



1736

**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-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 400500/-
(Rupees Four Lakh Five Hundred only)
PAID VIDE E-RECEIPT NO 202300290419 DATED :11-Apr-2023,
IN THE GOVERNMENT TREASURY.



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

[Signature]
Sub Registrar
-Cum-
Sub Registrar
Salcete

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300021689
DOCUMENT SERIAL NUMBER	:	2023-MGO-1736
DATE OF PRESENTATION	:	20-Apr-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-1694-2023
DATE OF REGISTRATION	:	20-Apr-2023
NAME OF PRESENTER	:	Marcus Dias
REGISTRATION FEES PAID	:	₹267000/-
PROCESSING FEES PAID	:	₹1040/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

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



Echallan No.: 202300290419

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 11/04/2023 19:05:01

Name and Address of Party: Marcus | 9922951996
Vaspo da Gama Goa

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 400500.00

Total Amount: ₹ 400,500.00

(Rs. Four Lakh Five Hundred Only)

Department Data:

202300023689 NOTARY|202300021689 NOTARY

Bank ref No:

2828237786

Status:

Success

Payment Date:

11/04/2023 19:08:19

Payment Gateway:

SBI:SPAY*



2023-MGO-1736

20/04/2023

MARCUS DMS

DEED OF SALE

This Deed is made and executed at Margao, Goa on this 17th day of
April Two Thousand Twenty Three (11.04.2023)

Carroll Braganca

BY AND BETWEEN

1. MRS. FIONA REMEGIA CARVALHO alias FIONA REMEGIA
BRAGANCA, daughter of Shri. Timoteo Gabriel Braganca and wife
of Mr. Edwin Carvalho, aged 59 years, housewife, Indian National,
PAN Card No. I, Aadhar Card No.

Carroll

Braganca

[Signature]

Mobile No. 8390287487 and her husband 1A. MR. EDWIN CARVALHO, son of Late Mr. Luis Gonzaga Carvalho aged 55 years, businessman, Indian National, married, PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian Nationals and both residents of Flat No. 5, Shree Kamat Palace, Mangor Hill, Vasco-da-Gama, Goa 2. MR. ROSARIO JOSEPH BRAGANZA, son of late Shri. Gabriel Timoteo Braganza, Indian National, aged about 53 years, service, married, PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], and his Wife 2A. MRS. BELIHEA R BRAGANZA, daughter of Shri. Antonio Custodio Denizand wife Mr. Rosario Joseph Braganza, Indian National, Occupation Service, aged 50 years, PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], both Indian Nationals and residents of Flat No. 58, 23 Goan Society Building, 5th Floor, Tadwadi, Chira Bazar, Mumbai-400002, hereinafter jointly referred to as "VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, administrators and assigns) of the FIRST PART.



3. MR. MARCUS DIAS, son of Shri Vincentinho L. Dias, aged about 52 years, businessman, married, Indian National, with PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], resident of F-2, Second Floor, Melissa Port View, Near El-monte Theatre, Desterro, Vasco da Gama, Goa hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, administrators and assigns) of the SECOND PART.

A N D

4. MR. LESLIE ROSARIO BRAGANZA, son of Late. Timoteo Gabriel Braganza, aged 57 years, Service, married, PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Australian

Carvalho

Braganza

[Signature]

National and Overseas Indian Citizen Card No. [REDACTED] Dated 16.08.2016 his wife 4A. MRS. VERA BRAGANZA alias VERA PEREIRA, daughter of Shri. Sebastiao Timoteo Pereira and wife of Mr. Leslie Rosario Braganza, Service, married, aged 54 years, [REDACTED], Aadhar Card No. [REDACTED], Australian National and Overseas Indian Citizen Card No. A2305404 Dated 19.08.2016 both residing at House No. 505, Mazli Waddo, Nagao, Verna, Goa- 403722 hereinafter jointly referred to as "CONFIRMING PARTIES" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, administrators and assigns) represented herein by their Power of Attorney Holder Mrs. Fiona Remegia Carvalho alias Fiona Remegia Braganca daughter of Shri. Timoteo Gabriel Braganca and wife of Mr. Edwin Carvalho, aged 59 years, housewife, PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. 8390287487, resident of Flat No. 5, Shree Kamat Palace, Mangor Hill, Vasco-da-Gama, Goa duly authorized vide Power of Attorney dated 20.09.2018 executed before Advocate & Notary Shri. Satishchandra Talauliker having his office at Vasco da Gama, Goa under Reg. No. 3785/2018 dated 20.09.2018 of the
THIRD PART.

WHEREAS, there exists ALL THAT PLOT Identified as plot "E" admeasuring an area of 2067.00 square metres forming an independent piece and parcel of the larger property known as "MAIPOILEM CULAGOR" or "CUMBORDA" situated at Nagao-Verna, within the Village Panchayat of Nagao-Verna, Taluka and Sub District of of Salcete and District of South Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matríz under No. 6 and Independently surveyed under Survey No. 20 Sub Division 1A of Village Verna which is better shown delineated in yellow colour boundary line in the plan annexed herewith and more particularly described in

F. Carvalho

Braganca

[Signature]

SCHEDULE hereunder written and hereinafter referred to as the 'SAID PLOT'.

AND WHEREAS inter alia the larger property constituting the SAID PLOT earlier belonged to Mr. Caetano Francisco Manuel Joaquim Mariano Acacio da Gama which was allotted unto his daughter Mrs. Nina Helena Teodolinda Irene da Gama Menezes in the Orphanological Inventory Proceeding vide its Judgment dated 02.10.1937.

AND WHEREAS said owner, Mrs. Nina Helena Teodolinda Irene da Gama Menezes alongwith her spouse sold and conveyed inter alia the SAID PLOT designated as Plot E unto Mrs. Anita Braganza vide Deed of Sale dated 23.12.1995 registered before the Sub Registrar of Salcete under No. 480 at pages 130 to 151 Book I Volume 1054 Dated 25.02.2000.

AND WHEREAS the aforesaid owner, Mrs. Anita Braganza filed case for partition of the SAID PLOT in Case No. LRC/PART/106/2002/1096 whereunder the Dy. Collector passed Judgment and Order dated 12.12.2002 whereby the SAID PLOT was independently surveyed under Survey No. 20/1-A of Nagao-Verna Village.

AND WHEREAS wife of the aforesaid owner, Mrs. Anita Braganza expired on 12.07.2009 and her husband Mr. Gabriel Timoteo Braganza predeceased her on 17.12.2007 leaving behind Mrs. Fiona Remegia Carvalho married to Mr. Edwin Carvalho, Mr. Leslie Rosario Braganza married to Mrs. Vera Braganza, Mr. Derek Peter Braganza married to Mrs. Xaverina Braganza and Mr. Rosario Joseph Braganza married to Mrs. Bellihea R Braganza as sole and universal heirs, which is in conformity with the Deed of Succession dated 16th September 2014 duly drawn before the Civil Registrar



[Signature]

[Signature]

[Signature]

cum Sub Registrar of Mormugao recorded in the office Notarial Book of Deed bearing No. 183 at pages 7V to 8V.

AND WHEREAS all the aforesaid heirs entered into Deed of Family Partition-cum-Settlement dated 06.02.2023 registered before the Sub Registrar of Salcete under Book - 1 Document No. MGO-1-593-2023 Dated 10.02.2023 whereby inter alia the SAID PLOT was allotted unto the VENDORS and the CONFIRMING PARTY jointly.

AND WHEREAS the VENDORS alongwith the confirmation of the CONFIRMING PARTY have agreed to sell, transfer, assign and convey the SAID PLOT unto and in favour of the PURCHASER for the total price consideration of Rs. 89,00,000/- (Eighty Nine Lakhs only) and accordingly the parties have agreed to sign this deed under the following terms:

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 89,00,000/- (Eighty Nine Lakhs only) which includes TDS amount of Rs. 89,000/-, for which the VENDORS have issued separate receipt and entered into separate terms and accordingly the VENDORS alongwith the confirmation of the CONFIRMING PARTY do hereby convey, transfer, assign and grant unto the use of the PURCHASER the SAID PLOT being ALL THAT plot identified as plot "E" admeasuring an area of 2067.00 square metres forming an independent piece and parcel of the larger property known as "MAIPOILEM CULAGOR" or "CUMBORDA" situated at Nagoa, within the Village Panchayat of Nagoa-Verna, Taluka and Sub District of Salcete and District of South Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matríz under No. 6 and independently surveyed under Survey No. 20 Sub Division 1A of Village Verna which is better shown delineated in yellow



[Signature]

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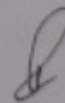
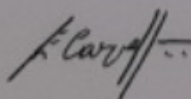
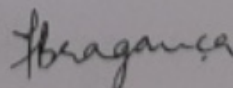
[Signature]

colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written and accordingly deliver the possession thereof unto the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest, licences, permissions, No Objection of development/improvement therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, structures, privileges, appurtenances attached to, belonging to and reputed to belong thereto.

2. The VENDORS and the CONFIRMING PARTY for themselves and their respective heirs, successor, executors, administrators and assigns assure and declare unto the PURCHASER, his heirs, successor, executors, administrators and assigns:

(a) THAT the VENDORS alongwith the CONFIRMING PARTY are the sole, exclusive, absolute owner and has absolute and lawful right with clear, unencumbered and marketable title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS CONFIRMING PARTY, well and sufficiently saved, defended, kept harmless and indemnified, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS/CONFIRMING PARTY or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the VENDORS alongwith the CONFIRMING PARTY have put the PURCHASER in exclusive sole, absolute possession and enjoyment of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, has occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDORS/CONFIRMING PARTY or any other persons whomsoever claiming by, from, under or in trust for them.

(e) THAT all the rates, taxes, charges payable in respect of the SAID PLOT such as land revenue, taxes, charges etc. have been paid by the VENDORS and no amount is in arrears towards same up to date and hereby indemnify and keep the PURCHASER Indemnified absolutely and forever.

(f) THAT the VENDORS/CONFIRMING PARTY by themselves or cause through such necessary parties, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The VENDORS do hereby declare:

a. That there is absolutely no claim of any right of tenancy and/or mundkarial and/or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act,



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[Signature]

[Signature]

Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the same.

4. The PURCHASER hereby declare covenant and confirm that for the consideration as above, the PURCHASER shall be compulsorily bound to deliver unto the VENDORS and the CONFIRMING PARTY Flats to be constructed in the SAID PLOT free of cost identified as Flat no. GF-1, FF-1, SF-1, SF-4, FF-2 and FF-3 for which the parties have entered into separate agreement/Declaration mutually, which shall be binding on the PURCHASER.

5. The VENDORS alongwith the CONFIRMING PARTY hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form I & XIV including to cause mutation.

6. The VENDORS/CONFIRMING PARTY Parties does not belong to the Schedule Tribe or Scheduled Caste of Goa.

7. This document and transaction is complying with Foreign Exchange Management Act, 1999 and Reserve Bank of India guidelines. The office of Sub Registrar-cum-Civil-Registrar, Salcete shall not be responsible if the parties violates FEMA and RBI guidelines



K. Carrilho

Braganca

[Signature]

8. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS/CONFIRMING PARTY shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

9. The consideration in this deed of Rs. 89,00,000/- (Eighty Nine Lakhs only) is the fair market value thereof since the property is situated in Nuvem-verna Village and accordingly TDS payment receipt/Challan for Rs. 89,000/- is produced herewith.

SCHEDULE

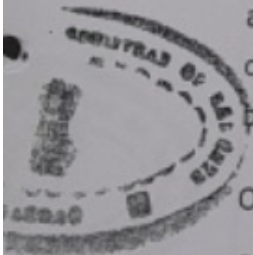
ALL THAT plot identified as plot "E" admeasuring an area of 2067.00 square metres forming an independent piece and parcel of the larger property known as "MAIPOILEM CULAGOR" or "CUMBORDA" situated at Nagoa-Verna, within the Village Panchayat of Nagoa Verna, Taluka and Sub District of Salcete and District of South Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matríz under No. 6 and independently surveyed under Survey No. 20 Sub Division 1A of Village Verna which is better shown delineated in yellow colour boundary line in the plan annexed herewith and bounded as under:

On the East:- By Survey No. 20/4

On the West :- By Survey No. 20/12

On the North :- By Survey No. 21/13 and 21/3-B

On the South:- By Survey No. 20/1



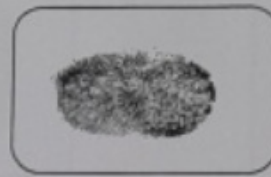
[Signature]

[Signature]

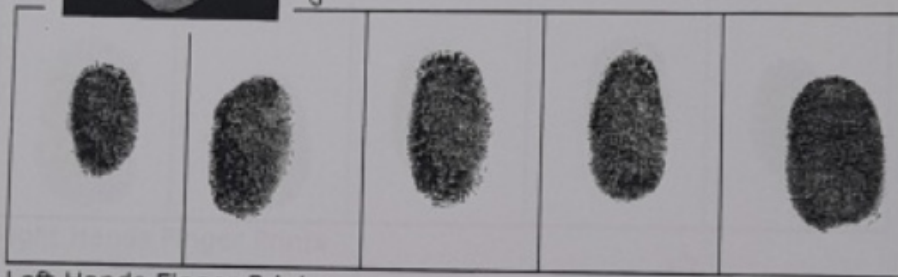
[Signature]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

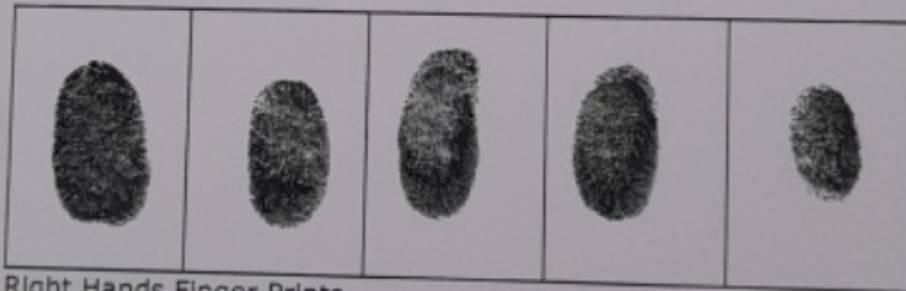
SIGNED AND DELIVERED by the Braganca
within named the VENDORS
Mrs. Fiona Remegia Carvalho
allas Fiona Remegia Braganca for self
and as duly constituted attorney
for the CONFIRMING PARTIES
vide Power of Attorney dated 20.09.2018
executed before Adv S. Talauliker
under No. 3785/2018 dt. 20.09.18



LTI



Left Hands Finger Prints



Right Hands Finger Prints

B

F. Carvalho

Braganca

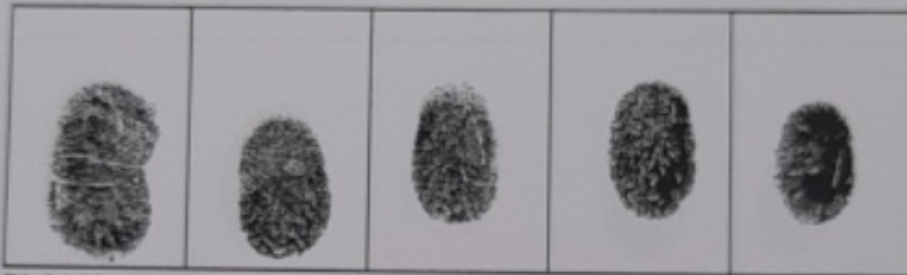
MR. EDWIN CARVALHO

A. Carvalho

LHTI



Left Hands Finger Prints



Right Hands Finger Prints

e*A. Carvalho**Beaganca*

SIGNED AND DELIVERED by the
withinnamed the PURCHASER
MR. MARCUS DIAS



LHTI



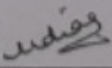
Left Hands Finger Prints

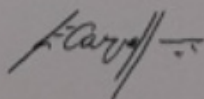


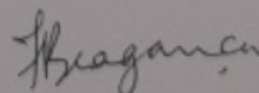
Right Hands Finger Prints

WITNESSES:

1. Febrsonia Annie Dias 
D/o Francis co Dias, age 21yrs
Aadhar card: 2808 5148 1115.

2. MISS. MELISSA AVEREY DIAS 
D/o Marcus Dias, age 26yrs
Aadhar card: 9768 7518 824







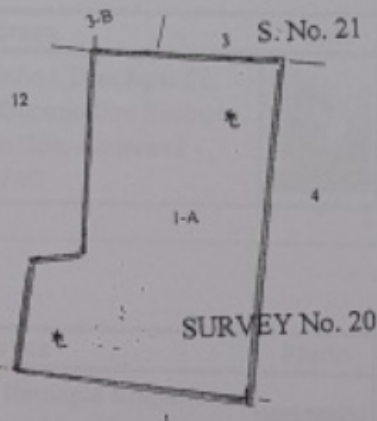
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

Inward No 2402



Plan Showing plots situated at
Village : VERNA
Taluka : SANCET
Survey No./Subdivision No. : 20/ 1-A
Scale : 1:1000

11/5/15
Inspector of Survey &
Land Records.



Generated By : Madhukar.N.Joshi
On : 06-05-2015

11/5/15
Compared By:

Claroff

Shagavan

P



Government of Goa
Document Registration Summary 2
 Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - 20-Apr-2023 01:22:48 pm

Document Serial Number :- 2023-MGO-1736

Presented at 01:21:13 pm on 20-Apr-2023 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	400500
2	Registration Fee	267000
3	Mutation Fees	2000
4	Processing Fee	1020
Total		670520

Stamp Duty Required : 400500/-

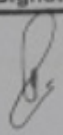
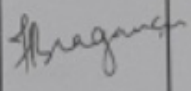
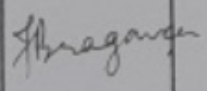
Stamp Duty Paid : 400500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Marcus Dias , Father Name: Vincentinho L Dias, Age: 52, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Desterro Vasco da Gama Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Fiona Remegia Carvalho Alias Fiona Remegia Braganca , Father Name: Timoteo Gabriel Braganca, Age: 59, Marital Status: Married , Gender: Male, Occupation: Housewife, Mangor Hill Vasco Da Gama Goa, PAN No.: [REDACTED]			
2	Edwin Carvalho , Father Name: Luis Gonzaga Carvalho, Age: 55, Marital Status: Married , Gender: Male, Occupation: Business, Mangor Hill Vasco da Gama Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Marcus Dias , Father Name:Vincentinho L Dias, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, Desterro Vasco da Gama Goa, PAN No.: [REDACTED]			
4	Fiona Remegia Carvalho Alias Fiona Remegia Braganza , Father Name:Timoteo Gabriel Braganza, Age: 59, Marital Status: ,Gender:Female,Occupation: Housewife, Mangor Hill Vasco da Gama Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Vera Braganza Alias Vera Pereira			
5	Fiona Remegia Carvalho Alias Fiona Remegia Braganca , Father Name:Timoteo Gabriel Braganca, Age: 59, Marital Status: ,Gender:Female,Occupation: Housewife, Mangor Hill Vasco da Gama Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Belihea R Braganza			

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Melissa Aveney Dias, Age: 26, DOB: 1996-09-20 Mobile: 9764007116 ,Email: ,Occupation: Advocate , Marital status : Unmarried , Address:403802, House No. 12, House No. 12, Desterro Vasco da Gama Goa, Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Name: Febronia Annie Dias, Age: 22, DOB: , Mobile: 9922951996 ,Email: ,Occupation: Service , Marital status : Unmarried , Address:403802, House No 12, House No 12, Desterro Vasco da Gama Goa, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar
CMI Registrar
Cum.

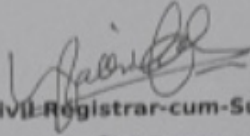
Sub Registrar
Sub Registrar

Document Serial Number :- 2023-MGO-1736

Book :- 1 Document

Registration Number :- **MGO-1-1694-2023**

Date : 20-Apr-2023


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

Esmond Rodriguez

Civil Registrar
-Cum-
Sub Registrar
Salcete

Esmond Rodriguez