DL

Rupees One lakh seven thousand one hundred only

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Authorised Signatory

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MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 04767 NON JUDICIAL गोवा
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Rs.0107100/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser MARIO MELBON D'COSTA

3479/13

THE SEAL OF THE SUB-REGISTRAR OF ... MARGAO

(2)

DEED OF SALE

TRUE COPY

Assistant Engineer
Margao Municipal Council

THIS DEED OF SALE is executed at Margao, Goa, on this ~~17~~ 20th day of ~~May~~ June in the year Two thousand and Thirteen

BETWEEN

1. Shri. TEOFILO JOSE ANTONIO FERNANDES alias Shri. jOSE ANTONIO TEOFILO FERNANDES alias Dr. JOSEF ANTHONY IANOE FERIE, aged about 76 years, married, retired, son of late Joao Bernardo Fernandes alias Bernardo Fernandes and his wife,

2. Smt. MARIA ANGELLA ZEFERINA LILIA DIAS, major in age, daughter of late Leandro Reis Magos Dias, married, housewife, both r/o Block No. 7211/7212/7215 , 2nd floor, Building No 190-B Kannamwar nagar, Vikhroli, East Mumbai - 400083 . Hereinafter referred to as "VENDORs" (which expression shall unless repugnant the context or meaning thereof, be deemed to mean and include as well their heirs, executors, administrators, legal representatives, successors and assigns) OF THE ONE PART.

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AND

3. Mr. MARIO MELBON IGIDIO D'COSTA, son of Teotonio R.D'costa, aged 50 years, business, married, with pan card No, AFMPC1108A, resident of Cuncolim, Salcete Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to

mean an include as well his heirs, executors, administrators, legal representatives, successors and assigns) OF THE SECOND PART.

All the parties hereto are Indian Nationals.

The VENDORS are represented herein and hereby their lawful ATTORNEY Shri. MARIO MELBON IGIDIO D'COSTA, age 50 years , businessman son of Teotonio R.D'Costa r/o H.No. 9/199, Voddy, Cuncolim, Salcete – Goa.

WHEREAS there exist a property known as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the land Registration Office of Quepem, but enrolled in the Taluka Revenue Office for Matriz under No 3979 and identified by different survey Nos. (a) 398/63 admeasuring 575 sq.mts (b) 398/72 admeasuring 525 sq.mts. (c) 398/79 admeasuring 675 sq.mts. (d) 398/81 admeasuring 25 sq.mts. (e) 398/87 admeasuring 75 sq.mts. (f) 398/90 admeasuring 100 sq.mts. (g) 398/92 admeasuring 125 sq.mts all of Village Cuncolim, Salcete Goa. Totally admeasuring to 2100 sq.mts. This properties are hereinafter referred to as the Said Properties" better described in Schedules hereunder.

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AND WHEREAS the said properties are described under different Schedules such as:-

(a) Property under survey No. 398/63 admeasuring 575 sq.mts is described in Schedules-I hereunder.

(b) Property under survey No. 398/72 admeasuring 525 sq.mts is described in Schedules-II hereunder.

(c) Property under survey No. 398/79 admeasuring 675 sq.mts is described in Schedules-III hereunder.

(d) Property under survey No. 398/81 admeasuring 25 sq.mts is described in Schedules-IV hereunder.

(e) Property under survey No. 398/87 admeasuring 75 sq.mts is described in Schedules-V hereunder.

(f) Property under survey No. 398/90 admeasuring 100 sq.mts is described in Schedules-VI hereunder.

(g) Property under survey No. 398/92 admeasuring 125 sq.mts is described in Schedules-VII hereunder.

AND WHEREAS all this properties described in Schedule-I to vii totally admeasuring 2100.00 sq.mts., and better shown on the plan annexed to the present deed.

AND WHEREAS the said property were originally owned by ancestors of VENDORs and thereafter it came into the possession of Josefina souza alias Josefina D'souza alias jusefina D'Souza alias Josefina D'Souza and her husband late Joao Bernardo Fernandes alias Bernardo Fernandes and upon the death of Josefina souza alias Josefina D'souza and her husband late Joao Bernardo Fernandes alias Bernardo Fernandes, the VENDORS become owners in possession of the said properties.

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AND WHEREAS since then present VENDORS are owners in possession of the said Properties" of Village Cuncolim, Salcete Taluka, state of Goa.

AND WHEREAS VENDORs have decided to sale the said properties totally admeasuring 2100.00 sq.mts., consisting of seven survey Nos: (a) 398/63 admeasuring 575 sq.mts (b) 398/72 admeasuring 525 sq.mts. (c) 398/79 admeasuring 675 sq.mts. (d) 398/81 admeasuring 25 sq.mts. (e) 398/87 admeasuring 75 sq.mts. (f) 398/90 admeasuring 100 sq.mts. (g) 398/92 admeasuring 125 sq.mts all of Village Cuncolim, Salcete, Goa. Totally admeasuring to 2100 sq.mts. which are already described in Schedule – I to VII.

AND WHEREAS the VENDORS has approached the PURCHASER for the sale of the said properties in the year 2003 and thereafter has signed a agreement for sale dated 24th September 2010.

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AND WHEREAS the VENDORs have agreed to sell to the PURCHASER the said properties, totally admeasuring to 2100 sq.mts., for total consideration of Rs 630000 /- (Rupees six lakhs thirty thousands only.) as it is fair market value considering the properties are undeveloped at that time of agreement of sale.

NOW THEREFORE THIS DEED OF AGREEMENT WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of the sum of Rs 630000/- (Rupees six lakhs thirty thousand only only) paid by the PURCHASER to the VENDORs, the receipt whereof the VENDORs do hereby expressly admit and acknowledge, the VENDORs as beneficial owners do hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER all that the said properties, totally admeasuring 2100 sq.mts., as described in Schedules hereunder and delineated in red color on the plan annexed to this Deed, together with all rights, title, and easements whatsoever to the said properties and every part thereof, without any limitation of reservation to the PURCHASER in the said properties as described in Schedules hereto with all the rights thereof, domain, actions and appurtenances whatsoever to the use of the absolutely and forever free of any encumbrances, charges and liens.

2. However, the purchaser adds that the total value for the purposes of stamp duty may be taken as Rs.4200000/ - (Rupees fourty two lakhs only) with a discount of fifteen percent for S2 zone above 1001 to 4000 sq.mts. as per the government notification/order ord. 17/1/Fixation of Land Rates/2012-RD5004 for Cuncolim Village.

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3. The VENDORs covenants with the PUCHASER as follows:

a) That the VENDORs have a good rights, full power and absolute authority to sell the said properties as described in Schedules hereunder in the manner aforesaid.

b) That the said properties hereby sold are free from encumbrances.

c) That the said properties are not subject to any Land Acquisition proceedings, nor subject to any attachment or lien of any Court or person whatsoever.

d) That the PURCHASER shall have a quiet possession enjoyment of the said properties hereby sold, conveyed and granted, free from any interference and/or disturbance by the VENDORs or any person or persons claiming through or under them.

e) That the PURCHASER is deprive of the enjoyment and possession of the said properties due to defect of ownership of the said properties, the VENDORS undertake the responsibility to compensate the PURCHASER fully and adequately in all respect.

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4. That the VENDORS and all person claiming under them shall and will from time to time upon the request and at the cost of the PURCHASER do and execute all such acts, deeds and things whatsoever for further and more perfectly and absolutely granting and assuring the said

properties and every part thereof unto the PURCHASER and placing the PURCHASER in possession of the same according to the true intent and meaning of this Deed or as shall or may be reasonably required and shall sign all and/or any of the documents that may be required to be signed to make changes in the survey records.

5. The VENDORs hereby declare that the said properties of 2100 sq.meters hereby sold is not belonging to Schedule Caste or Schedule Tribes.

SCHEDULE – I

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Quepem, but enrolled in the Taluka Revenue Office for Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No 398/63 of village Cuncolim. Salcete Goa, and admeasuring 575.00 sq.mts., and is bounded as under:

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On the East : By property under survey No. 398/57

On the west : By property under survey No. 398/18

On the North : By property under survey No. 398/59,33,34,35,36,54,22,38,39,25,55,61

On the South : By property under survey No. 398/64,65,66

SCHEDULE – II

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office , but enrolled in the Taluka Revenue Office for Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No 398/72 of village Cuncolim. Salcete Goa, and admeasuring 525.00 sq.mts., and is bounded as under:

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On the East : By property under survey No. 398/71

On the west : By property under survey No. 394

On the North : By property under survey No. 398/70

On the South : By property under survey No. 398/73,74

SCHEDULE – II

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Quepem, but enrolled in the Taluka Revenue Office for Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No 398/79 of village Cuncolim. Salcete Goa, and admeasuring 675.00 sq.mts., and is bounded as under:

On the East : By property under survey No. 398/76

On the west : By property under survey No. 394

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On the North : By property under survey No. 398/78

On the South : By property under survey No. 398/80,82 to 94

SCHEDULE – IV

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office but enrolled in the Taluka Revenue Office for Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No 398/81 of village Cuncolim. Salcete Goa, and admeasuring 25.00 sq.mts., and is bounded as under:

On the East : By property under survey No. 398/82

On the west : By property under survey No. 394

On the North : By property under survey No. 398/80

On the South : By property under survey No. 399/1

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SCHEDULE – V

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office, but enrolled in the Taluka Revenue Office for Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No

to

398/87 of village Cuncolim. Salcete Goa, and admeasuring 75.00 sq.mts., and is bounded as under:

On the East : By property under survey No. 398/88

On the west : By property under survey No. 398/86

On the North : By property under survey No. 398/79

On the South : By property under survey No. 399/1

SCHEDULE –VI

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Quepem, but enrolled in the Taluka Revenue Office for Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No 398/90 of village Cuncolim. Salcete Goa, and admeasuring 100.00 sq.mts., and is bounded as under:

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On the East : By property under survey No. 398/91

On the west : By property under survey No. 398/90

On the North : By property under survey No. 398/79

On the South : By property under survey No. 399/2

SCHEDULE –VII

ALL THAT part of property know as " COMMBA PARRICOTO" situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office, but enrolled in the Taluka Revenue Office under Matriz under No. 3979 and identified as COMMBA PARRICOTO under survey No 398/92 of village Cuncolim. Salcete Goa, and admeasuring 125.00 sq.mts., and is bounded as under:

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On the East : By property under survey No. 398/93

On the west : By property under survey No. 398/91

On the North : By property under survey No. 398/79

On the South : By property under survey No. 399/3

The said properties are herein marked with red to the plan annexed to the present deed and forms and distinct and separate unit in itself.

1. VENDORS:

Shri. MARIO MELBON IGIDIO D'COSTA

(As Attorney for VENDORs No. 1 & 2)

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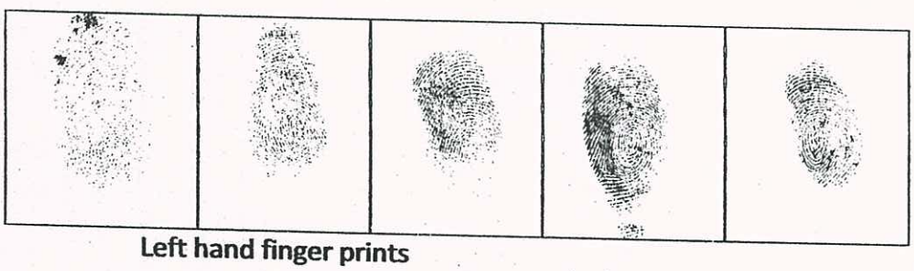
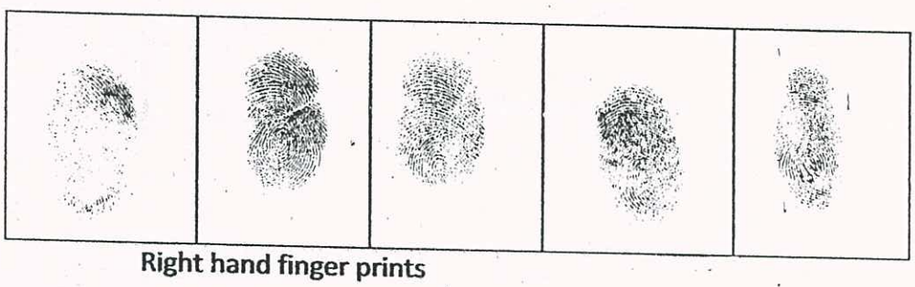
Margao Municipal Council

2. PURCHASER:

Mr. MARIO MELBON IGIDIO D'COSTA



Left hand finger prints



Right hand finger prints

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Margao Municipal Council

WITNESSES:

1.

2.

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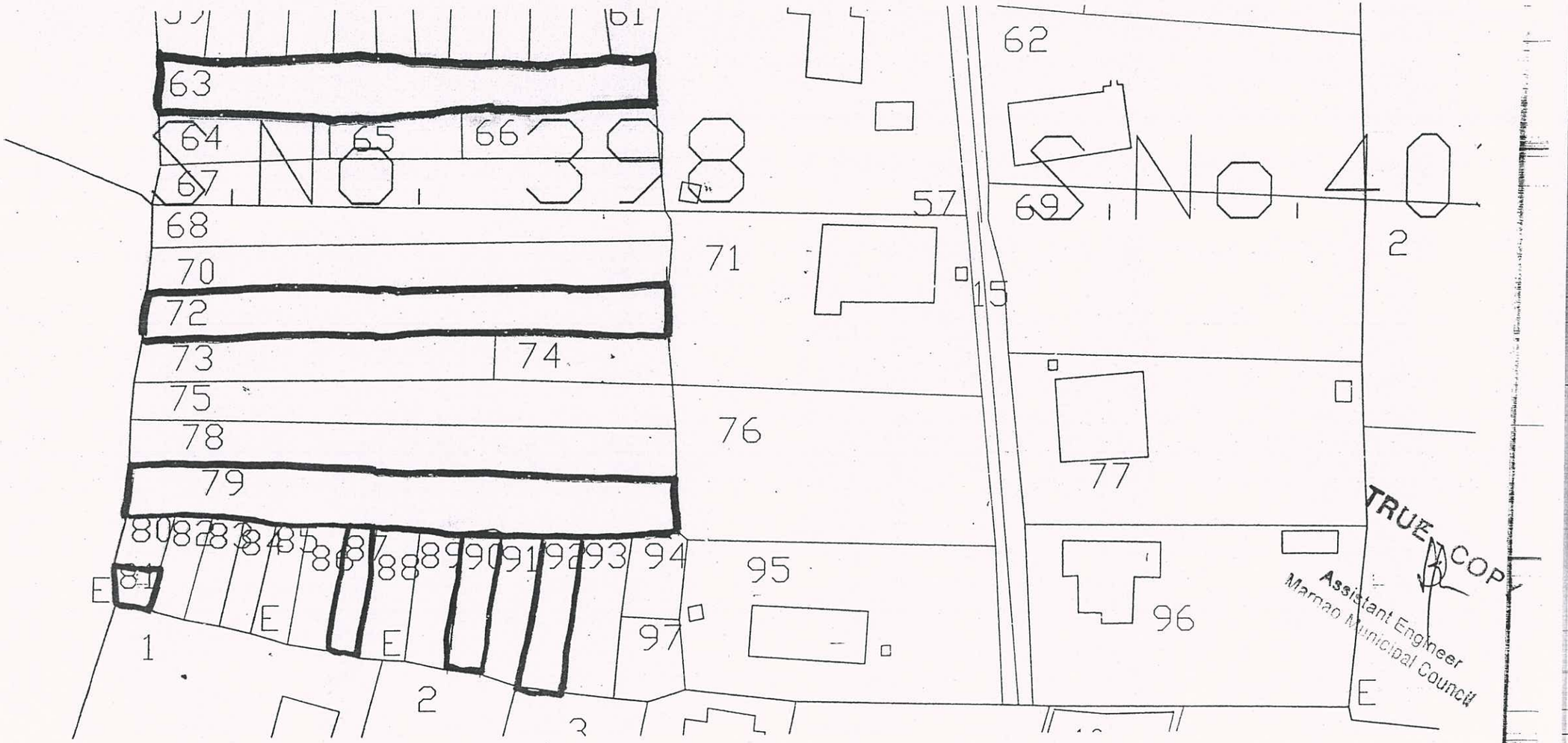
W E
S

POF FOR VENDORS No 1&2
to

PURCHASER
to



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 20-06-2013 12:37:58 PM

Document Serial Number : 3479

Presented at 12:10:00 PM on 20-06-2013 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Processing Fees	250.00
2	Registration Fees	71400.00
	Total :	71650.00

Stamp Duty Required: 71400.00 Stamp Duty Paid: 107100.00

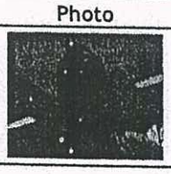
Mario Melbon Igidio D' Costa presenter

Name	Photo	Thumb Impression	Signature
Mario Melbon Igidio D' Costa,S/o. Teotonio R. D' Costa , Married,Indian,age 50 Years,Business,r/oCuncolim, Salcete, Goa For self as a Purchaser and as a Constituted attorney of the Vendor No. 1 and 2 Vide POA dated 24/09/2010 executed before the Notary Narendra R. Singh Under S. No. 251 and Reg, No. 46 at Mumbai			

Endorsements

Executant

1 . Mario Melbon Igidio D' Costa, S/o. Teotonio R. D' Costa, Married,Indian,age 50 Years,Business,r/oCuncolim, Salcete, Goa For self as a Purchaser and as a Constituted attorney of the Vendor No. 1 and 2 Vide POA dated 24/09/2010 executed before the Notary Narendra R. Singh Under S. No. 251 and Reg, No. 46 at Mumbai

Photo	Thumb Impression	Signature
		

Identification

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Sr No.	Witness Details	Signature
1	Ambrosio Santan Vaz , S/o. Jose Anselmo Vaz,Married,Indian,age 47 Years,Business,r/o Nuvem, Salcete, Goa.	

Sub-Registrar
(Sunil R. Vernekar)
Sub Registrar

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Book-1 Document
Registration Number MGO-BK1-03398-2013
CD Number MGOD69 on
Date 20-06-2013

Sub-Registrar (Salcete/Margao)

Scanned By:- Suraj R. Vernekar)
Sub Registrar

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

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Margao Municipal Council