



0000 663454

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

334 29.03.2005

Value of stamp paper Rupees Twenty thousand only
Name of the purchaser Jose Sario de Piedade A Pinto
Residing at Margao
Is there is no one else who has purchased this stamp paper 1.36.000/-
Additional stamp paper is attached along with

Signature of the Treasury Officer

Signature of Purchaser

Serial No. 1401/05
Presented at the Office of the
Sub-Registrar of Salcete
between the hours of 2:30 PM
and 3:30 PM on 6/4/2005

Received fees for Rs. N. P.
Registration 68.000/-
Copying (Folio) 60/-
Certifying Endorsements 10/-
Postage 68.070/-
Total Rs.

I Jose Sario de Piedade Albuquerque Pinto
SALCETE

DEED OF SALE

SALCETE

This DEED OF SALE is made at MARGAO, GOA, on this



Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

0000 663453

No. 334 Date of issue 29.3.2005
Value of stamp Rs. Twenty thousand
Name of the purchaser Mr. Senulda Pires A. Pinto
Residing at Margao
As there is no cash payment
Additional stamp paid Rs. 1,36,000/-
Paid along with

Signature of the Revenue Officer

Signature of Purchaser

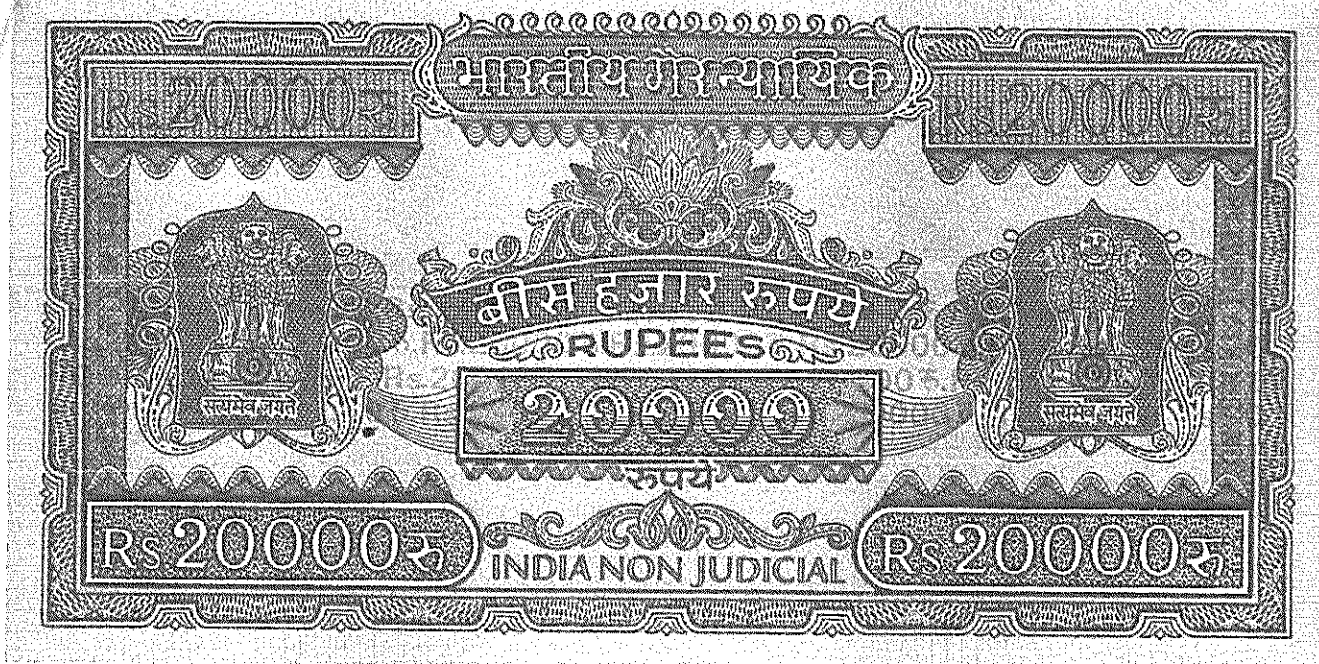
- 2 -

FIFTH day of APRIL of the Year Two Thousand and Five
(5/4/2005).

BETWEEN

1. Mr. MAHABALESVAR VASSANT POI PALONDICAR
alias MAHABLEHSWAR VASSANT PALONDIKAR.
alias MAHABLESHWAR POI PALONDICAR. son of

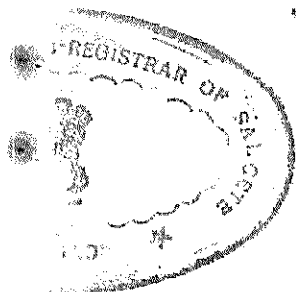
...3/-



Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

0000 663452

334 29.03.2005
No. 100, 100000, 100000, 100000
Value of stamp in Rupees Twenty thousand only.
Name of the purchaser Jose Sario da Piedade A Pinto
Residing at Mangao
As there is no stamp
Additional stamp in 1,36,000/-
Shed along with
Signature of the purchaser



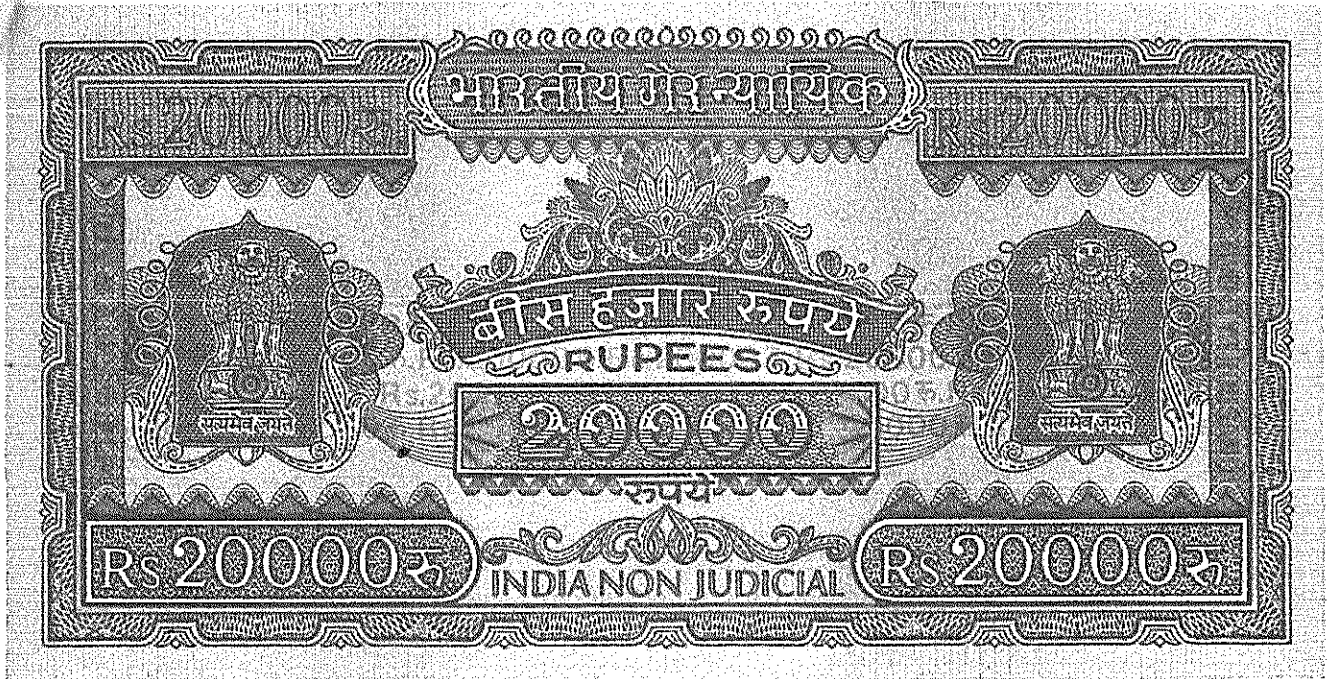
- 3 -

late Vasant Poi Palondicar, major of age, Medical
Practitioner; married. AND HIS WIFE

2. Mrs. PRIYA MAHABLESHIVAR PALONDIKAR, major
of age, housewife.

Both of them resident at 2701, Crystal Way, Crystal Lake,
Illinois, U.S.A, hereafter called "THE VENDORS"

...4/-



0000 663451

334.
Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA
29.03.2005
At the place of issue, Place of issue, Date of issue, and value of stamp paper.
Value of stamp paper... Rupees Twenty thousand only
Name of the purchaser... Jose Savio da Piedade A. Pinto
Residing at... Margao
Is there is no... 1,36,000/-
Additional stamp... attached along with



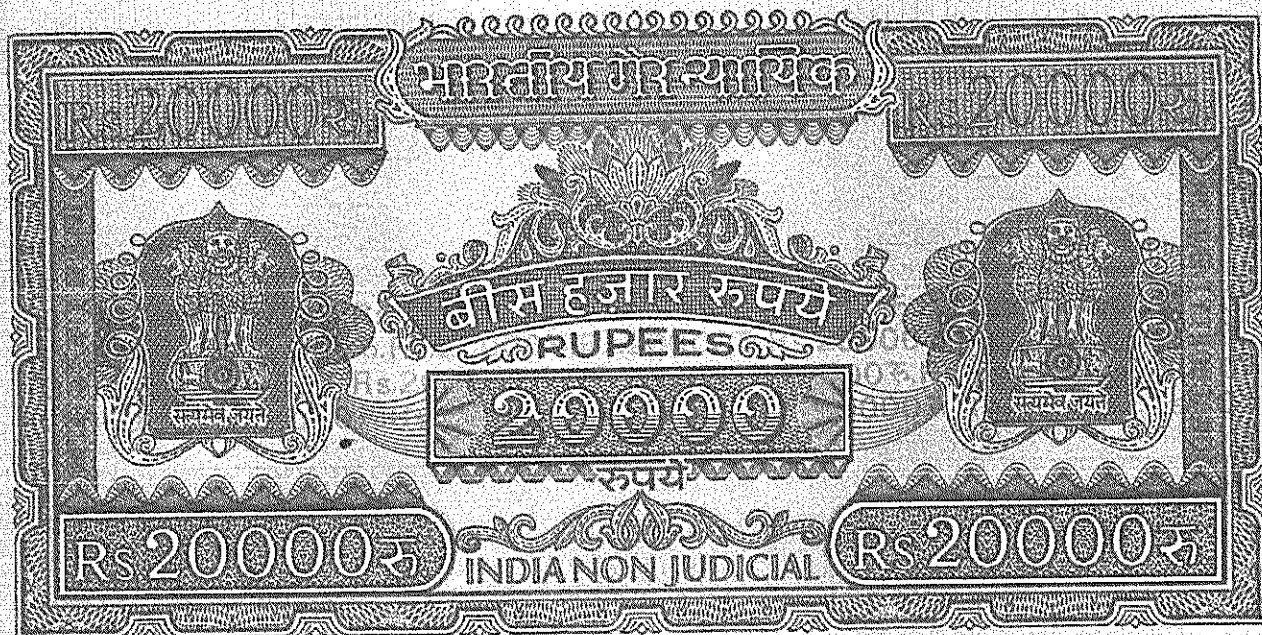
Signature of Functionary
- 4 -

(which expression shall unless repugnant to the context include their heirs, assigns and legal representatives), OF THE ONE PART,

AND

I. JOSE SAVIO DA PIEDADE ALBUQUERQUE PINTO, son of Jose Prazeres da Piedade Pinto, aged 55 years, businessman, AND HIS WIFE,

...5/-



00CC 663450

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

334
Date of stamp 29.03.2005
Value of stamp Rupees twenty thousand only
Name of the purchaser Jose Carlos da Piedade A Pinto
Residing at Margao
As there is no other stamp, the stamp is cancelled along with
Additional stamp

Signature of the Receiver

Signature of Purchaser

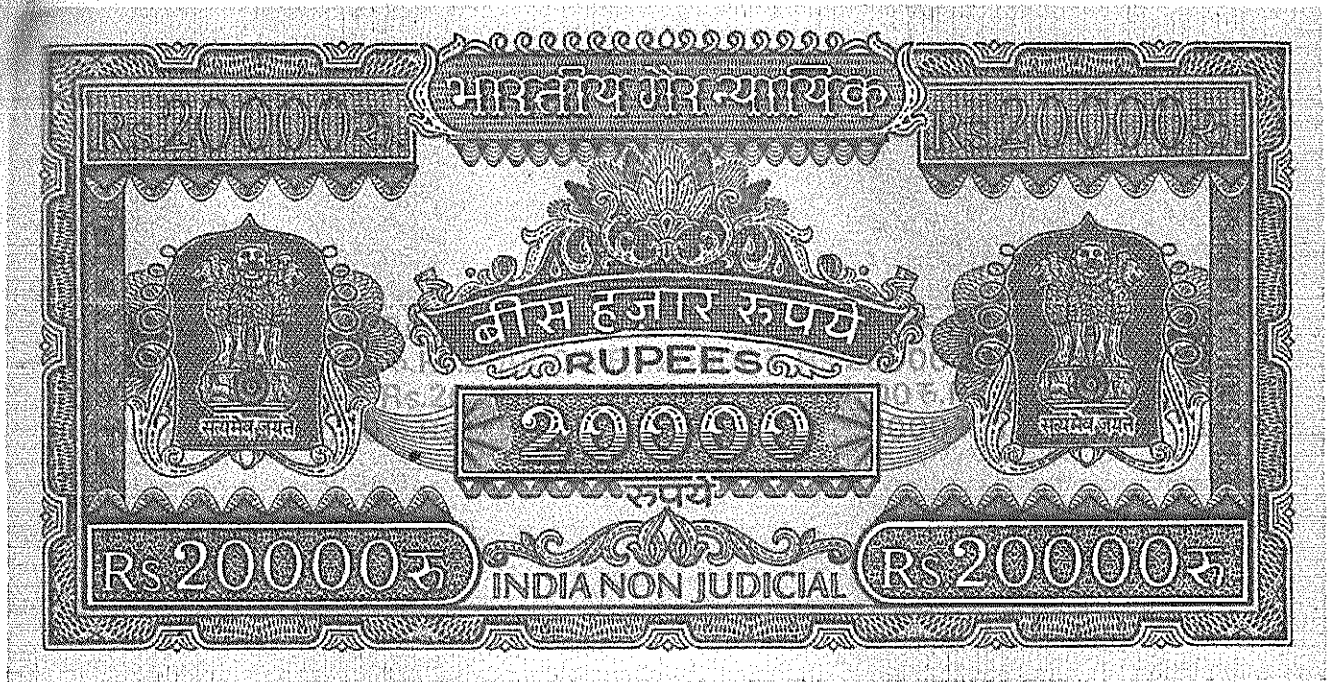
- 5 -



2. Mrs. MARIA AMELIA DA PIEDADE MIRANDA e PINTO, daughter of Aureliano da Piedade Miranda, aged 52 years, teacher;

Both of them Indian Nationals and resident at House No.417, Abade Faria Road, Margao, Goa, hereafter called "THE PURCHASERS" (which expression shall unless repugnant to the context include their heirs, assigns and

...6/-



00CC 663449

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

29.3.2005

337
Q. No. 100/2004-05. Value of stamp

Value of stamp paper.

Name of the purchaser

Residing at

As there is no tax

Additional stamp

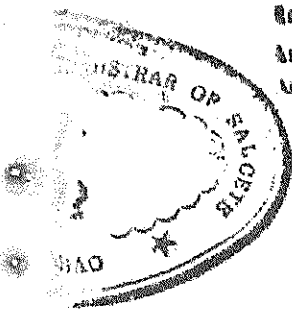
Paper already furnished by
Jus. Sano de Almeida A. Pinro

1.36.000/-

[Signature]

Signature of Purchaser

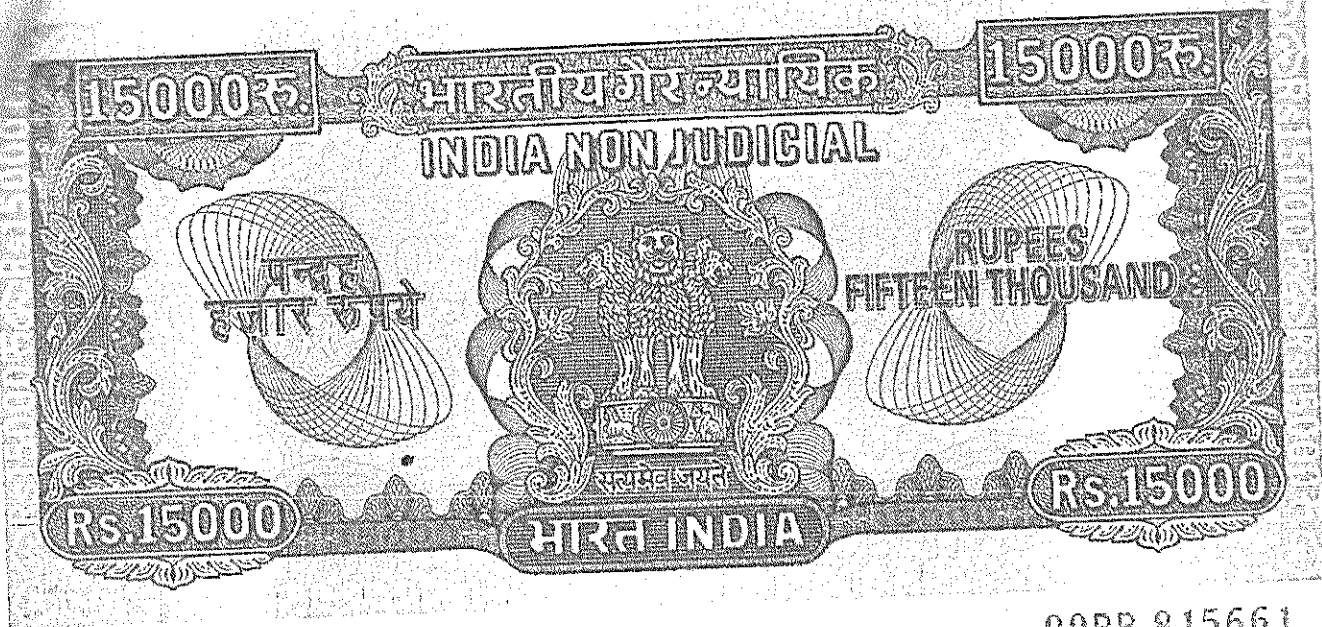
- 6 -



27
[Signature]
legal representatives) OF THE OTHER PART, and
WITNESSES:-

WHEREAS at Torzansori ward, of Margao city,
Salcete, there is a property known as "TOLCAI CATEM
(Lote Nos.11, 12 and 13)", which is described in the Land
Registration Office under No. 39364 and is enrolled in the
Land Revenue Matriz under No. 1152 (part) and is surveyed

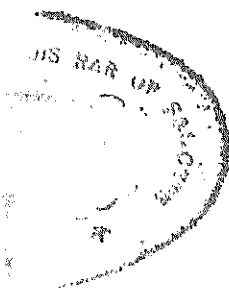
...7/-



Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

324
Value of stamp paid *Rs. 15000*
Name of the purchaser *Mr. Sano da Piedra A. Pinto*
Residing at *Margao*
Is there is any other stamp *136.0001*
Additional stamp *h*

Signature
Signature of Treasurer



- 7 -

under Chalta Nos. 51, 52, 53 and part of 68 at P.T. Sheet No.196.

AND WHEREAS the said property originally belonged to Vassanta Poi Palondicar and is inscribed in his name in Book G under No.43.

AND WHEREAS vide Deed of Sale dated 20th

...8/-

31

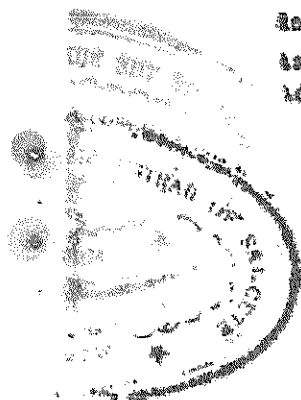
1000Rs.



Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

335
No. 335
Value of stamp paper
Name of the purchaser
Residing at
As there is no one
Additional stamp paper

29.3.05
Rm are made on
Du. Sario de piedam R pink
Marga
1.36.0001
Additional stamp paper is attached along with



Signature of the Treasury Officer

Signature of Purchaser

- 8 -

February 1963, the said Vassanta Poi Palondicar and his wife Laximibai Poi Palondicar sold to Sebastiao Mazarelo, 1/3rd of the said property, being the specific Lote No. 12, which Lote No.12 or Plot No.12 is more fully described in the SCHEDULE II below.

AND WHEREAS vide Deed of Sale, dated 11th December 1975, registered under No.1654 at pages 279 to

...9/-

288 of Book No.I, Volume No.150, dated 31st December 1975, the said Sebastiao Mazarelo and his children and their spouses sold the said Lote No.12, more fully described in the SCHEDULE II below, to THE VENDOR No.1 herein.

AND WHEREAS THE VENDORS are therefore the sole and exclusive and absolute owners of the said Lote No.12 or Plot No.12;

AND WHEREAS THE VENDORS have constructed a bungalow, garage and car porch in the said plot, vide Construction Licence bearing No. A/181/1978 dated 27/4/1978;

AND WHEREAS the Margao Municipal Council has by its Letter bearing No. 3 (OC) 1/04-05/TECH/203, dated 25th January 2005, issued Occupancy Certificate, certifying that the said Bungalow, garage and car porch is fit for occupancy; the said Bungalow bears No.4/2778, the said garage bears No.4/2779 and the said car porch bears No.4/2780;

AND WHEREAS THE VENDORS have agreed to sell to THE PURCHASERS and THE PURCHASERS have agreed to purchase the said Lote No.12 of the said property

TOLCAI CATEM, which is more fully described in the SCHEDULE II below, along with the Bungalow bearing No. 4/2778, garage bearing No.4/2779 and the car porch bearing No.4/2780, situated therein, for the total consideration of Rs.34,00,000/- (Rupees thirty four lakhs only);

AND WHEREAS THE VENDOR are herein represented by their Attorney, Mr. VENCTEXA POI PALONDICAR, son of late Vassanta Poi Palondicar, aged 66 years, retired Chief Engineer, married, resident at House No.772, Vassant, Aquem-Alto, Margao, Goa, by virtue of the General Power of Attorney, dated 24/9/2002, executed before the Consulate General of India, Chicago, U.S.A. and duly stamped by the Additional Collector, South Goa, on 16/10/2002;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

...11/-



1. In pursuance of the consideration of the price of Rs.34,00,000/- (Rupees thirty four lakhs only) paid vide Pay Slip bearing No.615707, dated 6/4/2005, in the amount of Rs.34,00,000/- (Rupees thirty four lakhs only), drawn by the Bank of India, Margao Branch, (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge), THE VENDORS do hereby TRANSFER BY WAY OF SALE the said Lote No.12 or Plot No.12, fully described in the SCHEDULE II below, along with the Bungalow bearing No. 4/2778, garage bearing No.4/2779 and the car porch bearing No.4/2780, situated therein, to THE PURCHASERS TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The market value of the plot, bungalow, garage and car porch hereby sold is Rs.34,00,000/- (Rupees thirty four lakhs only);

3. THE VENDORS do hereby covenant with THE PURCHASERS as follows:-

...12/-

- a)* That the title of THE VENDORS in the plot of land, bungalow, garage and car porch hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the land, bungalow, garage and car porch hereby sold to them;
- d) That in the event THE PURCHASERS are ever dispossessed from the land, bungalow, garage or car porch hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

...13/-



SCHEDULE I

ALL THAT LAND which is known as "TOLCAI CATEM" (Lote Nos. 11, 12 and 13), which is situated at Torsanzori Ward, of Margao city, of Salcete Taluka and Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, which is described in the Land Registration office under No. 39364, and is enrolled in the Land Revenue Office under no.1152 and is surveyed under Chalta No.51, 52, 53 and part of 68 of P.T. Sheet No.196 and is bounded on the EAST by the property having the same name, being Lote No.17 of Naraina Hemady and Lote Nos.18 and 19 of Caxinath Damodar Naik, on the West by the public road, on the North by the property having the same name, being Lote No.10 of Pandarinath Lotlekar and on the South by the property having the same name, being Lote No.14, belonging to Hussenbai Ramjee.

SCHEDULE II

ALL THAT LOTE NO.12 or PLOT NO. 12 of the property described in Schedule I above, which constitutes by itself a distinct property and is surveyed under Chalta No.52

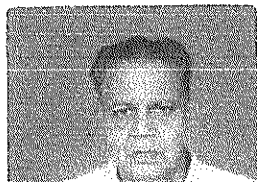


of P.T. Sheet No.196, and admeasures approximately 1000 sq.mts. (one thousand square metres) and is BOUNDED on the EAST by Lote No.18, bearing Chalta No.58 of P.T Sheet No.196 belonging to the heirs of late Caxinath Damodar Naik and presently owned by Dr. Noel Sebastiao Almeida, on the WEST by the public road, on the NORTH by Lote No.11, bearing Chalta No.51 of P.T Sheet No. 196, now belonging to Maria Consolata Barreto and on the SOUTH by Lote No.13, bearing Chalta No.53 and 68, of P.T Sheet No. 196, now belonging to Venctexa Poi Palondicar and Vassanti Poi Palondicar; the said Plot includes all the trees and structures existing therein, including the Bungalow, garage, car porch, boundary wall and well.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto sign hereunder in the presence of Witnesses.

THE VENDORS

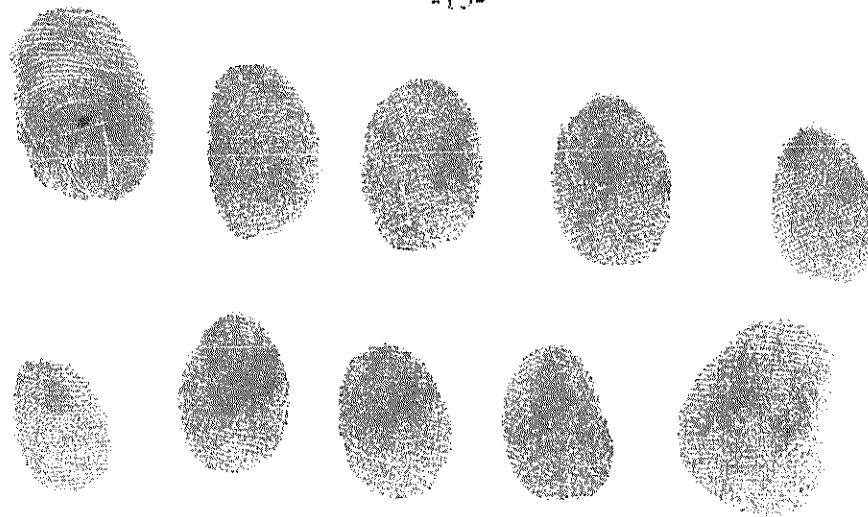
(through their Attorney):



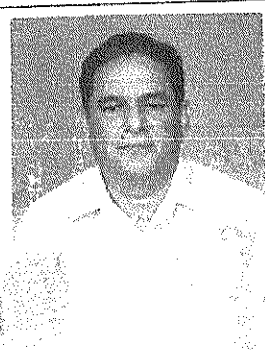
[Handwritten signature of Mr. Venctexa Poi Palondicar]

(Mr. VENCTEXA POI
PALONDICAR)

-15-



(Finger impressions of Mr. VENCTEXA POI
PALONDICAR)



THE PURCHASERS:

1. 

(Mr. JOSE SAVIO DA
PIE DADE ALBUQUERQUE
PINTO)

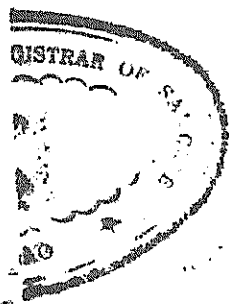


...16/-

-16-



(Finger impressions of Mr. JOSE SAVIO DA PIEDADE
ALBUQUERQUE PINTO)



Miranda Pinto

2. *Amelia Miranda Pinto*

(Mrs. MARIA AMELIA DA
PIEDADE MIRANDA e PINTO)

...17/-

-17-



(Finger impressions of Mrs. MARIA AMELIA DA
PIEDADE MIRANDA e PINTO)

WITNESSES:-

1. Thereza Noronha
2. Sonia Kautzka



VENDORS
(Through their Power of Attorney)

X. L. Si

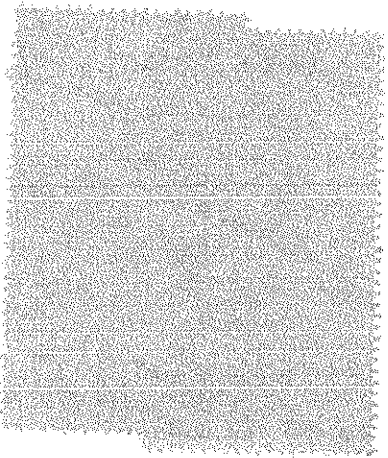
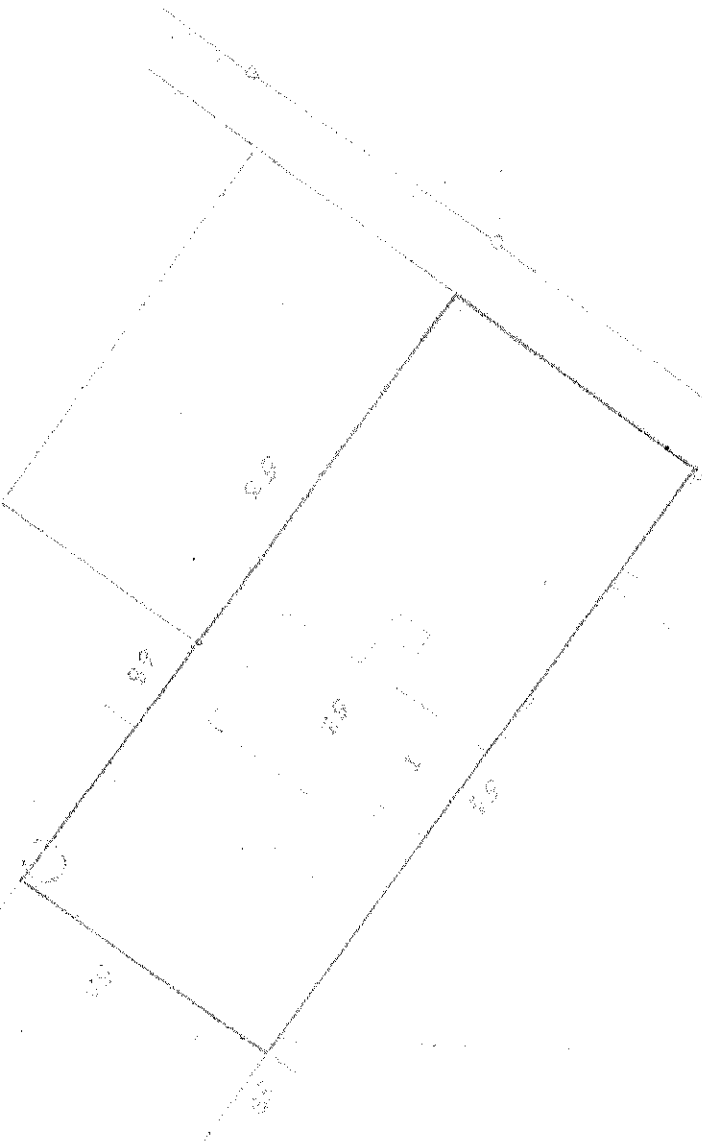
PURCHASERS

①

②

Amelia Weeks
Purchaser

State of New York



per Power of Attorney)

95625

①

②



52.5 ft

196

196

Executing Parties:

- 1- Mr. Venetexa Poi Palondicar, s/o late Vassanta Poi Palondicar, 66 yrs, retired Chief Engineer, married, re/o Aguem Alto, Margao as attorney of Vendors.
- 2- Mr. Jose Savio Da Piedade Albuquerque Pinto, s/o Jose Prazeres da Piedade Pinto, 55 yrs, businessman and his wife.
- 3- Mrs. Maria Amelia Da Piedade Miranda a Pinto, d/o Aureliano da Piedade Miranda, 52 yrs, teacher, both Indian nationals and both re/o Margao.

Executing parties are
known to
Sale

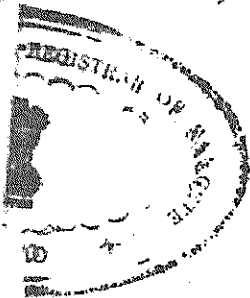
22

Venetexa Poi Palondicar

7 João
Jose Savio da Piedade Albuquerque Pinto
5 Amelia Miranda Pinto

Margao, dated 6/4/05

Bleed
SUB-REGISTRAR
SALCETE

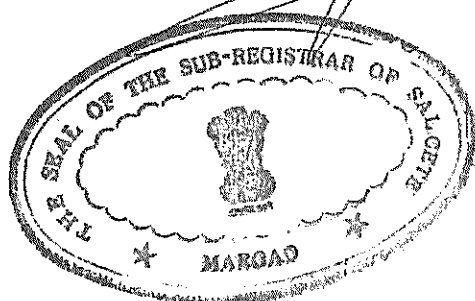


/ Attested Copies of Powers of Attorney
filed at pages.....⁴⁷ to.....⁴⁹ of supplement
part VII to Register Book I. Vol ⁵⁶ dated...18/4/05

[Signature]
SUB-REGISTRAR
SALCETTE

Registered No.1524.....
at pages167 to187.....
Book No.7..... Volume No.1792.....
Date18/4/2005.....

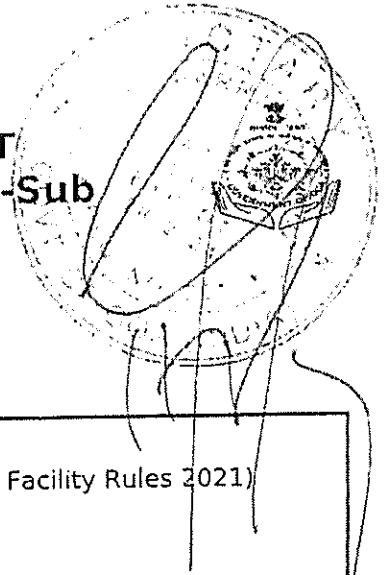
[Signature]
Sub-Registrar



TRUE XEROX COPY



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



STAMP DUTY CERTIFICATE

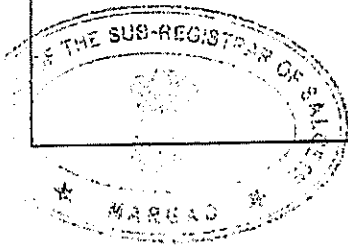
ENDORSEMENT

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

Stamp Duty Of :₹ 5000/-

(Rupees Five Thousand only)

PAID VIDE E-RECEIPT NO 202300414555 DATED :26-May-2023,
IN THE GOVERNMENT TREASURY.

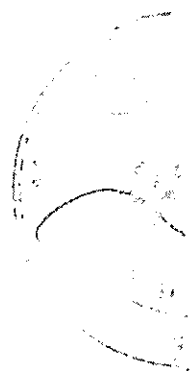


Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Sub Registrar
Salcete

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Gift - 32
PRE REGISTRATION NUMBER	:	202300034884
DOCUMENT SERIAL NUMBER	:	2023-MGO-2438
DATE OF PRESENTATION	:	02-Jun-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-2350-2023
DATE OF REGISTRATION	:	02-Jun-2023
NAME OF PRESENTER	:	Ameet Savio Da Piedade Pinto
REGISTRATION FEES PAID	:	₹5000/-
PROCESSING FEES PAID	:	₹1580/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300414555

e-Receipt

Department : 10 - NOTARY SERVICES Echallan Date : 26/05/2023 16:20:51

Name and Address of Party : AmeetSavioDaPiedadePinto | 9673626460
Margao

Service:	Stamp Duty	Amount
	Stamp Duty	₹ 5000.00
Total Amount :		₹ 5,000.00
(Rs. Five Thousand Only)		

Department Data: 202300034884 NOTARY|202300034884 NOTARY

Bank ref No: 202314649477678
Status: Success
Payment Date: 26/05/2023 16:32:04
Payment Gateway: SBI-EPAY

Print Date: 26/05/2023 16:32:41

AMEET SAVIO DA PIEDADE PINTO

DEED OF GIFT



DONORS

DONEES



THIS DEED OF GIFT is made and executed in this City of Margao, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, on this Twenty Sixth day of the month of May, in the Christian year of Two Thousand and Twenty Three, [26 - 05 - 2023];

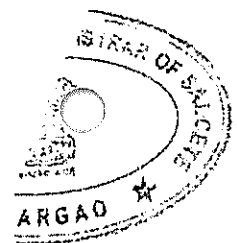
BETWEEN

1. Mr. JOSE SAVIO DA PIEDADE ALBUQUERQUE PINTO,
alias **JOSE SAVIO PINTO**, son of late Mr. Jose Prazeres da Piedade Pinto, aged about 72 years, married, business, Indian National, holding Aadhaar Card No. _____ and Income Tax Pan No. _____ with Cell Phone No. +91 9326114564, and his wife;

2. Mrs. MARIA AMELIA DA PIEDADE MIRANDA E PINTO,
daughter of late Mr. Aureliano Boaventura Bossuet da Piedade Miranda, aged about 70 years, married, business, Indian National, holding Aadhaar Card No. : _____ and Income Tax Pan No. _____ with Cell Phone No. +91 9326114564, both residents of H. No. 417, Abade Faria Road, Murmuti, Margao,



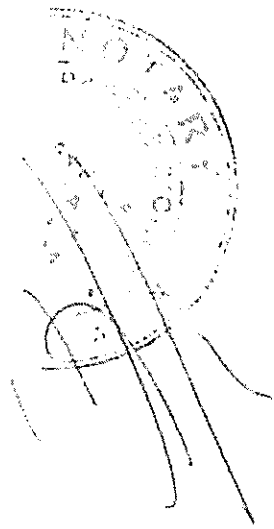
Salcete – Goa, 403601, and both hereinafter referred to as “the **DONORS**” (which expression shall hereinafter, unless repugnant to the meaning or context thereof, be deemed to include their heirs, executors, legal representatives, administrators and assigns etc.) of the **ONE PART**;



AND

3. Mr. AMEET SAVIO DA PIEDADE PINTO, son of the above referred to Mr. Jose Savio da Piedade Albuquerque Pinto, aged about 43 years, married, business, Indian National, holding Aadhaar Card No. _____ and Income Tax Pan No. _____ with Cell Phone No. +91 9326115001, resident of H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete – Goa, 403601, and

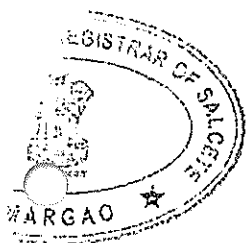
4. Mr. SUNIT JOSE DA PIEDADE PINTO, son of the above referred to Mr. Jose Savio da Piedade Albuquerque Pinto, aged about 39 years, married, business, Indian National, holding Aadhaar Card No. _____ and Income Tax Pan No. _____



[Handwritten signatures]

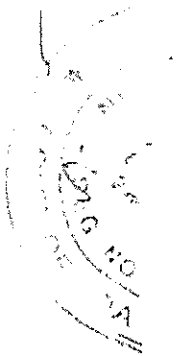


with Cell Phone No. +91 9822485044, resident of H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete - Goa, 403601, both hereinafter referred to as "the **DONEES**" (which expression shall hereinafter, unless repugnant to the meaning or context thereof, be deemed to include his heirs, executors, legal representative, administrators and assigns etc.) of the **OTHER PART**;



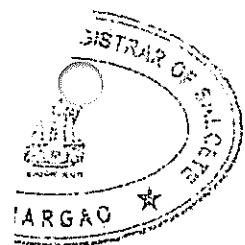
IN THESE PRESENTS, a reference to the masculine gender shall include a reference to the feminine gender and vice versa, and further, a reference to the plural shall include a reference to the singular and vice versa.

FURTHER, the DONOR at Serial No. 2, Mrs. MARIA AMELIA DA PIEDADE MIRANDA E PINTO is represented in these presents by her husband and duly constituted attorney, the DONOR at Serial No. 1 hereinafore described, Mr. JOSE SAVIO DA PIEDADE ALBUQUERQUE PINTO, alias JOSE SAVIO PINTO, so constituted vide Power of Attorney dated March 11, 2023, executed before the Notary Public Adv. Noel Parras D'Cruz, at Margao, Salcete - Goa, under Reg. No. 2179/2023, a notarized true copy of which is annexed to these presents.



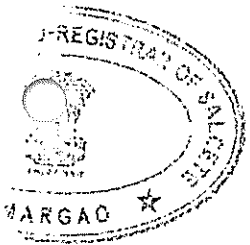
WHEREAS there exists ALL THAT LOTE No. 12 or PLOT No. 12 of the larger immovable property known as TOLCAI, along with the residential house bearing Municipal House No. 4/2778/, garage bearing H. No. 4/2779/, and car porch bearing H. No. 4/2780/, existing therein, situated at Torsanzori ward of Margao City, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which larger property is found described in the Land Registration Office of Salcete under No. 39,364, and enrolled in the Taluka Revenue Office for Matriz under No. 1120, which plot, as a separate, distinct and independent property in itself, admeasures an area of about 1023 sq mts, and is surveyed under Chalta No. 52 of P. T. Sheet No. 196 of the Margao City Survey, which property is more particularly described in the **Schedule** appearing hereinafter, is more particularly demarcated and delineated in red ink in the plan annexed hereto at **Annexure A**, and which property shall hereinafter be referred to as the "**Said Property**";

AND WHEREAS the DONOR(S) are the sole and absolute owners in title, and in the open, peaceful and exclusive possession of the Said





Property, having acquired the same under a Deed of Sale dated April 5, 2005, duly registered before the Office of the Sub - Registrar of Salcete at Margao, under Reg. No. 1524 at pages 167 to 187 of Book I, Vol No. 1792 on 18-04-2005;



AND WHEREAS the residential house existing in the Said Property is assessed to tax and found recorded and identified in the records of the Margao Municipal Council under House No. 4/2778/, Behind Santosh Workshop, Aquem Alto, Margao, the garage existing therein, is recorded and identified under H. No. 4/2779/, and the car porch therein is recorded and identified under H. No. 4/2780/;

AND WHEREAS the residential house existing in the Said Property is also fitted with an Electricity Connection from the Electricity Department, Government of Goa, Division Div 04, Margao, Sub Division SD 1, with CA No. 60004595231, Inst. No. 5000451603, and Electricity Meter No. 5138043. The said residential house is further, also fitted with a water connection from the PWD, Government of Goa, Div IX, Sub Div II, with Consumer Code MMBC 06 00579 and Meter No. 20157;




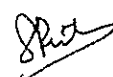
AND WHEREAS the DONORS herein are desirous of gifting the Said Property, together with the residential house, garage and car porch existing therein, and all their share, rights, title and interest therein, jointly, to and in favour of their sons, the DONEES herein, so as to constitute the DONEES as the sole, exclusive and absolute owners in joint possession and title to the Said Property together with the residential house existing therein, in expression of and in consideration of the natural love and affection which the DONORS have for the DONEES herein;

AND WHEREAS the DONORS thus freely, unconditionally and voluntarily make a Gift of the Said Property together with the residential house, garage and car porch existing therein, and all their rights, share, title and interest therein, jointly, to and in favour of the DONEES, which Gift the DONEES gratefully accept with thanks;

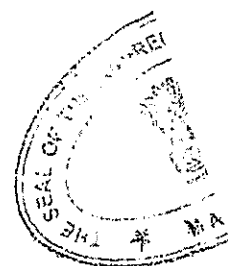
AND WHEREAS the Parties hereto are now desirous of evidencing this Gift in writing.




DONORS

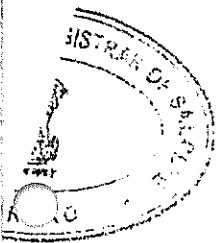



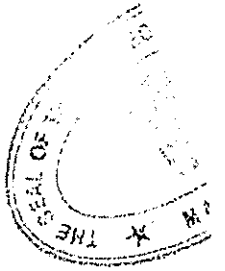
DONEES




**NOW THEREFORE THIS DEED OF GIFT WITNESSETH AS
FOLLOWS:**

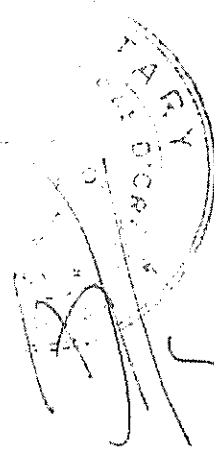
1. That in consideration of the natural love and affection which the DONORS have for the DONEES, the latter being their sons, the DONORS doeth hereby gift, grant, convey, transfer, give and assure jointly, unto and to the use of the DONEES, freely and voluntarily, entirely and completely, ALL THAT LOTE No. 12 or PLOT No. 12 of the larger immovable property known as TOLCAI, along with the residential house existing therein, bearing Municipal House No. 4/2778/, garage bearing H. No. 4/2779/, and car porch bearing H. No. 4/2780/, situated at Torsanzori ward of Margao City, within the limits of the Margao Municipal Council, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is found described in the Land Registration Office of Salcete under No. 39,364, and enrolled in the Taluka Revenue Office for Matriz under No. 1120, which plot, as a separate, distinct and independent property in itself, admeasures an area of about 1023 sq mts, is surveyed under Chalta No. 52 of P. T. Sheet No. 196 of the Margao City Survey and is bounded on the East by the property




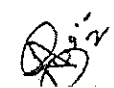





bearing Chalta No. 58 of P. T. Sheet No. 196, on the West by the public road, on the North by the property bearing Chalta No. 51 of P. T. Sheet No. 196 and on the South by the properties bearing Chalta Nos. 68 and 53 of P. T. Sheet No. 196, which property is more particularly described in the Schedule appearing hereinafter, is more particularly demarcated and delineated in red ink in the plan annexed hereto at Annexure A, and which property together with the residential house existing therein is herein referred to as the "Said Property", and all their rights, title, share and interest therein, together with all the rights, title and interest, privileges, appurtenances, easements and ways and all other rights whatsoever thereto, UNTO and IN FAVOUR of the DONEES, to HAVE AND TO HOLD the same for their sole use and benefit absolutely and unconditionally forever, and further, so as the constitute the DONEES as the sole, exclusive and absolute owner in joint possession and title to the same.




2. The DONORS have made this Gift in favour of the DONEES, jointly, who are their sons, out of their own free will, without fraud, coercion or undue influence from anybody whomsoever, and in full possession of their senses, and further, the DONEES have accepted




the Gift made of the Said Property, together with the residential house, garage and car porch existing therein, by the DONORS, with grateful thanks.

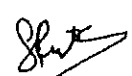




3. The DONORS have no objection to, and shall do and agree and undertake, when called upon by the DONEES to do, execute and/or perform all such further acts, deeds, things necessary for the purpose of recording and registering the Said Property, together with the residential house, garage and car porch existing therein, entirely and completely in the name of the DONEES in all government records.

4. The DONORS have no Objection to the transfer of the House Tax in respect of the residential house, identified under House No.4/2778/, garage identified under H. No. 4/2779/ and car porch identified under H. No. 4/2780/, existing in the Said Property, in the records of the Margao Municipal Council, unto the names of the DONEES.



5. The DONORS have No Objection to the transfer of the Electricity Connection fitted in the residential house existing in the






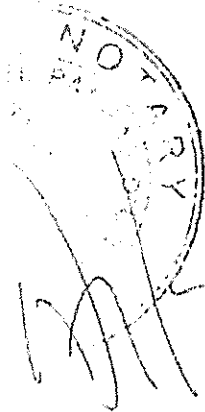



Said Property by the Electricity Department, Government of Goa, Division Div 04, Margao, Sub Division SD 1, with CA No. 60004595231, Inst. No. 5000451603, and Electricity Meter No. 5138043, unto the names of the DONEES.

6. The DONORS also have No Objection to the transfer of the water connection fitted in the residential house existing in the Said Property by the PWD, Government of Goa, Div IX, Sub Div II, with Consumer Code MMBC 06 00579 and Meter No. 20157, unto the names of the DONEES.

7. The present Gift is being made by the DONORS in favour of the DONEES, towards their legitimate and future disposable share/quota. Further, the subject matter of the present Gift shall be forever free from collation.

8. The present Gift is being made by the DONORS in favour of the DONEES jointly, so as to constitute the DONEES as the joint owners in possession and title of the Said Property, together with residential house, garage and car porch existing therein. As such, the DONEE at Serial No. 3 and the DONEE at Serial No. 4, shall





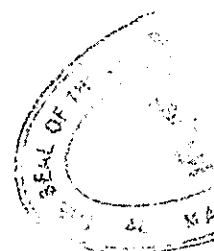
henceforth, each be entitled to a ½ (half) undivided right, title, share and interest in the Said Property, together with the residential house, garage and car porch existing therein, respectively.

9. The original of these presents shall remain in the possession and custody of the DONEE at Serial No. 3, Mr. AMEET SAVIO DA PIEDADE PINTO.

10. The subject matter of the present Gift is valued at Rs.1,75,00,000.00 (Rupees One Crore Seventy Five Lakh Only). As the present Gift is being made/executed by the DONORS in favour of the DONEES, who are their sons, in view of the Indian Stamp (Goa Amendment) Act, 2021, published on the Extraordinary Gazette No. 3 of Series I, No. 23, on September 3, 2021, fixed Stamp Duty of Rs.5,000.00 is affixed by the DONEES to these presents. Further, the applicable Registration Fee of Rs.5,000.00 (Rupees Five Thousand Only) is also paid by the DONEES at the time of registration of these presents before the Sub - Registrar of Salcete at Margao.

DONORS

DONEES



FIRST SCHEDULE

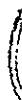
[Of the Said Property]

ALL THAT LOTE No. 12 or PLOT No. 12 of the larger immovable property known as TOLCAI, along with the residential house bearing Municipal House No. 4/2778/, garage bearing H. No. 4/2779/ and car porch bearing H. No. 4/2780/ existing therein, situated at Torsanzori ward of Margao City, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which larger property is found described in the Land Registration Office of Salcete under No. 39,364, and enrolled in the Taluka Revenue Office for Matriz under No. 1120, which plot, as a separate, distinct and independent property in itself, admeasures an area of about **1023 sq mts**, is surveyed under **Chalta No. 52** of **P. T. Sheet No. 196** of the Margao City Survey and is bounded as follows:

East : by the property bearing Chalta No. 58 of P. T. Sheet No. 196,

West : by the public road,

[Handwritten signatures]

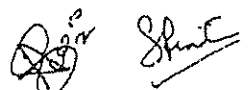
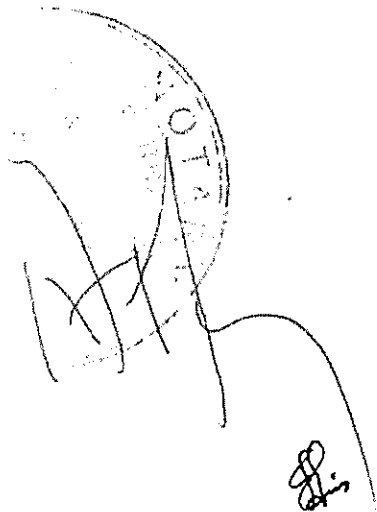
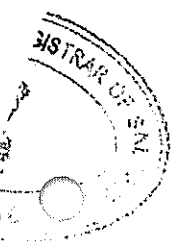


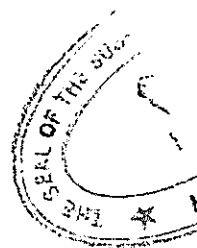
North : by the property bearing Chalta No. 51 of P. T. Sheet
No. 196, and

South : by the properties bearing Chalta Nos. 68 and 53 of P.
T. Sheet No. 196,

The Said Property is more particularly demarcated and delineated in
red ink in the plan annexed hereto at Annexure A

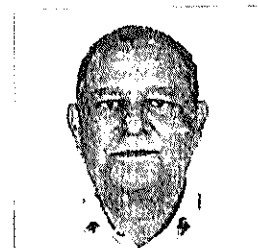
**IN WITNESS WHEREOF, THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
AND SIGNATURES ON THE DAY, MONTH, YEAR AND PLACE
FIRST HEREINABOVE MENTIONED.**





A. Signed and Delivered by the

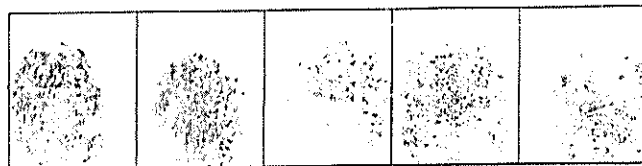
Within named DONOR(S):-



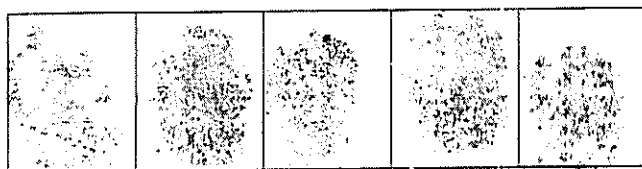
Jose Savio da Piedade Albuquerque Pinto

Jose Savio da Piedade Albuquerque Pinto

Mr. JOSE SAVIO DA PIEDADE ALBUQUERQUE PINTO, alias
JOSE SAVIO PINTO, signing for self and as the duly constituted
 attorney of the DONOR at Serial No. 2, Mrs. MARIA AMELIA DA
 PIEDADE MIRANDA E PINTO.



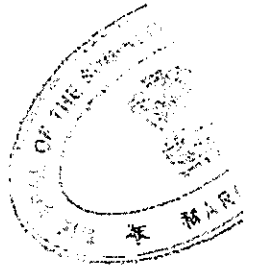
(L.H.)



(R.H.)

[Signature]
 DONORS

[Signature]
 DONORS



B. Signed and delivered by the

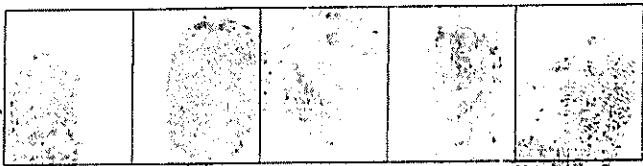
Within named DONEE:-



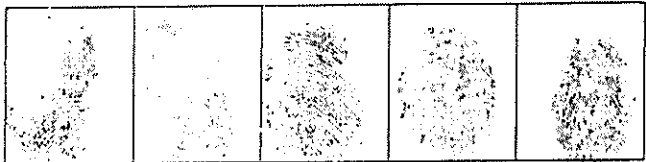
A handwritten signature in dark ink, consisting of a stylized 'A' followed by a flourish and the letter 'P'.

A handwritten signature in dark ink, consisting of a stylized 'A' followed by a flourish and the letter 'P'.

Mr. AMEET SAVIO DA PIEDADE PINTO.



(L.H.)

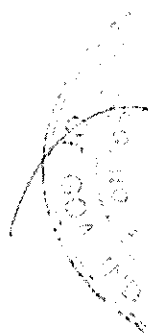


(R.H.)

A large, stylized handwritten signature in dark ink, written over a circular notary stamp. The signature is written in a cursive, flowing style.

A handwritten signature in dark ink, consisting of a stylized 'A' followed by a flourish and the letter 'P'.
DONORS

A handwritten signature in dark ink, consisting of a stylized 'A' followed by a flourish and the letter 'P'.
DONEES



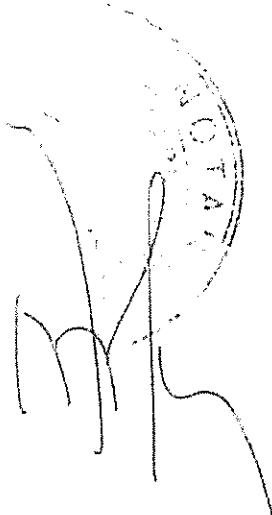
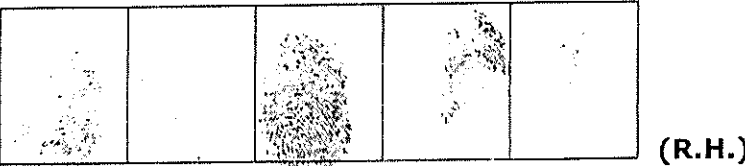
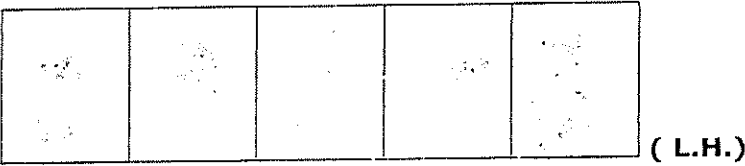
C. Signed and delivered by the

Within named DONEE:-



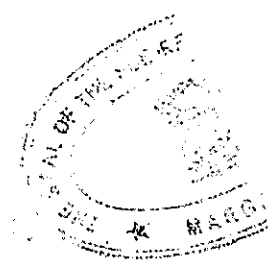
Sunit

Mr. SUNIT JOSE DA PIEDADE PINTO.



DONORS

DONEES



D. In Witness of:

1. Name: Richidino Estibeiro
 Fathers Name: John Estibeiro
 Address: Baga Velim
Salcete South Goa
 Signature: *Estibeiro*
 ID Document: 629814128629

2. Name: Alisha Fernandes
 Fathers Name: Francisco Fernandes
 Address: Kaia
Salcete Goa
 Signature: *Alisha*
 ID Document: G.L. GIA.08.2017.5002198



DONORS

DONEES





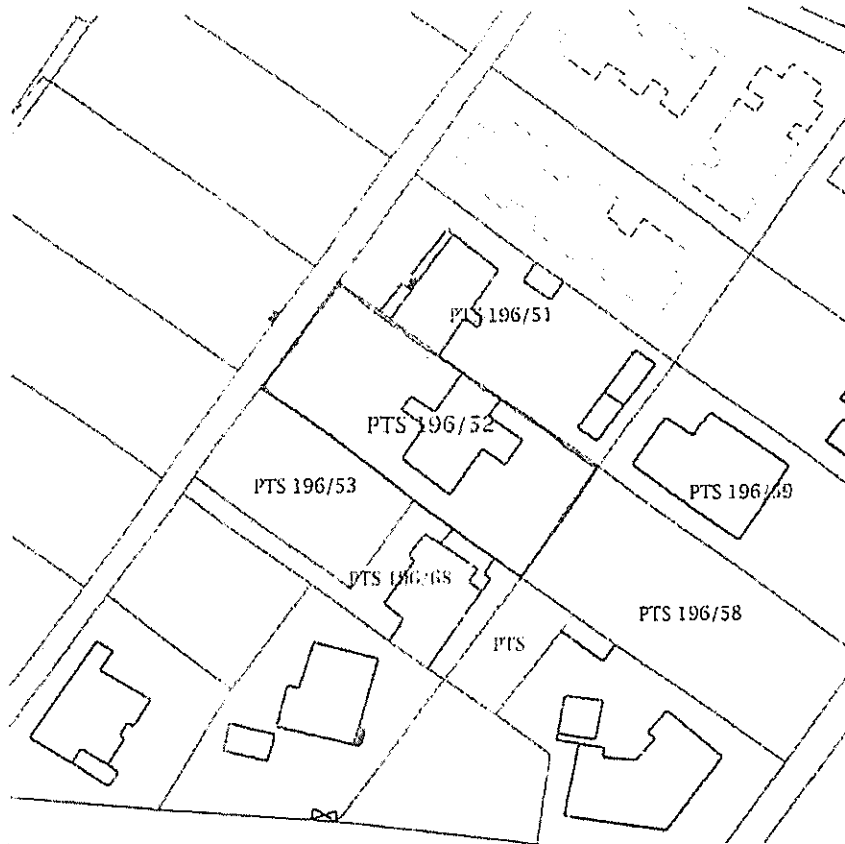


Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 25-May-2023

Ref. No. :192335325

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Scale 1:1000



CHETAN
CHANDR
AKANT
JADHAV
Digitized by CHETAN
CHANDRAKANT
JADHAV
Date: 30/05/23
15:19:25 105325

City Name : Margao
Subcity Name : Margao
PT Sheet : 196
Chalta No. : 52

Report Generated By: PURUSHOTTAM FALDESSAI

Print Size : A4

This record is computer generated on 25/05/2023 15:32:31 as per Online Ref No.192335325. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <http://egov.goa.nic.in/dslr>.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Jun-2023 12:18:36 pm

Document Serial Number :- 2023-MGO-2438

Presented at 12:15:40 pm on 02-Jun-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	5000
2	Registration Fee	5000
3	Mutation Fees	2000
4	Processing Fee	1500
Total		13500

Stamp Duty Required :5000/-

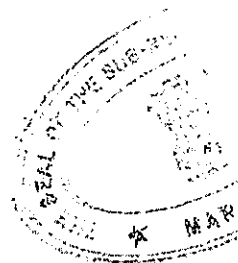
Stamp Duty Paid : 5000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ameet Savio Da Piedade Pinto ,Father Name:Jose Savio Da Piedade Albuquerque Pinto, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete - Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jose Savio Da Piedade Albuquerque Pinto, Alias Jose Savio Pinto , Father Name:Late Jose Prazeres Da Piedade Pinto, Age: 72, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete - Goa, PAN No.:			
2	Ameet Savio Da Piedade Pinto , Father Name:Jose Savio Da Piedade Albuquerque Pinto, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete - Goa, PAN No.			
3	Sunit Jose Da Piedade Pinto , Father Name:Jose Savio Da Piedade Albuquerque Pinto, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete - Goa, PAN No.			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Jose Savio Da Piedade Albuquerque Pinto Alias Jose Savio Pinto , Father Name:Late Jose Prazeres Da Piedade Pinto, Age: 72, Marital Status: , Gender:Male,Occupation: Business, H. No. 417, Abade Faria Road, Murmuti, Margao, Salcete - Goa 403601, PAN No. Power Of Attorney Holder for Maria Amelia Da Piedade Miranda E Pinto			

Witness:

I/We individually/Collectively recognize the POA Holder, Donor, Donee,

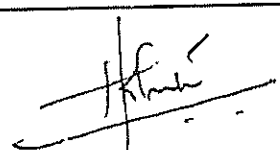
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Paloma Antao, Age: 26, DOB: , Mobile: 9423201604 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403717, Carmona, Salcete, South Goa, Goa			
2	Name: Jonathan Costa, Age: 37, DOB: , Mobile: 9673626460 , Email: , Occupation: Advocate , Marital status : Married , Address: 403602, Margao, Salcete, South Goa, Goa			

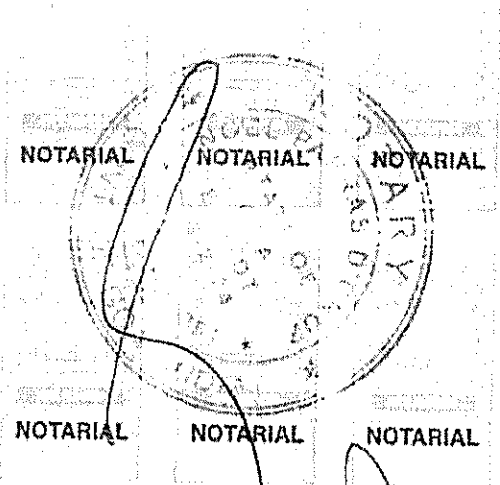
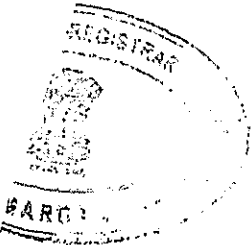
Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
Salcete

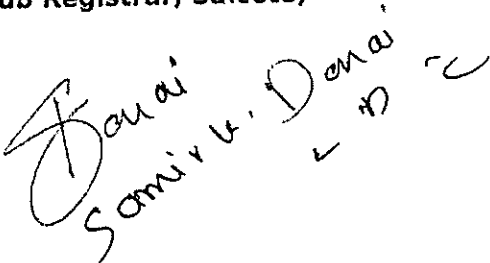
Document Serial Number :- 2823-Registra/ Sub-MGO-2433



Book :- 1 Document
Registration Number :- **MGO-1-2350-2023**
Date : 02-Jun-2023

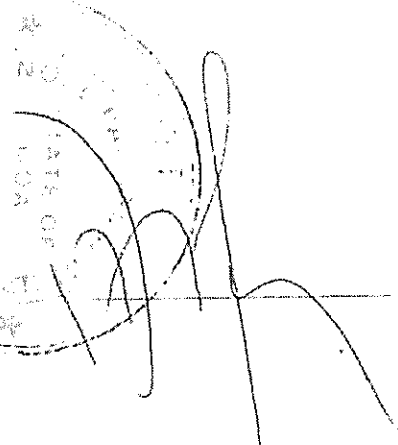

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)
Civil Registrar-cum-Sub Registrar
Salcete




Samir V. Donai

CERTIFIED TRUE COPY

NOEL PATRICK DILKUMU
Salcete (Reg. No. 361)
STATE OF INDIA
932086 5 43 5557
Reg. No. 5690/2023
Date 17/7/2023


NOEL PATRICK DILKUMU
STATE OF INDIA

