



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



2023 1143
Reg No. 1087
21542

STAMP DUTY CERTIFICATE

ENDORSEMENT

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

**Stamp Duty Of : ₹ 142100/-
(Rupees One Lakh Forty Two Thousands One Hundred only)
PAID VIDE E-RECEIPT NO 202300282707 DATED :13-Apr-2023,
IN THE GOVERNMENT TREASURY.**



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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300021542
DOCUMENT SERIAL NUMBER	:	2023-PNJ-1143
DATE OF PRESENTATION	:	19-Apr-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-1087-2023
DATE OF REGISTRATION	:	19-Apr-2023
NAME OF PRESENTER	:	Ashish Shivanand Khandeparkar
REGISTRATION FEES PAID	:	₹147000/-
PROCESSING FEES PAID	:	₹2000/-
MUTATION FEES PAID	:	N.A./-





**Government of Goa
Directorate of Accounts**

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

Echallan No. 202300282707

e-Receipt

Department : 10 - NOTARY SERVICES Echallan Date : 10-04-2023 09:00:47

Name and Address of Party : Albert | 9881257580
Merces

Service: Stamp Duty

	Amount
Stamp Duty	₹ 142100.00

Total Amount: ₹ 142,100.00

(Rs. One Lakh Forty Two Thousand One Hundred Only)

Department Data: 202300021542 NOTARY|202300021542 NOTARY

Bank ref No:

Status: Success

Payment Date: 13-04-2023 16:58:16

Reprint Date: 18/04/2023 23:23:49



No. 2023-PNS-1143
at 19/04/2023
P. No 21542

Notari OCT 9 p. no 21542
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AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** is executed at Panaji on
this 13th day of April of the year two thousand and
Twenty Three (13/04/2023).

BETWEEN

(1) **A. MR. JOAO BENTO LAZARO alias JOHNNY B.**

s/o. Jose Lazaro
LAZARUS, Aged 69 yrs, holding Canadian Passport no.

holder of OCI Card no. AND Pan

Card no. , Occupation Business and his wife

B. MRS. FELECIDADE MATERNIDADE SILVEIRA E

LAZARO alias MRS. FELECIDADE MATERNIDADE

SILVEIRA E LAZARUS, Aged 71 yrs, holding Canadian

Passport no. Holder of OCI Card no.

and PAN CARD No. Occupation Service,

both, residing at Canada,

hereinafter referred to as the **"VENDORS"** (which

expression shall unless repugnant to the context or

meaning thereof shall deem to include their heirs,

executors, legal representatives, successors, administrators

and assigns) of the **ONE FIRST PART.**

(Aforesaid Parties at serial no. 1A, B hereinafter

represented by duly Constituted Attorney Mr. Mateus

Damasceno Silveira, Son of Late Shri. Caetano Silveira,

79 yrs, R/o. House no. 2, Corlim, Tiswadi Goa, vide

Power of Attorney dated 18/05/2021, registered before

Consulate General of India, Toronto, dated

18/05/2021, subsequently adjudicated before Collector

of North, under no. 2846 dated 20/9/2021).

AND

2.M/s. ALBERT DEVELOPERS, having its office at Office no. 301, 3rd Floor, Edcon Mindspace, Campal, Panaji Goa, Phone no. 0832436666, Email Id: albert.esteves@rediffmail.com, represented by its Sole Proprietor, (a) **SHRI ALBERT ESTEVES, (PAN**
), (AADHAR CARD NO.),
son of Shri. Jose Salvador, aged 53 years, Occupation Business, Indian National, resident of House No.260, Opp. **Molmes Church**, Figueira Bhat, Merces, Goa, hereinafter referred to as the hereinafter referred to as the **PURCHASER**, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his successors-in-title, administrators, executors, legal representatives and assigns) **OF THE SECOND PART.**

AND WHEREAS, there exists a property admeasuring 1225 sq. mts forming a part of the property known as "PREDIO DENOMINADO" OR "MOLSEM DENOMINACA ESPECIAL"



situated in Village of Corlim, Tlauka Ilhas goa within the Village Panchayat Corlim, which property is described in the Land Registration office of Ilhas under no. Description no. 20486 at page no. 177 of the Book 54 new, not registered in the Matriz Predial in the land revenue office of Ilhas, surveyed under no. of Village Corlim, Tiswadi Goa, which property is referred as the SAID PROPERTY.

AND WHEREAS, the SAID PROPERTY, was originally belonged to one Remediano Francisco Silveira alias Francisco X Silveira and his wife Smt. Ana Carolina Silveira, having acquired the same vide Deed of Sale dated 25/03/1952 and half having been inherited by them upon the death of the brother Shri. Ricardo Silveira.

AND WHEREAS, vide Deed of Gift, Declaration and release dated 7/01/978, registered before Sub Registrar of Ilhas under no. 70 at pages 158 to 163 of Book no. 1, Volume no. 123 dated 27/1/1978, said Remediano Francisco Silveira alias Francisco X Silveira and his wife Smt. Ana Carolina Silveira, Gifted the said Property to Mrs.



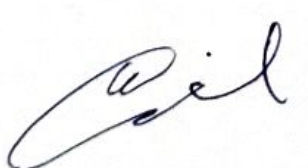

Felecidade Naternidade Silveira, daughter of Remediano Francisco Silveira.

AND WHEREAS, the said Mrs. Felecidade Naternidade Silveira, daughter of Remediano Francisco Silveira married to mr. Joao bento lazaro alias johnny b. Lazarus, under the regime of communication of assets.

AND WHEREAS, as per the Form I & XIV of survey bearing no. 9/9 of Village Corlim, said holding is admeasuring 1250 sq. mts, whereas as per the title documents the said area is 1225 sq. mts.

AND WHEREAS the OWNERS represented to the developers that they are absolute owners in exclusive possession of the said property.

AND WHEREAS, the PURCHASER herein has approached the OWNERS and has proposed to purchase from them, the part of the **SAID PROPERTY**, **admeasuring 1225 sq. Mts**, in order to develop the same

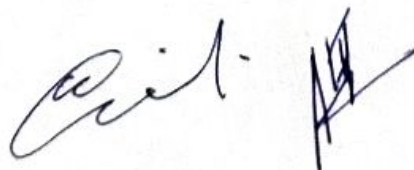
 

by constructing thereon a multi-storeyed building/s comprising of residential flats and shops, which part of the plot is hereinafter referred to as the **SAID PLOT** and more particularly described in the Schedule II herein under written.

AND WHEREAS, the PURCHASER has accordingly, proposed to the OWNERS herein that it shall purchase from them, the SAID PLOT for a total consideration amount of Rs.49,00,000/- (Rupees Forty Nine Lakhs only), to be paid to the OWNERS in the manner as stipulated hereinafter.

AND WHEREAS the OWNERS have agreed to the said proposal of the PURCHASER and have agreed to sell to the PURCHASER the SAID PLOT for the aforesaid consideration and subject to the terms and conditions as set out hereinafter.

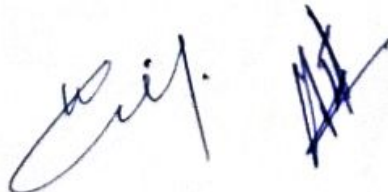
NOW THIS AGREEMENT WITNESSES AS UNDER:



1. That the OWNERS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the OWNERS, the SAID PLOT, which is more particularly described in the Schedule I hereunder written, for a total consideration amount of Rs.49,00,000/- (Rupees Forty Nine Lakhs only).

2. That the said total consideration amount of Rs Rs.49,00,000/- (Rupees Forty Nine Lakhs only), shall be paid by the PURCHASER to the OWNERS in the following manner:

- a) An amount of Rs. 1,00,000/- (Rupees One Lakh Only), is paid at the time of signing of this presents.
- b) Balance amount of Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only), to be paid at the time of execution of Deed of Sale or within 3 months of signing of this present.
- c) An Amount of Rs. 22,880/- (Rupees Twenty Two Thousands Eight Hundred and Eighty Only), is paid towards Tax of 20.80 % vide Challan bearing no. 01663 dated 15/04/2023.



3. That in consideration of the receipt of aforesaid consideration , in terms of Clause 1 and 2 of this Agreement, the OWNERS shall sell to the PURCHASER and/or his nominee/s, the SAID PLOT or any part thereof.

4. That on receipt of the entire consideration amount as stipulated in this Agreement, the OWNERS shall simultaneously convey in favour of the PURCHASER and/or its nominee/s, the SAID PLOT or any part thereof.

5. That the entire cost of the execution of the conveyance as stipulated in Clause 7 hereinabove including the legal fees, stamp duty, registration fees, etc. shall be exclusively borne by the PURCHASER and /or its nominee/s.

6. That upon execution of this Agreement, the OWNERS do hereby permit the PURCHASER to enter into the said property, take measurements, carry out survey, obtain Conversion Sanad, change of Zone, development permission and construction License and thereafter to commence the construction work on the said property,

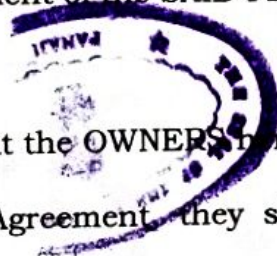


Handwritten signature

however this permission given by the OWNERS to the PURCHASER is only a LICENSE to execute the aforesaid work and as such the possession of the SAID PLOT shall continue with the OWNERS until they receive the entire consideration amount due to them under this Agreement.

7. That on obtaining the requisite licenses, permissions, NOCs from the concerned authorities, the PURCHASER shall intimate about the same to the OWNERS and within 15 days from the date of the said intimation, the OWNERS shall permit the PURCHASER in writing to commence the development of the SAID PLOT.

8. That the OWNERS herein undertake that on execution of this Agreement they shall sign and execute all such applications, forms, plans, affidavits and/or any other document/s as may be necessary for the purpose of obtaining development permission, conversion sanad, construction license and/or any other NOC/Permission from the various Government Authorities for the purpose of



Handwritten signatures of the parties.

commencing the development and construction work in the SAID PLOT.

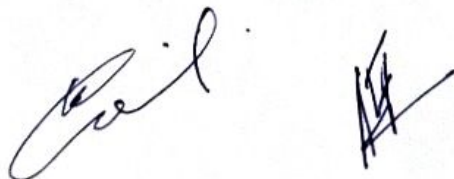
9. That the Deed of Sale in respect of the said plot shall be executed at the instance and cost of the PURCHASER in favour of the PURCHASER and/or its nominees, simultaneously on payment of aforesaid consideration.

10. That the OWNERS herein confirm that the SAID PLOT/SAID PROPERTY, is free from and encumbrances and shall indemnify the PURCHASER in the event of any claim raised by any other person/s with regard to the SAID

PLOT and or the SAID PROPERTY. *the said property is not agricultural and therefore this is no violation of FEMA provisions*

11. The parties shall be entitled to the specific performance of this Agreement.

12. That for the purpose of registration and stamp Duty, the said plot is valued at Rs.49,00,000/- (Rupees Forty Nine Lakhs Only), which is the market value thereof and accordingly stamp duty of 2.9%, approximately



Rs.1,42,200/- (Rupees One lakh Forty Two Thousands
Two hundred only) is paid herewith.

SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY)

All that property admeasuring 1225 sq. mts forming a part
of the property known as "PREDIO DENOMINADO" OR
"MOLSEM DENOMINACA ESPECIAL" situated in Village of
Corlim, Tlauka Ilhas Goa within the Village Panchayat
Corlim, which property is described in the Land
Registration office of Ilhas under no. Description no. 20486
at page no. 177 of the Book 54 new, not registered in the
Matriz Predial in the land revenue office of Ilhas, surveyed
under no. 9/9 of Corlim Tiswadi, Goa and bounded as
under:-

East :- Property of Carmalina Pereira

West:- Property of Joao Xavier Varela

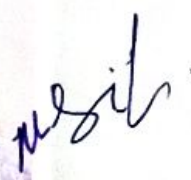
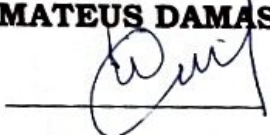
North:- Caminho Reservado

South:- Domingos Joao Pinto and Caetano Trindade

IN WITNESS WHEREOF the parties hereto have signed
the above Deed on the day, month and the year first
abovementioned.

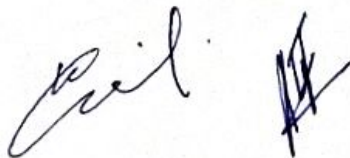
SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR NO. 1A & B
Through P.O.A

MR. MATEUS DAMASCENO SILVEIRA



LEFT HAND FINGER PRINTS

RIGHT HAND FINGER PRINTS



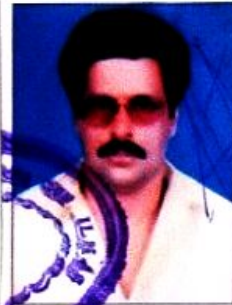
SIGNED AND DELIVERED BY

WITHIN NAMED PURCHASER

MR. ALBERT ESTEVES

Sole Proprietor of

M/s. ALBERT ESTEVES



LEFT HAND FINGER PRINTS

RIGHT HAND FINGER PRINTS

IN PRESENCE OF :

1. Adm. Sayinandan. S. Satordeker
2. Mr. Asbitech K. Alaik - (Arbich)



GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
TISWADI-GOA

REV192102988

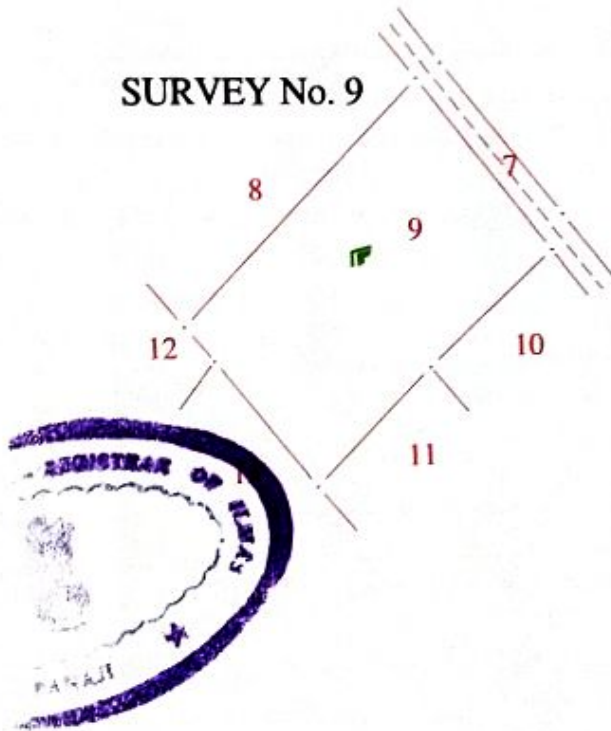


Plan Showing plots situated at
Village : CORLIM
Taluka : TISWADI
Survey No./Subdivision No. : 9/ 9
Scale : 1 :1000

Savio
Cajetan
Silveira

Digitally signed
by Savio Cajetan
Silveira
Date: 2021.07.15
12:51:12 +05'30'

INSPECTOR OF SURVEY & LAND RECORDS
TISWADI -GOA





Government of Goa

Document Registration Summary 2

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

Date & Time : - 19-Apr-2023 01:42:27 pm

Document Serial Number :- 2023-PNJ-1143

Registered at 01:38:44 pm on 19-Apr-2023 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	142100
2	Registration Fee	147000
3	Processing Fee	1720
Total		290820

Stamp Duty Required :142100/-






Stamp Duty Paid : 142100/-

Presenter







NO	Party Name and Address	Photo	Thumb	Signature
	<p>Ashish Shivanand Khandeparkar ,Father Name:Shivanand Khandeparkar ,Age: 40, Marital Status: ,Gender:Male,Occupation: Service, Address1 - House no. 217 Opp Siddhi Vinayak Society Vodelm Bhat Taleigao Goa, Address2 - , PAN No.:</p>			

Recorder

NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Mateus Damasceno Silveira , Father Name:Caetano Silveira, Age: 79, Marital Status: ,Gender:Male,Occupation: Other, House no. 2 Corlim Tiswadi Goa, PAN No.: , as Power Of Attorney Holder for Joao Bento Lazaro Alias Johnny B Lazarus</p>			

Party Name and Address	Photo	Thumb	Signature
Mateus Damasceno Silveira , Father Name:Caetano Silveira, Age: 72, Marital Status: ,Gender:Male,Occupation: Other, Margao Goa, PAN No.: / , as Power Of Attorney Holder for Felecidade Maternidade Silveira E Lazaro Alias Mrs. Felecidade Maternidade Silveira E Lazarus			
Ashish Shivanand Khandeparkar , Father Name:Shivanand Khandeparkar , Age: 40, Marital Status: ,Gender:Male,Occupation: Service, House no. 217 Opp Siddhi Vinayak Society Vodelm Bhat Taleigao Goa, PAN No.: as Power Of Attorney Holder for Albert Esteves Sole Proprioter Of M/s Albert Developers			

ss:
 individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Party Name and Address	Photo	Thumb	Signature
Name: Sayinandan S Satordekar, Age: 38, DOB: , Mobile: 9881257580 , Email: , Occupation: Advocate , Marital status : Married , Address:403002, House no. 564 Durgawadi Taleigao Goa, House no. 564 Durgawadi Taleigao Goa, Taleigao, Tiswadi, NorthGoa, Goa			
Name: Ashitosh K Naik, Age: 21, DOB: , Mobile: 9881257580 , Email: , Occupation: Service , Marital status : Unmarried , Address:403002, House no. 564 Durgawadi Taleigao Goa, House no. 564 Durgawadi Taleigao Goa, Taleigao, Tiswadi, NorthGoa, Goa			




 Sub Registrar

Document Serial Number :- 2025-11J-1143

Book :- 1 Document
Registration Number :- **PNJ-1-1087-2023**
Date : 19-Apr-2023


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

REGISTRAR
PNJ

