

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 07-Mar-2024 11:09:07

Date of Receipt: 07-Mar-2024

Receipt No : 2023-24/4/5369

Serial No. of the Document : 2024-PNJ-758

Nature of Document : **Conveyance - 22**

Received the following amounts from **Ravi Rameshchandra Gohil** for Registration of above Document in Book-1 for the year 2024

Registration Fee	1200000	E-Challan(Online fee)	• Challan Number : 202400167428 • CIN Number : CPADOUMRZ6	1200000
Processing Fee	1000	E-Challan(Online fee)	• Challan Number : 202400167428 • CIN Number : CPADOUMRZ6	1000
Total Paid	1201000 (Rupees Twelve Lakhs One Thousand only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Naregan S. Shindan

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **07-Mar-2024**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 2000000/-

(Rupees Twenty Lakhs only)

PAID VIDE E-RECEIPT NO 202400167425 DATED :02-Mar-2024,
IN THE GOVERNMENT TREASURY.



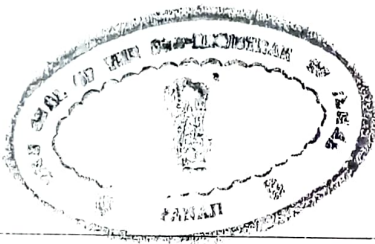
[Signature]
07/03/2024

Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400011363
DOCUMENT SERIAL NUMBER	:	2024-PNJ-758
DATE OF PRESENTATION	:	07-Mar-2024
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-751-2024
DATE OF REGISTRATION	:	07-Mar-2024
NAME OF PRESENTER	:	Ravi Rameshchandra Gohil
REGISTRATION FEES PAID	:	₹1200000/-
PROCESSING FEES PAID	:	₹1000/-
MUTATION FEES PAID	:	₹3500/-





Government of Goa
Directorate of Accounts

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



Echallan No. 202400167425

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 02/03/2024 10:55:43

Name and Address of Party : Ravi | 9158502071
Matruchaya Plot No 26 PDA Colony Porvorim

Service: Stamp Duty

Amount

Stamp Duty ₹ 2000000.00

Total Amount : ₹ 2,000,000.00

(Rs. Twenty Lakh Only)

Department Data: 202400011363 NOTARY|202400011363 NOTARY

Bank ref No: CPADOUJY5

Status: Success

Payment Date: 02/03/2024 11:01:48

Payment Gateway: SBI_MOPS

SA No. 2024-0001 758

Print Date: 02/03/2024 11:01:54

Po No. 12024

Paid to No. 202400011363

on 2/3/2024



DEED OF SALE

This **DEED OF SALE** is made and executed at **Panaji - Goa**, on this **6th day of March 2024**.

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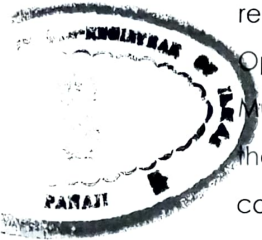
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BETWEEN

I A. **MR. JACK JOHN NELSON RODRIGUES** alias **NELSON RODRIGUES** alias **NELSON EUGENIO RODRIGUES**, Son of late Eugenio Jack John Rodrigues, 61 years of age, married, business, Indian National, having Pan Card bearing No. _____ and Aadhaar Card bearing No. _____, Contact No. _____, resident of B-1801, Vastu Tower 1, Evershine Nagar, Opposite Ryan International School, Malad West Dely, Mumbai, Maharashtra, 400064 and his wife;

I B. **MRS. DULCINA NINFA RODRIGUES**, Daughter of P A J J Rodrigues and wife of Mr. Nelson Eugenio Rodrigues, 52 years of age, married, business, Indian National, having Pan Card bearing No. _____, holding Aadhaar Card bearing No. _____, Contact No. _____, resident of B-1801, Vastu Tower 1, Evershine Nagar, Opposite Ryan International School, Malad West Dely, Mumbai, Maharashtra, 400064, hereinafter referred to as the "**VENDORS**"; (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE ONE PART.**

AND

II **A.MR. RAVI RAMESHCHANDRA GOHIL** son of Mr. Rameshchandra Shamji Gohil, 38 years, businessman, married, holding **PAN Card No.** _____ and **Aadhaar Card No.** _____, Indian National, Ph. No. _____

[Handwritten signatures]
 Rodrigues: _____

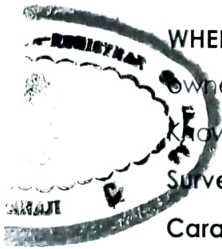
, resident of Plot No. 26, PDA Colony, Matruchaya, Porvorim, Bardez - Goa 403521 and his father;

II B. MR. RAMESHCHANDRA SHAMJI GOHIL, son of Late Mr. Shamji D. Gohil, aged 67 years, married, businessman, having **PAN Card No. .** and **Aadhaar Card No. .**

, Indian National, resident of Matruchaya, Plot No. 26, PDA Colony, Porvorim, Bardez - Goa, 403521, having its office address at R. R. Tower, Office No. 6B, 6th floor, Angod, Mapusa, Bardez - Goa, 403507, Mobile No. No.

, hereafter called the "**PURCHASERS**" (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE SECOND**

All the parties to this sale deed are Indian National.



WHEREAS the Vendors have represented that They are lawful owners in an exclusive possession of the Immovable Property known as "**TOLCAE**" or "**TOLSAY**", admeasuring **7,700 Sq.mts**, Surveyed under Survey No.25 of Sub Division No.2 of Village **Carambolim**, situated at Carambolim, Tiswadi- Goa, situated within the limits of Village Panchayat of Carambolim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, which property is found described in the Land Registration Office of Ilhas under No.8297 at page 49 of Book B-22 new and enrolled in the Taluka Revenue Office of Ilhas under Matriz No.139. The same is more fully and particularly described in the

M. L. Rodrigues *R. Rodrigues* *Abul* *Abul*

SCHEDULE - I herein under and hereinafter referred to as the "SAID PROPERTY" for the sake of brevity.

WHEREAS originally the said property belonged to Shri. Raimundo Filipe Fernandes alias Raimundo Fernandes.

WHEREAS the said Shri. Raimundo Filipe Fernandes alias Raimundo Fernandes was married to Smt. Sinforosa Antonia Fernandes.

WHEREAS the said Shri. Raimundo Filipe Fernandes alias Raimundo Fernandes expired on 8th May 1978, without leaving behind any disposition of his last wish, leaving behind Smt. Sinforosa Antonia Fernandes as is widow as half sharer and moiety holder and as sole and universal heirs his legal heirs his children namely:

- 
- a) Mr. Thomas Ritaldo Fernandes married to Mrs. Ursula Martha Fernandes.
 - b) Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, spinster.
 - c) Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Bachelor.
 - d) Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes married to Mrs. Filomena Fernandes.
 - e) Mrs. Valerie Maria Pinto married to Mr. Savio Pinto.
 - f) Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes married to John Fernandes.

WHEREAS upon the death of Shri. Raimundo Filipe Fernandes alias Raimundo Fernande, his wife, Smt. Sinforosa Antonia

Imadign Rodrigues *BS* *Sheldon*

Fernandes, initiated an (Inventory proceedings) in the Court of Civil Judge Senior Division at Panaji, which was (bearing No. 8/89 of 1989.)

WHEREAS in the said Inventory Proceedings the said property was listed as Item No.1 in the list of assets and the same was allotted to the Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes, vide Final Order, dated (17th January 1990), passed by the Court of Civil Judge Senior Division at Panaji.

WHEREAS the said Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes had entered into Agreement for Sale, dated (10th February 1994), with Mr. Mickey Emiliano Cardozo alias Emiliano Mildred Cardozo with respect to the **portion of the Said Property, admeasuring 3,636 sq.mts, identified as Plot B, hereinafter referred to as the "SAID PLOT - B" for the sake of brevity.**

Junodign *Dominique* *Now* *Shafiq*

WHEREAS the said Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes, sold the **portion of the Said Property, admeasuring 3,636 sq.mts, identified as Plot B, hereinafter referred to as the "SAID PLOT - B" for the sake of brevity to** Mr. Mickey Emiliano Cardozo alias Emiliano Mildred Cardozo, vide Deed of Sale, dated 27th September 2004, registered before Sub Registrar of Ilhas, under Registration No.2734, at pages 1 to 22, Book No.I, Volume No.1377, dated 28/09/2004.



WHEREAS the said Smt. Sinforosa Antonia Fernandes, Mr. Thomas Ritaldo Fernandes, Mrs. Ursula Martha Fernandes, Ms. Jennifer Fremiota Fernandes alias Jennifer Frimota Fernandes, Mr. Jeremias Lazarus Fernandes alias Jeremias Lazaro Lourenco Fernandes, Mr. Stephen Savio Fernandes alias Estifen Savio Francisco Fernandes, Mrs. Filomena Fernandes, Mrs. Valerie Maria Pinto, Mr. Savio Pinto, Mrs. Sheldon Ermetina Fernandes alias Shelden Ermentina Fernandes and Mr. John Fernandes sold the remaining **portion of the Said Property, admeasuring 4,064 sq.mts, identified as Plot A** to M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar, vide Deed of Sale, dated 20th June 2008, registered before Sub Registrar of Ilhas, under Registration No.1932, at

M. Rodrigues
Rodrigues *Row* *John*

pages 573 to 606, Book No.I, Volume No.1974, dated 24/06/2008.

WHEREAS Mr. Mickey Emiliano Cardozo alias Emiliano Mildred Cardozo along with his wife Mrs. Joan M. Cardoz sold the **SAID PLOT – B, admeasuring 3,636 Sq.mts** to M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar, vide Deed of Sale, dated 23rd July 2008, registered before Sub Registrar of Ilhas, under Registration No.2301, at pages 580 to 598, Book No.I, Volume No.1989, dated 28/07/2008.

WHEREAS the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, sold the part of the **SAID PLOT – B, admeasuring 1,818 sq.mts, identified as Plot B-2**, vide Deed of Sale, dated 28th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01364-2014, CD No.PNJD30, dated 19/06/2014 to Mrs. Dulcina Ninfa Rodrigues i.e. Vendor No. I B hereinabove.

WHEREAS the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, further sold part of the **SAID PLOT – A, admeasuring 2,032 sq.mts, identified as Plot A-1**, vide Deed of Sale, dated 28th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01363-2014, CD No.PNJD30, dated 19/06/2014 to Mr. Nelson Eugenio Rodrigues i.e. Vendor No. I A hereinabove.

Nelson Eugenio Rodrigues *Asst* *Dulcina*

WHEREAS the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, further sold part of the **SAID PLOT – B, admeasuring 1,818 sq.mts, identified as Plot B-1**, vide Deed of Sale, dated 29th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01373-2014, CD No.PNJD30, dated 19/06/2014 to Mr. Nelson Eugenio Rodrigues i.e. Vendor No. I A hereinabove.

WHEREAS the said M/s. Sai Construction & Developers, represented by its Proprietor Mr. Dhaku Arjun Madkaikar along with his wife Smt. Manda Arjdhaku Madkaikar, further sold part of the **SAID PLOT – A, admeasuring 2,032 sq.mts, identified as Plot A-2**, vide Deed of Sale, dated 29th May 2014, registered before Sub Registrar of Ilhas, under Book -1, Document, Registration No.PNM-BK1-01374-2014, CD No.PNJD30, dated 19/06/2014 to Mrs. Dulcina Ninfa Rodrigues i.e. Vendor No. I B herein above.

AND WHEREAS in view of above the VENDORS are absolute owners in lawful possession of the above SAID PROPERTY.

AND WHEREAS the VENDORS have disclosed and assured that the SAID PROPERTY is free from encumbrances, defects and that there is no acquisition proceedings in respect of SAID PROPERTY.

AND WHEREAS the PURCHASERS have approached the VENDORS to purchase the SAID PROPERTY, **admeasuring 7,700**

[Handwritten signatures]
 Rodrigues. B. J. [Signature]

Sq.mts, Surveyed under Survey No.25 of Sub Division No.2 of Village Carambolim, situated at Carambolim, Tiswadi- Goa, which is more fully and particularly described in **Schedule I** hereunder.

AND WHEREAS the VENDORS have disclosed that the SAID PROPERTY is having marketable title and they are willing to sell the same and the PURCHASERS are willing to purchase the same for total consideration of **Rs.4,00,00,000/- (Rupees Four Crores Only)** being the market value of the same.

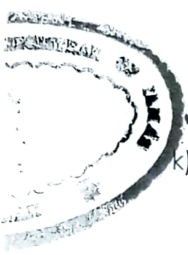
AND WHEREAS the VENDORS have further declared to the PURCHASERS that:

- a) the VENDORS are exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTY;
- b) the title of the VENDORS to the SAID PROPERTY is clean, clear, unencumbered, marketable and subsisting;
- c) there is no litigation or any legal proceedings pending before any Court/ Tribunal, Administrative Authority in respect of the SAID PROPERTY;
- d) the SAID PROPERTY is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee PROPERTY Act or any other law;
- e) there are no mundkar/s and/or Building tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right in the SAID PROPERTY;
- f) There are no difficulties, legal or otherwise for sale free from encumbrances on the SAID PROPERTY;



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- g) The VENDORS have not received any notices of acquisition/ requisition from State Government or Central Government or any local authority and the SAID PROPERTY is not subject matter of any attachment by any authority.
- h) That the SAID PROPERTY is not marked as private forest by any of the committee appointed by the central or state Government.
- i) There are no testamentary rights created under any document or under any covenant or by prescription in respect of and/ or upon the SAID PROPERTY or any part thereof, including right of way created infavour of any adjoining owners in respect of the SAIDP ROPERTY;
- j) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the SAID PROPERTY any part thereof, including right of way created infavour of any adjoining owners in respect of the SAID PROPERTY by the VENDORS;
- k) There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendors whereby the SAID PROPERTY or any part thereof is in any way affected and/or impaired;
- l) All outgoing, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the SAID PROPERTY is paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities.



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- m) The Vendors have not entered into any agreement or arrangement or sale of or otherwise transferred the SAID PROPERTY or any part thereof.
- n) Neither the Vendors or any of its 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 the title of the Vendors to the SAID PROPERTY or have resulted or may result in payment of any fine, penalty or premium to the Government or any other authority.

AND WHEREAS the VENDORS have now agreed to sell to the PURCHASERS and the PURCHASERS believing to be true all the declarations made by the VENDORS, have agreed to purchase from the VENDORS, the SAID PROPERTY more fully and particularly described in Schedule I to this Deed of Sale, for a total lump sum consideration of **Rs.4,00,00,000/- (Rupees Four Crores Only)**.

AND WHEREAS the parties hereto now desire to complete the sale by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

That in consideration of a lump sum amount of **Rs.4,00,00,000/- (Rupees Four Crores Only)**, which is paid by the PURCHASERS to the VENDORS in the following manner:

- a) A sum of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** paid by **Cheque No.000032** dated **24/02/2024** on **HDFC Bank, Porvorim Branch**.

Suraj Rodrigues *Abhi* *[Signature]*

- b) A sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) paid by Cheque No.881242 dated 24/02/2024 on Punjab National Bank, Panaji Branch.
- c) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by RTGS UTR No.HDFCR52024030284661109 dated 2/3/2024 on HDFC Bank, Porvorim Branch.
- d) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by RTGS UTR No. HDFCR52024030284668161 dated 2/3/2024 on HDFC Bank, Porvorim Branch.
- e) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by RTGS UTR No. BARBR52024030200750026 dated 2/3/2024 Bank of Baroda, Mapusa Branch.
- f) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by RTGS UTR No. BARBR520240302000999870 dated 2/3/2024 Bank of Baroda, Mapusa Branch.
- g) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by RTGS UTR No. HDFCR52024030485041657 dated 4/3/2024 HDFC Bank, Porvorim Branch.
- h) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by RTGS UTR No. BARBR52024030400831110 dated 4/3/2024 Bank of Baroda, Mapusa Branch.
- i) A sum of Rs.9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) paid by Demand Draft No. 318605 dated 4/3/2024 Bank of Baroda, Mapusa Branch.
- j) A sum of Rs.9,90,000/- (Rupees Nine Lakhs Ninety Thousand Only) paid by Demand Draft No. 318606 dated 4/3/2024 Bank of Baroda, Mapusa Branch.
- k) A sum of Rs.3,20,000/- (Rupees Three Lakhs Twenty Thousand Only) paid by Demand Draft No. 318607 dated 4/3/2024 Bank of Baroda, Mapusa Branch.

J. Rodriguez

Rodriguez

CSW

[Signature]

- l) A sum of **Rs.9,90,000/-**(Rupees Nine Lakhs Ninety Thousand Only) paid by Demand Draft No. 318608 dated 4/3/2024 Bank of Baroda, Mapusa Branch.
- m) A sum of **Rs.9,90,000/-**(Rupees Nine Lakhs Ninety Thousand Only) paid by Demand Draft No. 318609 dated 4/3/2024 Bank of Baroda, Mapusa Branch.
- n) A sum of **Rs.3,20,000/-**(Rupees Three Lakhs Twenty Thousand Only) paid by Demand Draft No. 318610 dated 4/3/2024 Bank of Baroda, Mapusa Branch and balance
- o) A sum of **Rs.4,00,000/-**(Rupees Four Lakhs Only) TDS paid.
(The receipt of which the VENDORS above do hereby admit and acknowledge having received it subject to realization of the above Cheque's/ Demand drafts). The VENDORS do hereby sell, convey, transfer to the PURCHASER the SAID PROPERTY more fully and particular described in schedule I herein under, free from encumbrances, liens, charges, claim or interest of any nature and to have and to hold the same to the PURCHASER, absolutely and forever for quiet and peaceful enjoyment thereof, without any hindrance of any nature from any person/s the SAID PROPERTY more particularly described in the schedule I hereunder written together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto and all estate rights, title, interest, claim and demand to the VENDORS into or upon SAID PROPERTY, hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the



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Signature

Signature

PURCHASER together with title, deeds, writings, and other evidence of the title as originally pass on such sale.

1. The VENDORS hereby agree and undertake to save harmless, indemnify and keep indemnified the PURCHASERS from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASERS, by reason of:
 - i) there being any defect in title of the VENDORS to the SAID PROPERTY conveyed hereunder;
 - ii) or there being any liens, charges, encumbrances on the said portion conveyed hereunder;
 - iii) and/or there being any litigation with any person or persons as regards the title in the said portion conveyed hereunder.
2. That the VENDORS shall at all time and at the request and cost of the PURCHASERS does, execute and perform all such further acts, deeds and things as may be required by the PURCHASERS for the purpose of more perfectly conveying and assuring in favour of the PURCHASERS, the SAID PROPERTY conveyed hereunder and/or for the purpose of recording and registering in the name of the PURCHASERS the said portion conveyed hereunder in all Government records including Land Revenue and Land Survey records.
3. The VENDORS and all the persons claiming under them do hereby covenant with the PURCHASERS that the VENDORS have now lawfully been bounded with the schedule property described in the schedule I herein under free from encumbrances or defects whatsoever and they all have

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 [Signature]
 [Signature]

absolute authority to sell the Said property described in the schedule I.

4. The VENDORS have today upon execution of the present sale deed, delivered to the PURCHASERS the vacant possession of the SAID PROPERTY free from all encumbrances.
5. The PURCHASERS prior to the execution of this Deed of Sale had published public notice in local newspaper's i.e. English newspaper namely "The Navhind Times", on 28th December 2023, inviting attention of the general public about their desire to purchase the SAID PROPERTY and inviting objections if any to the proposed sale. No objections of whatsoever nature were received from any one.
6. The VENDORS hereby give their consent and their No-objection for recording the name of the PURCHASERS in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PROPERTY. In fact, this sale deed itself may be considered as a No Objection Certificate for the same.
7. That the PURCHASERS have investigated with the title and the declaration made by the VENDORS and after getting fully satisfied with the title of the VENDORS are executing the present sale deed.
8. The VENDORS herein covenant and assure the PURCHASERS that the SAID PROPERTY is completely free from liens and encumbrances whatsoever, and are not in any way



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Santhosh
Santhosh

mortgaged, used as collateral, or are bonded, pledged, securitized or transacted in any manner whatsoever, and are not subject to any government, bank, court, legal, enforcement, taxation, auditory, financial or regulatory actions or orders whatsoever, known or unknown to the VENDORS as the case may be and the VENDORS undertake to indemnify and keep indemnified the PURCHASERS against any such claims or demands.

9. That should there be found at any time hereafter any defect in the title of the VENDORS to the SAID PROPERTY or any part thereof of any kind whatsoever (including encumbrances or liens of any kind), or in the event of dispossession of any part thereof or of the SAID PROPERTY by any other person/s, entity or otherwise with a better or equivalent title, including any title to an undivided right in the SAID PROPERTY, the VENDORS, and their heirs, executors administrators, successor/s, legal representatives, and permitted assigns shall be fully liable to pay back the PURCHASERS, their, executors, administrators, successor/s and assigns or any of them, the entire consideration of the Deed of Sale, and moreover in addition to the all the above, compensation for financial damages, caused by direct or indirect consequence of the defect in the title, as on the date the defect is made known to the PURCHASERS and any loss sustained by reason thereof, and (including or in addition to) the sum value of the property and the sum value of the expenditure of all the improvements and expenditure on the SAID PROPERTY made, and the compensatory amount of financial damages, till such a time the above stated



J. Rodriguez
Rodriguez *Carol* *[Signature]*

compensation/damages of the SAID PROPERTY is fully paid and made good by the VENDORS to the PURCHASERS.

10. That the VENDORS hereby assures to the PURCHASERS that they have neither done nor been party to any act whereby their rights and title to the SAID PROPERTY, in any way be impaired or whereby they may be prevented from transferring the SAID PROPERTY.

11. That both the VENDORS are equal OWNERS of the SAID PROPERTY.

12. That both the PURCHASERS are having equal right of the SAID PROPERTY.

13. That the VENDORS are aware of Notification bearing no: RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.



14. That the VENDORS are not belonging to Schedule Caste and Schedule Tribes.

15. That the SAID PROPERTY is falling under Settlement Zone as per the Certificate issued by Office of the Senior Town Planner, Town & Country Planning Department, Panaji, Tiswadi- Goa, bearing Reference No. TIS/11 /Zoning/CAR/TCP/2024, dated 05/02/2024.

Illegible signatures and handwritten text, including 'Rodrigues' and 'Cout'.

16. That for the purpose of stamp duty the SAID PROPERTY is valued at **Rs.4,00,00,000/- (Rupees Four Crores Only)** and stamp duty of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** is paid herewith

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

All that Immovable Property Known as "TOLCAE" or "TOLSAY", admeasuring 7,700 Sq.mts, Surveyed under Survey No.25 of Sub Division No.2 of Village Carambolim, situated at Carambolim, Tiswadi- Goa, within the limits of Village Panchayat of Carambolim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, which property is found to be described in the Land Registration Office of Ilhas under No.8297 at page 49 of Book B-22 new and enrolled in the Taluka Revenue Office of Ilhas under Matriz No.139. The said property is bounded as under:

EAST: By the property of Shri. Vishnum Sinai Dempo

WEST: By the Comunidade Road

NORTH: By the property of Shri. Vishnum Sinai Dempo

SOUTH: By the Corlim Old Goa Road.

IN WITNESS WHEREOF this Deed of sale is signed by both the parties in presence of two witnesses.

M. Rodrigues
Rodrigues.

Shri. Vishnum Sinai Dempo



SIGNED AND DELIVERED BY THE
 WITHIN NAMED 'THE VENDOR NO.1 A.')
MR. JACK JOHN NELSON RODRIGUES)
 alias **NELSON RODRIGUES** alias **NELSON**)
EUGENIO RODRIGUES)

L. H. F. Prints

R. H. F. Prints

(1) _____

(1) _____

(2) _____

(2) _____

(3) _____

(3) _____

(4) _____

(4) _____

(5) _____

(5) _____

J. Rodriguez
Rodrigues. Pow/ Rodriguez



Rodriguez

SIGNED AND DELIVERED BY THE
WITHIN NAMED 'THE VENDOR NO. 1 B.)'
MRS. DULCINA NINFA RODRIGUES)

Rodriguez

L. H. F. Prints

R. H. F. Prints

(1) _____

(1) _____

(2) _____

(2) _____

(3) _____

(3) _____

(4) _____

(4) _____

(5) _____

(5) _____



Dulcina Ninfa Rodriguez
Rodriguez *Bob* *Shirley*



SIGNED AND DELIVERED BY THE
 WITHIN NAMED 'THE PURCHASER IN A.'
 MR. RAVI RAMESHCHANDRA GOMIL

L. H. F. Prints

R. H. F. Prints

(1) _____ (1) _____

(2) _____ (2) _____



(3) _____ (3) _____

(4) _____ (4) _____

(5) _____ (5) _____

M. Rodrigues
Rodrigues *Govt* *Gomil*



SIGNED AND DELIVERED BY THE
WITHIN NAMED 'THE PURCHASER II B.')
MR. RAMESHCHANDRA SHAMJI GOHIL)

L. H. F. Prints

R. H. F. Prints

(1) _____

(1) _____

(2) _____

(2) _____



(3) _____

(3) _____

(4) _____

(4) _____

(5) _____

(5) _____

Iludayige

Rachigee

Chil

Shamji

WITNESSES:

1. Name :- Shri.Narayan Shivram Shirodkar, son of Late
Shivram Narayan Shirodkar, 50 years of age, married, service,

Address:- House No.597/1, Near Ice factory, Malim, Betim

Bardez, Goa 403101

AADHAAR CARD NO :-

Mobile No:-

Signature :-



2.Name :- Shri. Dinesh Satu Usgaonkar, son of Shri. Satu
Usgaonkar, 45 years of age, married, service

Address:- H.No.658, Sakelem Bhat, Carmbolim, Corlim

Industrial Estate, Tiswadi, Goa 403110

AADHAAR CARD NO:-

Mobile No:-

Signature :-



Shivram Shirodkar
Shirodkar

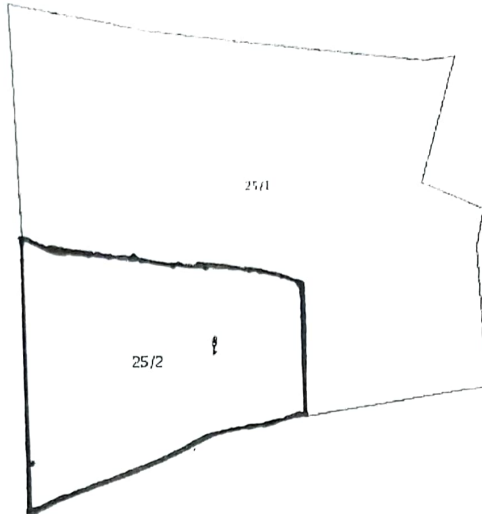
Dinesh Satu Usgaonkar
Usgaonkar



24
Government of Goa
Directorate of Settlement and Land records
Survey Plan
Tiswadi Taluka, Carambolim Village
Survey No.: 25 , Subdivision No.: 2

Scale 1:2000

Reference No.: REV192452699



This record is computer generated on 19-01-2024 04:06:29. 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

Subodhiguns Rodrigues *AB* *Shahin*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Mar-2024 10:59:09 am

Document Serial Number :- 2024-PNJ-758

Presented at 10:53:40 am on 07-Mar-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2000000
2	Registration Fee	1200000
3	Mutation Fees	3500
4	Processing Fee	1000
Total		3204500

Stamp Duty Required :2000000/-

Stamp Duty Paid : 2000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ravi Rameshchandra Gohil ,Father Name:Rameshchandra Shamji Gohil, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Plot No.26, PDA Colony, Matruchaya, Porvorim, Bardez Goa 403521, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jack John Nelson Rodrigues Alias Nelson Rodrigues Alias Nelson Eugenio Rodrigues , Father Name:Late Eugenio Jack John Rodrigues, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, B- 1801, Vastu Tower 1, Evershine Nagar, Opposite Ryan International School, Malad West Dely, Mumbai, Maharashtra, 400064, PAN No.:			

Document Serial No:-2024-PNJ-758

Book :- 1 Document

Registration Number :- **PNJ-1-751-2024**

Date : 07-Mar-2024

R. Shandhy
07/03/2024

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

~~REGISTRAR~~
~~REGISTRAR~~

