **Said Property**, free from all claims, demands and encumbrances.

- C. The Vendor has represented to the Purchaser as follows:

- (i) Prior to the year 1971, one Francisco Xavier Mascarenhas alias Aleixo Francisco Xavier Constancio Mascarenhas was the original owner of 3/8th part of all that whole property known as "**AMBLAR**", which property was neither described in the Land Registration Office of Salcete nor enrolled in the Taluka Revenue Office of Salcete, , situated in Village Verna, within the local limits of the Village Panchayat of Verna, Taluka and Registration Sub-District of Salcete, District of South Goa, State of Goa, , which whole property shall hereinafter be referred to as the "**Said Entire Property**".
- (ii) The said Francisco Xavier Mascarenhas alias Aleixo Francisco Xavier Constancio Mascarenhas was married in his first nuptials to Maria Debastiano Candida Mascarenhas and out of the said wedlock, they had



two children; viz a. Ignacio Caetano Nascimento Mascarenhas and b. Anna Maria Mascarenhas alias Anna Annesa.

(iii) The said Francisco Xavier Mascarenhas alias Aleixo Francisco Xavier Constancio Mascarenhas was married in his second nuptials to Anna Rita de Sacrafamilia de Gama and out of the said wedlock, they had two children; viz a. Custodio Justiniano das Mercês Mascarenhas and b. Frederico Guilherme Mascarenhas (expired).

(iv) Vide a Public Deed of Division and Allotment of Properties dated 06th May 1876, which was mutually executed between Francisco Xavier Mascarenhas alias Aleixo Francisco Xavier Constancio Mascarenhas (widower) and his children a. Ignacio Caetano Nascimento Mascarenhas and his wife Estela Judith Lodovina Quiteria da Cruz, b. Custodio Justiniano das Mercês Mascarenhas (then a bachelor) and c. Anna Maria Mascarenhas alias Anna Annesa and her husband, Roque Joao da Viegas, the assets owned by the said Francisco Xavier Mascarenhas alias Aleixo Francisco Xavier Constancio Mascarenhas were mutually divided amongst his legal heirs. Vide the said Deed, the 3/8th part of the **Said Entire Property** was allotted to his son, Custodio Justiniano das Mercês Mascarenhas.

(v) Pursuant thereto, on 12th February 1878, the 3/8th part of the **Said Entire Property** came to be registered in the office of the Land Registration Judicial Division of Salcete, Goa, as a distinct property under Description no.9057 drawn in Book no.B-35 old.

(vi) The 3/8th of the **Said Entire Property** which came to be described under no.9057 in Book no.B-35 old in the Land Registration Office of Salcete,



as a distinct property shall hereinafter be referred to as the "**Said Larger Property**".

(vii) Simultaneously, the **Said Larger Property** came to be inscribed in the name of said Custodio Justiniano das Mercês Mascarenhas, in the Certificate of Inscription drawn in the office of the Land Registration of the Judicial Division of Salcete, Goa.

(viii) The said Custodio Justiniano das Mercês Mascarenhas was married in his first nuptials to Matildes Augusta S. Ana Pinto and in his second nuptials to one Maria Aurora Especiosa Mascarenhas.



(ix) Upon the demise of said Custodio Justiniano das Mercês Mascarenhas and said Matildes Augusta S. Ana Pinto, Orphanological Inventory proceedings were filed in the Court of Law of Salcete Judicial Division, in the year, 1910, in order to partition the estate of the said deceased. In the said Orphanological Inventory proceedings, the 5/8th part of the **Said Larger Property** was allotted to one Rita Augusta Genoviva Mascarenhas.

(x) Pursuant thereto, on 30th December 1921, the 5/8th part of the **Said Larger Property** came to be inscribed in the name of said Rita Augusta Genoviva Mascarenhas, under Certificate of Inscription bearing no.17744 drawn in Book no.G-22 in the office of the Land Registration of the Judicial Division of Salcete, Goa.

(xi) In the Matriz Certificate bearing No. 600, 3/8th of the **Said Larger Property** has been recorded in the name of said Maria Aurora Especiosa Mascarenhas and the remaining 5/8th of the **Said Larger Property** is



recorded in the name of said Rita Augusta Genoviva Mascarenhas as landowners of the **Said Larger Property**.

(xii) The said Custodio Justiniano das Mercês Mascarenhas in his second nuptials to Maria Aurora Especiosa Mascarenhas had a daughter by name Maria Ludovina Lucrecia Mascarenhas alias Maria Ludovina Mascarenhas, who was married to one Santana Sebastiao De Noronha alias Santana Noronha.

(xiii) Vide a Public Deed of Sale and Discharge dated 28th November 1945, drawn at folio 40v to 42 of Notary Record Book no.575 of the Notary of Salcete Tab. Miranda, executed between said Rita Augusta Genoviva Mascarenhas (spinster) as the "First Party" and said Maria Ludovina Mascarenhas and her husband, said Santana Sebastiao De Noronha as the "Second Party", the said Rita Augusta Genoviva Mascarenhas sold the 5/8th part of the **Said Larger Property** to the said Maria Ludovina Mascarenhas and said Santana Sebastiao De Noronha.

(xiv) Pursuant thereto, on 30th December 1921, the 5/8th part of the **Said Entire Property** came to be inscribed in the name of Maria Ludovina Mascarenhas under Certificate of Inscription bearing no.39757 drawn in Book no.G-22 in the office of the Land Registration of the Judicial Division of Salcete, Goa.

(xv) Upon the demise of said Maria Aurora Especiosa Mascarenhas, the 3/8th part of the **Said Larger Property** which exclusively belonged to her, devolved upon her daughter, said Maria Ludovina Mascarenhas as her successor.



(xvi) In view of the above, said Maria Ludovina Mascarenhas and said Santana Sebastiao De Noronha became the absolute owners of the **Said Larger Property**.

(xvii) The said Santana Sebastiao De Noronha (i.e. the husband of Maria Ludovina Mascarenhas) expired on 24th March 1962 and the said Maria Ludovina Mascarenhas Noronha expired on 11th August 1963.

(xviii) Upon their demise, Inventory Proceedings bearing no. 19193/1980 were initiated in the Court of the Civil Judge Senior Division at Margao, Goa, in order to partition their estate, wherein their son Roque Vicente Felix Noronha was appointed as the Head of the Family.



(xix) As per the Proceedings of Legal Declaration of the Head of the Family dated 28th April 1980 filed in the aforementioned Inventory Proceeding bearing no. 19193/1980, the said Santana Sebastiao De Noronha expired on 24th March 1962 and his wife Maria Ludovina Mascarenhas Noronha expired on 11th August 1963 without leaving any Will or any other disposition of their last wishes, leaving behind as their sole and universal heirs, the following children:

- a. Pedrinho Noronha alias Peter Noronha married to Sophie D'souza;
- b. Roque Vicente Felix Noronha married to Maria Tereza Celina da Costa alias Celina Noronha.

(xx) The **Said Larger Property** was listed as the only asset in the Description of Properties dated 29th June 1981 filed in the aforementioned Inventory Proceeding. Vide Proceedings of Auction dated 16th July 1981 and the Table of Partition, the **Said Larger Property** was taken in auction by Roque Vicente Felix Noronha.



(xxi) Upon the promulgation of survey under the Goa Land Revenue Code, 1968, in respect of Village Verna in the year 1971, the **Said Larger Property** came to be surveyed under Survey No.146, Sub-Division No.16 of Village Verna, admeasuring 26,950 sq. mts.

(xxii) Pursuant thereto, in the Index of Lands (Form III) with respect to the **Said Larger Property**, the name of said Celina Noronha (i.e. wife of said Roque Vicente Felix Noronha) was recorded in the Occupant's column. The said entry in the name of the said Roque Vicente Felix Noronha continued in the promulgated manual (handwritten) Survey Form I & XIV of the **Said Larger Property**.

(xxiii) Vide an Award dated 29/05/1998 passed by the Deputy Collector & Sub-Divisional Officer, Margao-Goa, under Section 12 of the Land Acquisition Act, 1894, in Case No. LQN/5/1994, an area of 520 sq.mts. of the **Said Larger Property** has been acquired by the Government of Goa, for construction of a road from Ollebhat, Umborlim to Ambuler in Village Panchayat Verna of Salcete Taluka and an amount of Rs, 29,153/- had been received by said Celina Noronha as compensation. By virtue of the Possession Certificate dated 27/01/2010 issued the Deputy Collector & Sub-Divisional Officer, Margao-Goa, under Section 16 of the Land Acquisition Act, 1894, the name of the Executive Engineer, Works Division VI (Roads), P.W.D. Fatorda Margao is found recorded in the Column of "occupant" of the **Said Larger Property** under the Mutation No. 39275.



(xxiv) Vide a Deed of Sale dated 29th August 2006, said Celina Noronha and her husband, said Roque Vicente Felix Noronha sold four distinct plots delineated as Plot A (admeasuring 2,553 sq.mts.), Plot B (admeasuring 4,000 sq.mts.), Plot C (admeasuring 4,000 sq.mts.) and Plot D (admeasuring 1,141 sq.mts.), collectively admeasuring an area of 11,694 sq.mts, forming a part of the Said **Larger Property**, all plots lying on the eastern side of the public road running in between the **Said Larger Property** from north to south, to 1.Valentine James Gasper, 2 Donald Joseph Pereira and 3.Ajay Jonathan Noronha The said Deed is duly registered with the Sub-Registrar of Salcete, Margao-Goa, under No. 3933, recorded at pages 168 to 192 of Book No. I, Volume No. 2139 dated 15/09/2006.

(xxv) Vide another Deed of Sale dated 15th November 2006, said Celina Noronha and her husband, said Roque Vicente Felix Noronha, sold a distinct portion of land admeasuring 5000 sq.mts, lying on the eastern side of the public road running in between the **Said Larger Property** from north to south, forming a part of the **Said Larger Property**, to Gopa Kumar. The said Deed is duly registered with the Sub-Registrar of Salcete, Margao-Goa, under No. 5120, recorded at pages 111 to 129 of Book No. I, Volume No. 2229 dated 29/11/2006.

(xxvi) Subsequent to the aforesaid land acquisition and the aforesaid sales, said Celina Noronha and said Roque Vicente Felix Noronha continued to remain in lawful and physical possession of the remaining portion of the **Said Larger Property** admeasuring an area of 9,736 sq.mts., as the absolute owners thereof.

(xxvii) Said Roque Vicente Felix Noronha expired on 29/06/2010, leaving behind his widow, said Celina Noronha as his half sharer/moiety holder and their following children as his universal heirs:



- i. Santana Alan Noronha married to Belina Vaz Noronha;
- ii. Joyce Noronha married to Anthony Barrett;
- iii. Alda Noronha Nimmo married to Gregory Joseph Nimmo;
- iv. Loretta Jacintha Noronha, spinster;
- v. Ludovina Rebello married to Valeriano Gabriel Milagres Rebello;
- vi. Lucia Maria Ward married to John Robert Ward;
- vii. Lorraine Noronha, spinster;

(xxviii) Upon the demise of said Roque Vicente Felix Noronha on 29/06/2010, his widow, said Celina Noronha initiated Special Inventory Proceedings bearing no.18/2018/III before the Court of the Civil Judge Senior Division at Margao, in the year, 2018, in order to partition the estate of late Roque Vicente Felix Noronha, wherein said Celina Noronha was appointed as the Head of the Family.

(xxix) As per the Declaration on Oath of the Head of the Family filed in the aforementioned Special Inventory Proceedings bearing no.18/2018/III, the said Roque Vicente Felix Noronha expired on 29th June 2010, without leaving any Will or any other disposition of his last wishes, leaving behind Maria Tereza Celina Da Costa e Noronha alias Celina Noronha as his moiety holder and as their universal heirs, the said children, said Santana Alan Noronha, said Joyce Noronha, said Alda Noronha Nimmo, said Loretta Jacintha Noronha, said Ludovina Rebello, said Lucia Maria Ward and said Lorraine Noronha.

(xxx) In the Initial List of Assets dated 22nd February 2019 and Final List of Assets dated 29th March 2019 filed in the aforementioned Special Inventory Proceedings, the remaining portion of the **Said Larger**



Property, admeasuring, 9,736 sq.mts was divided into three Plots, namely, (i)Plot No.1 admeasuring 1,606 sq.mts was listed as Item no.1; (2)3.4 meter wide access road, was listed as Item no.2. and (3) Plot No.2 admeasuring 8,130 sq.mts. (which has been referred hereto as the **Said Property**) adjoining the public road on the its western side, which road runs in between the **Said Larger Property** from north to south was listed as Item no.3.

(xxxi) Vide the Scheme of Partition dated 15th April 2019, Item No.1, 2 and 3 were allotted to said Celina Noronha. Vide Final Order dated 08^h May 2019 passed in the aforementioned Special Inventory Proceedings, the Scheme of Partition dated 15th April 2019 was confirmed and made absolute.

(xxxii) By virtue of the aforesaid allotment, said Celina Noronha became the absolute owner in possession of the Plot 2 admeasuring 8,130 sq.mtss. as mentioned above (referred to herein as the **Said Property**).

(xxxiii) As per the Zoning Information dated 22nd August 2023 bearing reference no.TPM/4926/Zon Infn/Verna/146/16/2023/4551 issued by the Town Planner, Town and Country Planning Department, South Goa District Office, Government of Goa, Margao-Goa, the aforesaid Plot 2, admeasuring 8,130 sq.mts. (referred to herein as the **Said Property**) has been earmarked as "Partly Settlement Zone (S3) having (VP-2) status with permissible FAR 60 and Partly Orchard Zone towards western side of the property", as per the Regional Plan for Goa 2021.

(xxxiv) As per the Nil Encumbrance Certificate bearing NEC/2/2023/4277 dated 23rd August 2023, issued by the Office of the Sub-Registrar of Salcete at Margao, Goa, it has been certified that there are no encumbrances



affecting the aforesaid Plot 2, admeasuring 8,130 sq.mts. (referred to herein as the **Said Property**), for the period 07th May 2019 to 19th August 2023. Further, vide another Nil Encumbrance Certificate bearing NEC/2/2024/1436 dated 1st July, 2024, issued by the Office of the Sub-Registrar of Salcete at Margao, Goa, it has been certified that there are no encumbrances affecting the said Plot 2, admeasuring 8,130 sq.mts. (referred to herein as the **Said Property**), for the period 07th May 2019 to 26th June, 2024.

(xxxv) Vide Deed of Sale dated 13/09/2024, executed by Maria Tereza Celina Da Costa alias Maria Tereza Celina Da Costa e Noronha sold the aforesaid Plot 2 admeasuring 8130 sq.mts., delineated as "Plot K" (referred to herein as the **Said Property**) to the Vendor. . The Deed of Sale dated 13/09/2024 was duly registered with the office of the Sub-Registrar of Salcete, Goa under no.MGO-4851-2024 dated 03rd October 2024.

(xxxvi) Thereafter, on 8/10/2024, the Vendor initiated partition proceedings under Section 61 of the Goa Land Revenue Code, 1968, in the Court of Inspector of Surveys and Land Records of Salcete, Margao -Goa, to partition the aforesaid Plot K admeasuring 8,130 sq.mts. (referred to herein as the **Said Property**). Pursuant to the Order dated 28th October 2024 passed in Case No.PCSSAL10-24-385/618 by the office of the Inspector of Survey and Land Records, Salcete-Goa, the Plot K admeasuring 8130 sq.mts. was partitioned and a new sub-division no.146/16-H of Village Verna was allotted to Plot K. The said partitioned portion, has been referred to herein as the **Said Property**.



(xxxvii) The name of the Vendor came to be recorded in the Occupant's column of the Form I and XIV, with respect to the **Said Property** bearingsurveyed no.146/16-H of Village Verna under the mutation entry no.110154.

(xxxviii) The Vendor is married to Gauri Pradeep Nabar under the absolute separation of assets as declared by virtue of the Antenuptial Agreement dated 11/08/2020 drawn before Mr. Suraj Vernekar, Special Notary of the Judicial Division of Salcete, Margao, Goa, recorded at pages 102v to 103v of Deed Book No. 1677 and such being the case, Gauri Pradeep Nabar is not entitled to any right, title and interest in the **Said Property**.



(xxxix) As per the recent Nil Encumbrance Certificate bearing NEC/2/2025/330 dated 4th February, 2025, issued by the Office of the Sub-Registrar of Salcete at Margao, Goa, it has been certified that there are no encumbrances affecting the **Said Property** for the period 13th September, 2024 to 3rd February, 2025.

(xl) As pe the recent Land Zoning Information bearing Ref No. TPM/8716/zon-info/Verna/146/16-H/2025/927 dated 06/02/2025 issued by the Town Planner, Town and Country Planning Department, South Goa District Office, Government of Goa, Margao-Goa, the **Said Property**, as pe the Regional Plan for Goa 2021, has been earmarked as "Settlement Zone (S3), village having VP-2 status with permissible FAR 60, small portion in orchard zone towards Western side and affected by proposed 10.00m wide road towards Eastern side."

D. The Vendor herein is now desirous of selling and transferring to the Purchaser herein, all their right, title and interest in respect of the **Said Property**, with clear and marketable title, free from all encumbrances. The **Said Property** is more particularly



described in the **Schedule I** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**".

- E. Pursuant to issuance of the Public Notice dated 06th October 2024 by the Advocates of the Purchaser published in two newspapers namely, the Navhind Times (in English), Herald (in English) and Gomantak (in Marathi), with respect to the **Said Property**, no claims and / or objections and / or notice and / or letters and / or any written correspondence were received by them.
- F. Pursuant to the negotiations between the Vendor and the Purchaser and relying on the representations, assurances and warranties of the Vendor as stated herein and believing the same to be true and correct, the Purchaser has agreed to purchase and acquire all the right, title and interest of the Vendor in the **Said Property** free from all or any encumbrances, claims and demands of whatsoever nature for the aggregate consideration of **Rs.12,60,15,000/- (Rupees Twelve Crores Sixty Lakhs Fifteen Thousand Only)**, and on the terms and conditions hereinafter stated.
- G. The Vendor has further represented, assured and warranted to the Purchaser as follows:
1. The title of the Vendor to the **Said Property** is clear, marketable and free from any encumbrances whatsoever; and
 2. The Vendor is in exclusive use, occupation and possession of the **Said Property** and has not parted with the possession of the **Said Property** or any part thereof to any other person; and
 3. The **Said Property** or any part thereof is not reserved for any public use or acquired by any government authority, judicial, quasi-judicial authority or by any local / state / central bodies for any purpose; and
 4. The tenure of the **Said Property** is freehold;



5. Neither the Vendor nor anyone on his behalf has otherwise entered into any agreement or arrangement whether oral or written for sale or otherwise transferred or dealt with the **Said Property** or any part thereof or created any right or interest in favour of any third party in respect of the **Said Property**;
6. Neither the execution nor the delivery of this Deed of Sale nor the consummation of the transactions contemplated herein conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals, consents to which the Vendor is a party or by which he is bound;
7. There are no prohibitory orders or any attachment orders passed by any judicial, quasi-judicial authority or by any local / state / central bodies, or otherwise any liabilities in respect of the **Said Property** or any part thereof;
8. There are no claims, demands etc., including but not limited to the income tax, wealth tax, sales tax authority or any other taxation proceedings, whether for recovery or otherwise, initiated by any taxation authorities or local authorities pending, with respect to the **Said Property** or any part thereof;
9. The Vendor has further assured the Purchaser that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened against or with respect to the **Said Property**;
10. There are no suits, revenue proceedings or any other proceedings or arbitrations under any law for the time being in force filed by and / or against the Vendor before any person, court, authority or tribunal, in which an award, order, decree or injunction has been passed, which may result in the attachment and / or sale of the **Said Property** and / or any part thereof and / or the right, title, share and interest of the Vendor in the **Said Property** nor does the Vendor have any reasonable apprehension of any event or



circumstance likely to give rise to or result in such suit, proceeding or arbitration;

11. The Vendor is entitled to all the proceeds of sale from the **Said Property**;
12. There are no claims, actions or judicial proceedings which would affect and, or, obstruct the peaceful ownership, use and occupation by the Purchaser of the **Said Property** or would affect the enforceability or performance of this Deed of Sale or the completion of the transaction contemplated herein;
13. The Vendor undertakes that the **Said Property** is unencumbered and free from any mortgage, charge, lien, claims or demand in or over the same or any part thereof either by way of sale, gift, will, exchange, mortgage, trust, lease, tenancy, sub-tenancy, leave and license, lis-pendens, inheritance, hypothecation, loan surety, security lien, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever or otherwise and that there are no third parties on the **Said Property** either as trespassers or squatters;
14. There are no easementary rights granted or agreed to be granted on the **Said Property** or any part thereof;
15. The **Said Property** (or any part thereof) is not adivasi land, forest land, defence land, related to any devasthan, temple, religious charitable institution, wakf;
16. No notice from any Government, Village Panchayat or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Panchayat Raj Act, the Income Tax Act or any other statute has been received or served through registered post or hand delivery upon the Vendor in respect of the right, title and interest in the **Said Property** or any part thereof which affects the **Said**



Property in any manner and / or restricts or may restrict the execution of these presents;

17. That (i) the **Said Property** has no Mundkarial houses existing thereon; or (ii) no person/s have claimed or claim, any right or title under the laws presently in force including the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, either as mundkars or otherwise with respect to the **Said Property** or any part thereof;
18. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disentitling the Vendor from dealing with and / or disposing their right, title, interest and share in the **Said Property** or entering into these presents;
19. Neither the Vendor nor any person/s claiming by, through or under him has created any adverse rights and / or entered into any agreement for sale, arrangement for sale or otherwise created any adverse rights in respect of their right, title and interest in the **Said Property** or any part thereof or otherwise parted with the possession of the **Said Property** or any part thereof in part performance of any agreement or executed any power of attorney in favour of any person/s to deal with the **Said Property** or authorizing sale of their right, title, interest in the **Said Property** or taken any deposit in the form of earnest money deposit or otherwise whereby the Vendor is prevented from entering into these presents with the Purchaser;
20. No loans or financial assistance is availed by the Vendor from any Banks and other financial institutions or any person / individual, against their right, title and interest in the **Said Property** or any part thereof;
21. Till date no formal possession of the **Said Property** or any part thereof has been taken over by any local authorities or authorities of Central or State Government and no benefits or compensation in lieu thereof has been received / obtained by the Vendor herein;



22. All the taxes, rates, assessments, duties, land revenue, etc., payable by the Vendor to the Village Panchayat, State or Central Government and any other concerned authority/entity in respect of the **Said Property** have been paid till the date of execution of these presents. In the event, any amounts are found to be due on the date of execution of the present Deed, the payment of the same shall be the sole responsibility of the Vendor, irrespective of when the bill or notice for such payment has been issued or received;
23. The Vendor has the necessary approvals and permissions required by the Town & Country Planning Department, Inspector of Survey and Land Records and the appropriate Courts of Law, to enter into this Deed and are otherwise entitled to enter into this Deed and perform all the obligations and do all such acts as may be necessary for the conveyance of all their right title and interest in and to the **Said Property** in favour of the Purchaser and that no further approvals or permissions are required from any authority under the Applicable Laws.
24. There are no disputes with any of its neighbours with regard to the boundary of **Said Property** and no improvements on adjoining properties encroach upon the **Said Property** or any part thereof, and no easements or other encumbrances are created in favour of the Purchaser upon or through adjoining portions of land encroached upon any part of the portion of the **Said Property** so as to affect the value or marketability of the **Said Property**;
25. The Vendor has in his possession all the original /certified documents of title in respect of the **Said Property** as listed in **Annexure B** and the Vendor shall, simultaneously with or upon the execution and registration of these presents, hand over the possession to the Purchaser of all original/ certified documents as listed in **Annexure B** along with all receipts / records / correspondence exchanged by the Vendor with any third party, government authorities, regulatory authorities, in relation to the **Said Property**;



26. Neither the Vendor nor any person/s claiming by, through or under them have parted with the possession or control of the original title documents to any third party with an intention to create any mortgage or charge or encumbrance or other interest or third party rights of any nature whatsoever in respect of the same;
27. The Vendor hereby confirms that there is no fact about the **Said Property** or any part thereof which remains concealed or undisclosed to the Purchaser and / or which may discourage the Purchaser from completing the purchase of the **Said Property** or which may lead the Purchaser to further investigate the title of the Vendor to the **Said Property** or any part thereof;
28. Neither the Vendor nor any of his predecessors in title are guilty of having / not having done any act, deed or thing, which can be construed as a breach of any law, regulations, rules, which affects his title to the **Said Property** or any part thereof, or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;
29. The documents supplied by the Vendor to the Purchaser in respect of the Said Larger Property/ Said Property are true and correct in all respects;
30. All the money, as were due and payable by the Vendor in respect of the **Said Property**, and his predecessors-in-title, have been paid upto date and that no amount is due and payable and / or no action / demand has been initiated / raised either against the Vendor or his predecessors in title in respect of the **Said Property** for any reasons whatsoever;
31. There is no restriction for the transfer of the **Said Property** under The Goa, Daman and Diu Land Revenue Code, 1968 and / or The Transfer of Property Act, 1882, Code of Comunidades, and / or any local, state, central acts currently in force;
32. The **Said Property** is an open plot of land. There are no structure/s standing on the **Said Property** or any part thereof;
33. The **Said Property** has an access;



34. There is no right of ways, passages and other easement rights that exist on the **Said Property** hereby transferred, sold and conveyed by the Vendor.

H. The market value of the **Said Property** hereby sold and transferred is **Rs.12,60,15,000/- (Rupees Twelve Crores Sixty Lakhs Fifteen Thousand Only)**, and stamp duty of **Rs. 75,60,900/- (Rupees Seventy Five Lakh Sixty Thousand Nine Hundred Only)** and Registration Fee of **Rs. 37,80,450/- (Rupees Thirty Seven Lakh Eighty Thousand Four Hundred and Fifty Only)** is paid on this Deed of Sale. The said market value constitutes the entire sale consideration ("**Total Consideration**") amount payable in respect of the **Said Property**.

I. The parties to this Deed of Sale hereby declare that they do not belong to the Scheduled Caste / Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

J. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the aforesaid and relying upon the representations and declarations of the Vendor, the Purchaser hereby purchases the **Said Property** from the Vendor and has paid to the Vendor in relation to the said purchase an aggregate consideration of **Rs. 12,60,15,000/- (Rupees Twelve Crores Sixty Lakhs Fifteen Thousand Only)**, being the full and final consideration payable by the Purchaser to the Vendor, which has been paid by the Purchaser to the Vendor, as more particularly described hereunder:

a. Upon deducting a sum of **Rs. 12,60,150/- (Rupees Twelve Lakh Sixty Thousand and One Hundred only)** as TDS @ 1%, an amount of **Rs.**



12,47,54,850/- (Rupees Twelve Crores Forty Seven Lakh Fifty Four Thousand Eight Hundred and Fifty only) has been paid by the Purchaser to the Vendor in the following manner:

- A. An amount of Rs. 97,00,000/- (Rupees Ninety Seven Lakh Only) has been paid vide UTR No. **INF/INFT/037730388031/42577282/Kilb** dated 26/09/2024;
- B. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) has been paid vide UTR No. **INF/INFT/037730387661/42577282/Kilb** dated 26/09/2024;
- C. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) has been paid vide UTR No. **INF/INFT/037730387511/42577282/Kilb** dated 26/09/2024;
- D. An amount of Rs. 97,00,000/- (Rupees Ninety Seven Lakh Only) has been paid vide UTR No. **INF/INFT/038399920431/45123867/Kilb** dated 26/11/2024;
- E. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) has been paid vide UTR No. **INF/INFT/038399920071/45123867/Kilb** dated 26/11/2024;
- F. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) has been paid vide UTR No. **INF/INFT/038399920071/45123867/Kilb** dated 26/11/2024 and
- G. An amount of Rs. 6,53,54,850/- (Rupees Six Crores Fifty Three Lakh Fifty Four Thousand Eight Hundred and Fifty Only) has been paid vide Demand Draft bearing no. 034259 dated 13/02/2025, drawn on ICICI Bank, Mahim Branch, on the execution hereof.

(The payment and receipt whereof the Vendor does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).



In view of the above, the Vendor hereby admits and acknowledges of having received the aforesaid total consideration of **Rs. 12,60,15,000/- (Rupees Twelve Crores Sixty Lakhs Fifteen Thousand Only)** from the Purchaser.

Upon receipt of the Total Consideration as aforesaid, the Vendor does hereby irrevocably grant, sell, convey, assign, transfer and assure unto the Purchaser to have and to hold as an absolute and exclusive owner, without any interruption or disturbances by the Vendor or any persons claiming through or under the Vendor, free from all encumbrances, court attachments, litigations, maintenance, charges, claims and demands, all their right, title, interest, claim and possession of the **Said Property**, known as "VODDLEM BHATT" or "AMBLAR", bearing survey no.146 sub-division no.16-H, admeasuring an area of 8130 sq.mts., which property is registered in the Land Registration Office of Salcete under description No. 9057 drawn at page 112v of Book B- 35 (Old) and enrolled in the Taluka Revenue Office of Salcete under Matriz No.600, situated in the Village of Verna, Taluka of Salcete, District of South-Goa, State of Goa, which property is more particularly described in the **Schedule I** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**", **TOGETHER WITH** all the rights, title, interest, ownership, possession, share, claim, demand and all the rights, benefits, privileges, and advantages in and to the **Said Property** and every part thereof, including but not limited to the entire present and future Floor Area Ratio, transferable development rights and development potential in respect of the **Said Property** and / or arising therefrom of whatsoever nature and by whatsoever name called and all the benefits in lieu of the reservations / set-back area that are available or shall become available in future, with respect to the **Said Property, TOGETHER WITH** all compound walls, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights,



members and appurtenances whatsoever to the **Said Property** or land or ground hereditaments or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto and to exclusively be entitled to all benefits and privileges with right to exclusive appropriation thereof **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendor into out of or upon the **Said Property** or any part thereof **AND TO HAVE AND TO HOLD** all and singular the **Said Property**, hereditaments and premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with their rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, its partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns, absolutely forever to possess, use and enjoy by the Purchaser, its partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and / or their assigns, freely and absolutely with full right of enjoyment and possessing the **Said Property** free from all encumbrance, charges, lien, right or demand of any kind whatsoever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Panchayat or any other public body or local authority in respect thereof by the Vendor for the period upto the date of these presents.

2. **AND** the Vendor does hereby acknowledge that the Purchaser is now the owner of the **Said Property AND THE** Vendor does hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to





the contrary **AND THAT** the Vendor now has in himself good right, full power and absolute authority to grant, release, convey, assign, transfer and assure the **Said Property** hereby granted, conveyed, assigned, transferred and assured or intended so to be unto and for the use of the Purchaser **AND THAT** it shall be lawful for the Purchaser from time to time at all times hereafter to peacefully and quietly hold, enter upon, have, use, occupy, possess and enjoy the **Said Property** hereby granted, conveyed, transferred and assured every part thereof with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or his executors, successors, assigns and administrators or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Purchaser, the Vendor, his successors, assigns, executors and administrators shall keep sufficiently saved, defended, held harmless and shall keep indemnified the Purchaser including its successors-in-title of from and against all claims, actions, suits, proceedings, dues including any outstanding government or statutory dues, demands, disputes, losses, damages, costs, expenses, estates, title, charge and encumbrances whatsoever either already or hereafter made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them in respect of the **Said Property** or otherwise in the event of (i) any representative statements, warranties and covenants of the Vendor being inaccurate, incorrect and untrue and / or on account of the negligent acts or omission by the Vendor; and (ii) any defect in title of the **Said Property** or any part thereof or any third party claims relating to the title of the Vendor; and (iii) any breach, inaccuracy, error or omission in any of the representations, warranties, covenants, assurances and other terms and conditions (including but not limited to those contained under these presents or contained in any certificate, document or



instrument delivered pursuant to these presents) of this Deed of Sale; (iv) any liabilities of any nature whatsoever in respect of the **Said Property** pertaining to the period prior to the date of this Deed of Sale; (v) any misrepresentation by the Vendor withholding any material fact or information from the Purchaser that would have been critical to the Purchaser's evaluation of this sale transaction and also for concluding on clear title and marketability of the **Said Property** (vi) any interference with the quiet and peaceful possession and use of the **Said Property** by the Purchaser; (vi) non-payment of any statutory dues, levies, taxes, assessments, duties, charges, costs, any other claims, etc. till the date of the execution of this Deed of Sale i.e. payment of statutory dues, levies, taxes, assessments, duties, charges, costs, etc. in respect of the **Said Property**, falling in arrears till the date of execution of this Deed of Sale; (viii) pendency of any acquisition proceedings, litigation, existence of rival claim, minor's interest or any charge, mortgage, maintenance charges or leasehold right over the **Said Property**, if any, created by Vendor and / or his predecessors in title; (ix) in consequence of any breach, default or violation committed by the Vendor or his agents, in the due compliance or observance of any law, rule or regulation of the Government or any statutory authority or local body concerning the purchase, holding, occupation, renting or any matters incidental thereto or otherwise howsoever in relation to the **Said Property**; and (x) any default in statutory / regulatory compliances in respect of the **Said Property**.

3. The Vendor is aware of the fact that the Purchaser has relied on the correctness of the statements set forth in this Deed of Sale and has paid the Total Consideration as recorded in this Deed of Sale in consideration of the Vendor selling, conveying and transferring all their right, title interest in the **Said Property** to the Purchaser. The Parties agree that the recitals form an integral part of this Deed of Sale and have not been repeated herein in order to avoid duplicity.



4. The Vendor assures the Purchaser that if the Purchaser is deprived of the **Said Property** or any part thereof arising out of the defect in title of the Vendor to the **Said Property**, then the Vendor will be liable and responsible to make good the loss suffered by the Purchaser and shall keep the Purchaser indemnified, saved and harmless against all such losses, costs and expenses accruing thereby to the Purchaser.

5. The Vendor agrees and undertakes that on execution of this Deed of Sale the Vendor has been left with no right, interest or title in the **Said Property** and the Purchaser shall have the absolute right to transfer, assign, convey encumber, charge, mortgage the **Said Property** to any person at such terms and conditions they deem fit and proper at its sole discretion and deal with the **Said Property** in any manner whatsoever.

6. **AND FURTHER** the Vendor, his legal heirs, administrators, assigns and executors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, matters and things, conveyance and assurances in law whatsoever for the better, further and more perfectly and absolutely granting conveying and assuring the **Said Property** and every part thereof unto and to the use of the Purchaser in the manner aforesaid and as shall be required by the Purchaser.

7. **AND** further the Vendor, his legal heirs, administrators, assigns and executors do hereby indemnify and keep indemnified the Purchaser, its partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns and / or its successors in-title, in respect of any claim or demand made or which may hereafter be made on or in respect of the **Said Property** or in respect of the title of



the Vendor to the **Said Property** on account of non-availability of the original or copies of the title deeds of the **Said Property** or on account of any representations made by the Vendor being found to be misleading and incorrect and / or on account of the negligent acts or omission by the Vendor and / or in the event the title of the Vendor to the **Said Property** being defective and / or not clear.

8. **AND THAT** the Vendor confirms and records that on execution of these presents the **Said Property** and all the benefits, right title and interest therein have vested in the Purchaser and that they have put the Purchaser in quiet, peaceful and vacant possession of the **Said Property** as owner thereof.

9. **AND** the Vendor shall not be liable to any activity conducted or carried out by the Purchaser or his associates, partners, contractors or its successors, permitted assigns and nominee/s in the **Said Property** subsequent to the execution and registration of this Deed of Sale.

10. **AND** the Vendor does hereby agree and undertake to sign and execute such deeds, documents, agreements, forms, affidavits, applications, letters, NOC's, etc. as the Purchaser may require for effectively transferring the right title and interest in the **Said Property** in favour of and in the name of the Purchaser in the revenue records and in such other Government and Semi Government records, the Panchayat Tax and as may be required and to do all other acts, deeds matters and things in relation thereto solely at the cost of the Purchaser;

11. **AND THE VENDOR** does hereby covenant with the Purchaser that the Vendor shall simultaneously with the execution hereof hand over to the Purchaser all the original / certified / certified true copies of the title deeds and documents in respect of the **Said Property**, more particularly listed out in **Annexure B**.



12. **AND THE VENDOR** further declares that he shall render full co-operation to the Purchaser, without claiming any further costs, to physically demarcate the **Said Property** and clearing all objections thereto at the exclusive costs to be borne by the Purchaser and shall execute all documents granting their No objection for the same.

13. **AND THE** Purchaser hereafter shall be the exclusive, legal and absolute owner of the **Said Property** and the Vendor further declares that he has No Objection for the inclusion of the name of the Purchaser in the Form I and XIV with respect to the **Said Property** and shall execute all documents granting his no objection for the same.

14. **AND THAT** the stamp duty and registration charges incidental to this Deed shall be paid by the Purchaser.

15. **AND THAT** the parties shall immediately upon the execution hereof, present the Original (duly stamped) copy of these presents for registration at the Office of the Sub-Registrar of Salcete at Margao and respectively admit execution hereof in accordance with the Indian Registration Act, 1908.

16. **AND THAT** the original registered copy of these presents shall be retained by the Purchaser and the notarized copy of the same shall be retained by and be the property of the Vendor.

17. **AND THAT** the transaction has taken place at Goa and as such courts at Goa shall have exclusive jurisdiction to entertain any dispute arising out of or in any way concerning this Deed of Sale.



SCHEDULE I

Description of "THE SAID PROPERTY"

All that property known as "**VODDLEM BHATT**" or "**AMBLAR**", bearing survey no.146 sub-division no.16-H, admeasuring an area of 8130 sq.mts., which property is registered in the Land Registration Office of Salcete under description No. 9057 drawn at page 112v of Book B- 35 (Old) and enrolled in the Taluka Revenue Office of Salcete under Matriz No.600, situated in the Village of Verna, Taluka of Salcete, District of South-Goa, State of Goa.

The **Said Property** is bounded as under:

On the East: By the public road (proposed 10m wide Regional Plan road);;

On the West: By the properties bearing survey nos.149/17 and 149/18 of Village Verna;

On the North: By the property bearing survey nos.146/15-A and 146/15;

On the South: By the property bearing survey nos.146/17.



IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first hereinabove written.



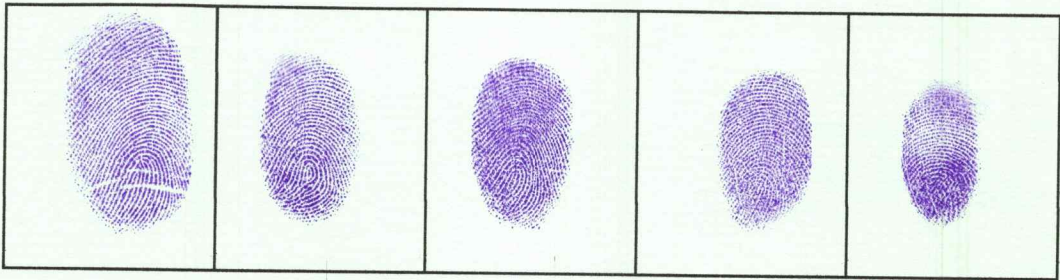
SIGNED AND DELIVERED)
BY THE WITHINNAMED VENDOR)
KILBURN SHERWIN SHAW REBELLO)

[Handwritten signature]

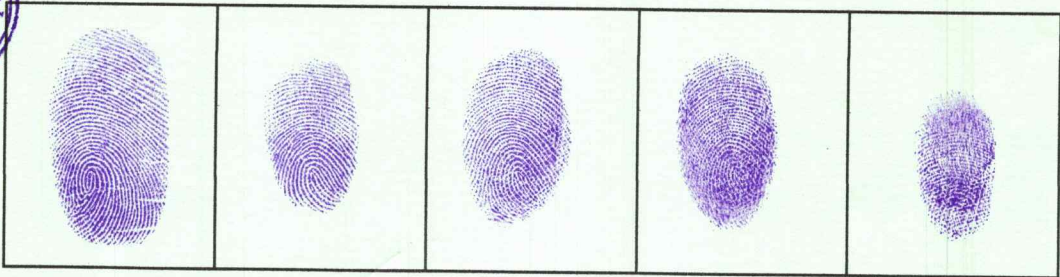


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LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



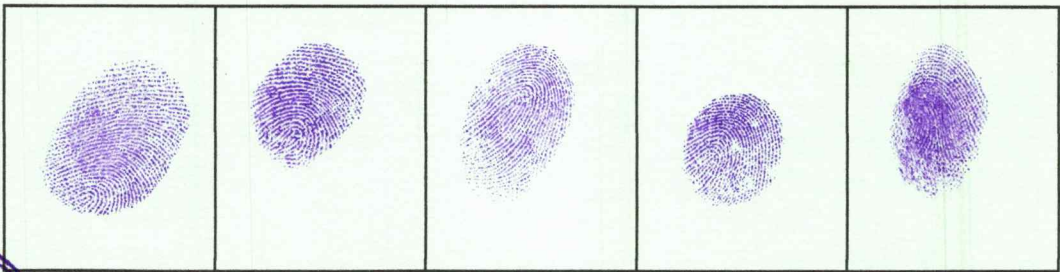
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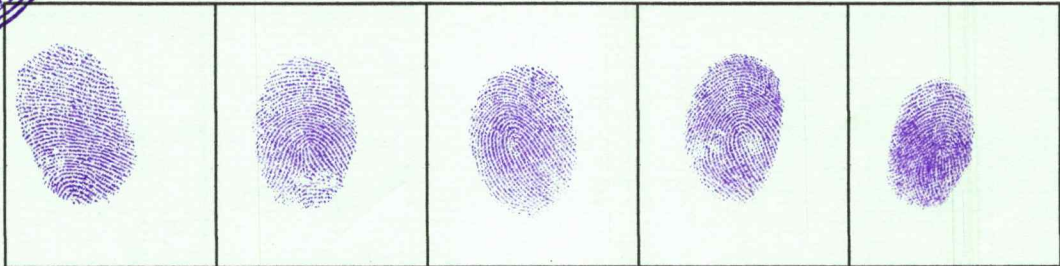
SIGNED AND DELIVERED
BY THE WITHINNAMED PURCHASER
NAABHIJ PROJECT REALTY THREE LLP
THROUGH ITS AUTHORIZED SIGNATORY
MR. ADITYA NAIK



LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



In the presence of

1. **Adv. Sheshan Prakash Rawool,**
R/o. H. No. 287, Povacao, Moira Bardez-Goa.

2. **Mr. Vasudev Rauji Chopdekar,**
R/o. 131, Khurban Wada Chopdem, Agarvado, Pernem-Goa.



RECEIPT

RECEIVED from the within named PURCHASER the sum of **Rs. 12,47,54,850/- (Rupees Twelve Crores Forty Seven Lakh Fifty Four Thousand Eight Hundred and Fifty only)** (Less TDS) paid vide aforementioned Demand Drafts, being the total consideration payable by the PURCHASER to the VENDOR as within mentioned.

Rs. 12,47,54,850/-

I SAY RECEIVED



KILBURN SHERWIN SHAW REBELLO

(VENDOR)



1. **Adv. Sheshan Prakash Rawool,**
R/o. H. No. 287, Povacao, Moira Bardez-Goa.



2. **Mr. Vasudev Rauji Chopdekar,**
R/o. 131, Khurban Wada Chopdem, Agarvado, Pernem-Goa.

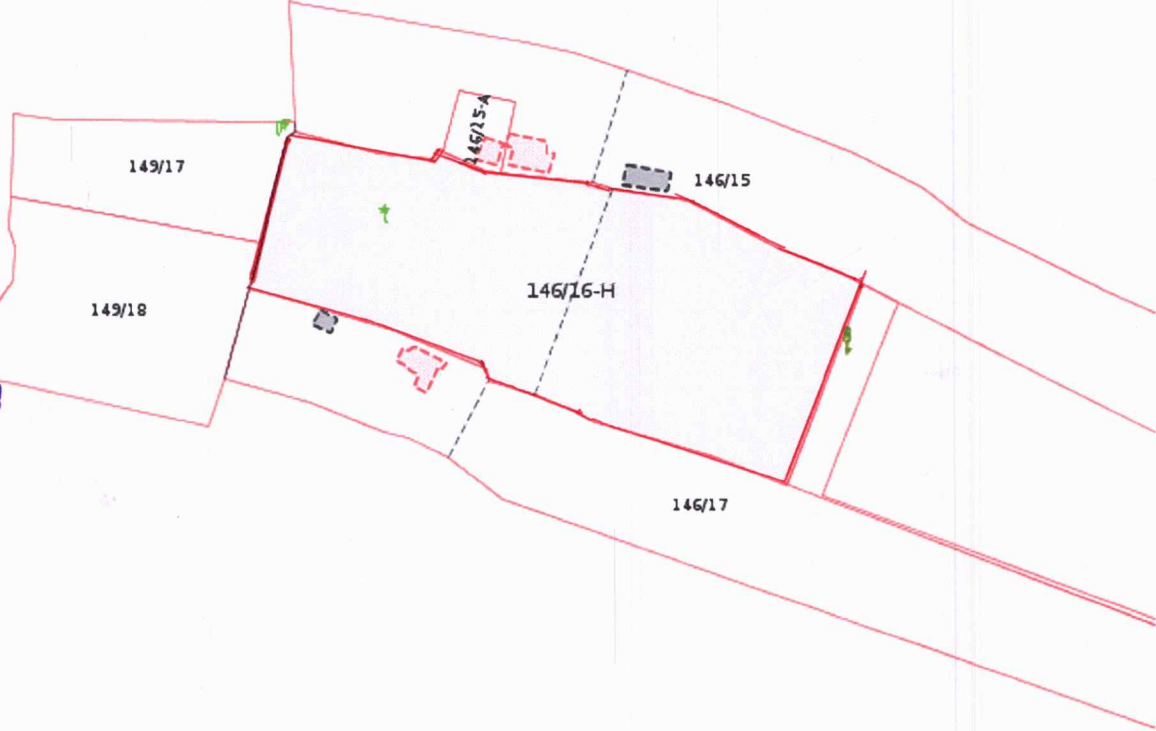




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Verna Village
Survey No.: 146 , Subdivision No.: 16-H

Scale 1:2000

Reference No.: REV192482249



This record is computer generated on 30-12-2024 05:06:27. 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

ANNEXURE B

LIST OF DOCUMENTS

1. Certified Copy of the Public Deed of Division and Allotment of Properties dated 06th May 1876. (In Portuguese along with its translation)
2. Certified Copy of the Certificate of Description bearing no.9057 drawn at folio no.112 overleaf of Book no.B-35 (Old) in the office of the Land Registration Judicial Division of Salcete alongwith the Certificate of Inscription with reference to the property.(In Portuguese along with its translation);
3. Matriz Certificate bearing No. 600 enrolled in the Taluka Revenue Office of Salcete, Goa, along with its English Translation;
4. Certified Copy of the Certificate of Inscription bearing no.17744 drawn in Book no.G-22 in the office of the Land Registration of the Judicial Division of Salcete. (In Portuguese along with its translation)
5. Certified Copy of the Public Deed of Sale and Discharge dated 28th November 1945, drawn at folio 40v to 42 of Notary Record Book no.575 of the Notary of Salcete Tab. Miranda. (In Portuguese along with its translation)
6. Certified Copy of the Certificate of Inscription bearing no.39757 drawn in Book no.G-22 in the office of the Land Registration of the Judicial Division of Salcete. (In Portuguese along with its translation)
7. Certified Copy of the Certificate of Death dated 29th March 1962 of Santana Sebastiao De Noronha.
8. Certified Copy of the Certificate of Death dated 13th August 1963 of Maria Ludovina Mascarenhas Noronha.
9. Certified Copy of the Records and Proceeding of Inventory Proceeding bearing no. 19193/1980 filed in the Court of the Civil Judge Senior Division at Margao. (In Portuguese along with its translation)
10. Certified Copy of the Index of Land with respect to 146/16, issued by the Talathi of Verna.
11. Certified Copy of the Manual Form I and XIV, with respect to 146/16, issued by the



Talathi of Verna.

12. Certified Copy of the Records and Proceeding of Special Inventory Proceedings bearing no.18/2018/III filed in the Court of the Civil Judge Senior Division at Margao.
13. Original Declarations by Santana Alan Noronha, Joyce Noronha, Alda Noronha Nimmo, Loretta Jacintha Noronha, Ludovina Rebello, Lucia Maria Ward and Lorraine Noronha
14. Original Zoning Information dated 22nd August 2023 bearing reference no.TPM/4926/Zon Infn/Verna/146/16/2023/4551 issued by the Town and Country Planning Department.
15. Original Nil Encumbrance Certificate dated 23rd August 2023 issued by the Office of the Sub-Registrar of Salcete at Margao, Goa,
16. Original Nil Encumbrance Certificate bearing NEC/2/2024/1436 dated 1st July, 2024, issued by the Office of the Sub-Registrar of Salcete at Margao;
17. Nil Encumbrance Certificate bearing NEC/2/2025/330 dated 4th February, 2025, issued by the Office of the Sub-Registrar of Salcete at Margao, Goa;
18. Original Deed of Sale dated 13/09/2024 duly registered with the office of the Sub-Registrar of Salcete , Goa,under no.MGO-4851-2024 dated 03rd October 2024.
19. Certified Copy of the Order dated 28th October 2024 passed in Case No.PCSSAL10-24-385/618 by the office of the Inspector of Survey and Land Records, Salcete, Goa.



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945/8



FORM I & XIV

100019503113

Date : 29/10/2024

नमूना नं 9 व 98

Page 1 of 2

Taluka	SALCETE	Survey No.	146
तालुका		सर्वे नंबर	
Village	Verna	Sub Div. No.	16-H
गांव		हिस्सा नंबर	
Name of the Field		Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.81.30	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.81.30

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Case No.PCSSAL10-24-385/618 dated 28/10/2024 recd. from Inspector of Survey and Land Records, Salcete, Goa.
0000.00.00	0000.00.00	0000.00.00	0000.81.30	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Kilburn Sherwin Shaw Rebello		110154	शेरा

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1	-----Nil-----			शेरा

Other Rights	Mutation No.	Remarks
इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----	फेरफार नं	शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	सिंचनाचा प्रारि	शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	
	-----Nil-----								

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



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FORM I & XIV

100019503113

Date : 29/10/2024

नमुना नं १ व १४

Page 2 of 2

Taluka SALCETE

तालुका

Village Verna

गांव

Name of the Field

शेताचें नांव

Survey No. 146

सर्वे नंबर

Sub Div. No. 16-H

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 29/10/2024 at 15:00:45 as per Online Reference Number - 100019503113. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



[Handwritten signature]





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Feb-2025 10:46:25 am

Document Serial Number :- 2025-MGO-945

Presented at 10:44:10 am on 17-Feb-2025 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	7560900
2	Registration Fee	3780450
3	Mutation Fees	3500
4	Processing Fee	2080
Total		11346930

Stamp Duty Required :7560900/-

Stamp Duty Paid : 7560900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ADITYA NAIK Authorized Representative For NAABHIJ PROJECT REALTY THREE LLP ,Father Name:Ranjan Naik,,Age: 34, Marital Status: ,Gender:Male,Occupation: Service, Address1 - House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa – 403 002, Address2 - , PAN No.:			

Executer

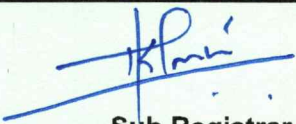
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KILBURN SHERWIN SHAW REBELLO , Father Name:Justino Rosario Rebello, Age: 30, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 817/C, Sodovim, Verna, South-Goa, 403722, PAN No.:			
2	ADITYA NAIK Authorized Representative For NAABHIJ PROJECT REALTY THREE LLP , Father Name:Ranjan Naik, Age: 34, Marital Status: ,Gender:Male,Occupation: Service, House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa – 403 002, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SHESHAN PRAKASH RAWOOL, Age: 32, DOB: 1992-04-02 ,Mobile: ,Email: ,Occupation: Advocate , Marital status : Married , Address:403507, H.No.287 Povacao Moira Bardez-Goa, H.No.287 Povacao Moira Bardez-Goa, Moira, Bardez, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: VASUDEV RAUJI CHOPDEKAR ,Age: 27,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403512, 131 Khurban Wada Chopdem Agarvado Pernem-Goa, 131 Khurban Wada Chopdem Agarvado Pernem-Goa, Agarvado, Pernem, NorthGoa, Goa			


Sub Registrar
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Sub Registrar

Document Serial Number :- 2025 MGO-945



Book :- 1 Document

Registration Number :- **MGO-1-1057-2025**

Date : 25-Feb-2025



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

