

(Rupees Sixty three thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत 06283
187283

NON JUDICIAL गोवा
FEB 08 2016



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R.0063000/- PB7122

सत्यमेव जयते
INDIA

STAMP DUTY

GOA

FOR CITIZEN CREDIT
CO-OP BANK LTD
Ilacchik
AUTHORISED SIGNATORY

Name of Purchaser: MR. EVERTON VALES

36150/-
225/16

EVERTON VALES
Ho



SALE DEED

THIS DEED OF SALE is entered into on this 08th day of
February 2016.

OS

OS

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BETWEEN

Smt. Ava Maria Vales, daughter of late Shri. Belarmino Pereira 61 years in age, having PAN No. ABKPV4326K resident of Opp Material Organisation Goa, Alto Dabolim, Goa hereinafter referred to as the "VENDOR".

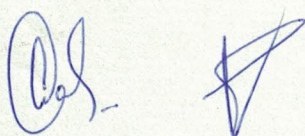
AND

Shri. Everton S. Vales, 34 years in age, businessman, son of late Gregory Vales, having PAN No. ACZPV9504B resident of H.No.240, Alto Dabolim, P.O. Dabolim – Goa hereinafter referred to as the "PURCHASER."

Both the expressions "VENDOR" AND "PURCHASER" shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, successors, legal representatives, administrators, agents, attorneys and assigns;

WHEREAS the "VENDOR" is the owner in possession of a portion of the property known as "LOTE NO. LXVI" situated at Sancoale, within the limits of Village Panchayat of Sancoale, Mormugao Taluka, Goa, originally forming part of survey No. 174/1, and presently bearing Survey No. 174/1-A, hereinafter called the "SAID PROPERTY" described in detail in SCHEDULE I hereunder.

WHEREAS vide Order dated 1.3.04 passed in case No. LRC/PART/27/03 the property bearing Survey No. 174/1 was partitioned and a portion thereof admeasuring 36,000.00 sq.mts viz. the SAID PROPERTY came to be surveyed under No. 174/1-A.





WHEREAS the "SAID PROPERTY" is originally a part of a larger property named "Lote No. LXVI" (part) admeasuring 42,040.00 sq. mts which was originally owned by the Comunidade of Sancoale. The same was conveyed by virtue of a Deed of Conveyance registered in the office of the Sub Registrar of Mormugao under No. 167, at pages 335 to 358 of Book No. I, Vol. No. 9, dated 26th June 1971, in favour of Zuari Industries Limited a Company Incorporated under the Companies act, 1956, having its registered office at Jai Kisan Bhavan, Zuarinagar, Mormugao Taluka, Goa.

WHEREAS by virtue of a Deed of Exchange, dated 22nd April 1999, duly registered before the Sub register of Mormugao, under No. 645, at pages 222 to 298, Book No. I, Vol. No. 275, dated 15th November 1999 M/s Zuari Industries Limited transferred the SAID PROPERTY admeasuring 36,000.00 sq.mts. presently bearing Survey No. 174/1-A (Originally Survey No. 174/1 part) along with other properties in favour of, among others, the husband of the VENDOR viz. Late Gregory Vales.

AND WHEREAS vide Order dated 22/3/04 passed by the Civil Judge, Junior Division, at Vasco da Gama, Goa, in R.C.S No. 40/2003/D the Late Mr. Gregory Vales, husband of the Vendor along with Mr. Tome Carvalho was decleared owner of the SAID PROPERTY

AND WHEREAS vide Order and Decree dated 12.03.07 in R.C.S. No. 41/05/D passed by the Hon'ble Court of Civil Judge Junior Division at Vasco the VENDOR came to be the owner in possession of the Plot No.B-5, admeasuring 366 sq.mts., hereinafter referred to as the "SAID PLOT"

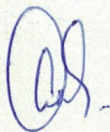
AS.

AND WHEREAS vide Partition Order in case No. LRC/PART/252010, the SAID PLOT was partitioned and allotted a separate survey Number 174/1-A-4, and the area of the SAID PLOT was at the time of partition was to be admeasuring 360.00 sq.mtr. by the Inspector of Survey and Land records though the SAID PLOT was for the purpose of record was said to be admeasuring an area of 366.00 sq.mts..

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That in pursuance of the above and in consideration of the said sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs only) being the amount paid by the PURCHASER to the VENDOR, the receipt of which amount the VENDOR do hereby acknowledge and in pursuance of the same the VENDOR do hereby convey and transfer unto the use and enjoyment of the PURCHASER all the rights, title and interest in the "SAID PLOT" described in the Schedule II herein under written and marked in red ink in the plan annexed hereto duly signed by all the parties which plan forms an integral part of this Deed together with all rights, easements, liberties, privileges, passages, appurtenances thereto and to HAVE AND TO HOLD the same forever as absolute owners.

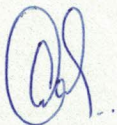
1. The VENDOR does hereby covenant with and assure and declare unto the PURCHASER, their heirs, executors and assigns:
 - (a) That the VENDOR has whilst executing this Deed lawful right and absolute title to the "SAID PLOT", and are lawfully entitled to convey the same in the manner hereby done;
 - (b) That the "SAID PLOT", hereby sold is absolutely free from all or any encumbrances whatsoever;



(c) That the PURCHASER shall on and from this day and at all times hereinafter be entitled to continue to peacefully and quietly enter upon, have, occupy, possess and enjoy the "SAID PLOT" as absolute owner without any claim or demand whatsoever from the VENDOR or any person whosoever claiming by, from, under or in trust for the VENDOR;

(d) That the PURCHASER shall hold the "SAID PLOT" freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, interest, charges, and encumbrances whatsoever made, had, executed, occasioned and suffered by the VENDOR or any person whosoever claiming by, from, under or in trust for the VENDOR;

2. The VENDOR further state that the "SAID PLOT" is not subject to any litigation and no part of it has been notified for any acquisition;
3. The VENDOR shall as and when called upon to do so sign, execute and deliver such further deeds, documents, writings, and/or declarations including on solemn affirmation as may be necessary to perfect the PURCHASER title to the "SAID PLOT" and/or have ownership and possession thereof recorded in the name of the PURCHASER in all Government records;
4. The cost of the stamp duty and registration of this deed is borne exclusively by the PURCHASER.



SCHEDULE I

All that part of portion of the property known as "LOTE NO LXVI" admeasuring 36,000.00 sq.mts. situated at Zuarinagar, Sancoale Village, within the limits of Village Panchayat of Sancoale, Taluka and Sub District of Mormugao, Registration District of South Goa, state of Goa, not described in the Land Registration Office of Salcete nor enrolled in the Land Registration office, originally bearing Survey No. 174/1 (part) and presently after due partition survey No. 174 sub-division 1-A, of Sancoale Village Mormugao Taluka, Goa and Bounded as under:

On the North: By part of Property bearing survey No.175/1 & partly by the boundary of Dabolim Village

On the South: By part of the same Property reserved for Road Widening (NH-17B)

On the East: By property under survey No. 176/1,

On the West: By remaining part of property under survey No. 174/1, belonging to Chowgule

SCHEDULE II

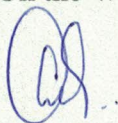
All that Plot bearing S.No. 174/1-A-4, forming part of the "SAID PROPERTY" described in Schedule I hereinabove, originally said to be admeasuring 366.00 sq. mts., being Plot No. B-5 in property bearing Survey No. 174/1 (part) and now partitioned into a separate holding and bearing survey No. 174 sub-division 1-A-4, of Sancoale Village, and found to be physically admeasuring an area of **360.00** sq.mts. which plot is within the limits of Village Panchayat of Sancoale, Taluka and Sub District of Mormugao, Registration District of South Goa, state of Goa, delineated on the plan in red in the plan annexed hereto and bounded as under:

On the North: By property bearing S.No. 174/1-A

On the South: By the Property Bearing S.No. 174/1-A-2

On the East: By the Property Bearing S.No. 174/1-A-2

On the West: By property bearing S.No. 174/1-A .



IN WITNESS WHEREOF the parties have hereto signed this Agreement on this date, month and year herein above written.

SIGNED AND DELIVERED
BY THE WITHINNAMED VENDOR
SMT. AVA MARIA VALES



SMT. AVA MARIA VALES



L.H.I

- 1.
- 2.
- 3.
- 4.
- 5.

R.H.I

- 1.
- 2.
- 3.
- 4.
- 5.

SIGNED AND DELIVERED
BY THE WITHINNAMED PURCHASER
SHRI. EVERTON S. VALES



SHRI. EVERTON S. VALES



L.H.I.

1.



2.



3.



4.



5.



R.H.I

1.



2.



3.



4.



5.



In the presence of:

1. Meena Bandedkar

MB

2. Puja P. Volvorkar

Pvolvorkar



OS

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Digitally signed by: Silveira Savio
Cajetan
Reason: OriginalDigitalMapApproved
Location: Panaji-India
Date: D:2016.02.08 09:55:56+05'30'

GOVERNMENT OF GOA
Directorate Of Settlement and Land Records
PANAJI - GOA



Form XV

Plan Showing plots situated at

Village : SANCOALE

Taluka : MORMUGAO

Scale 1: 1000

Survey No./Subdivision No. : 174 /I-A-4

Name Of the Field :	-
Tenure :	
Cultivable Area :	Sq.Mtr.
DryCrop :	360
Garden :	0
Rice :	0
Khajan :	0
Ker :	0
Morad :	0
Total Cultivable :	360
Total Uncultivable Area :	
Class(a) :	0
Class(b) :	0
Total UnCultivable :	0
Total Area :	360
Occupants :	Maria Ava Vâles

Island
Survey no. 174

Tenants:

Other Rights:

RoR is not digitally signed

Date: 08-02-2016

Payment Received. Transaction ID: 189851



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 08-02-2016 11:48:18 AM

Document Serial Number : 225

Presented at 11:12:00 AM on 08-02-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	36000.00
2	Processing Fees	150.00
	Total :	36150.00

Stamp Duty Required: 63000.00

Stamp Duty Paid: 63000.00

Shri.Everton S. Vales presenter

Name	Photo	Thumb Impression	Signature
Shri.Everton S. Vales,s/o late Gregory Vales , Married,Indian,age 34 Years,Business,r/oH No. 240 Alto Dabolim P O Dabolim Goa			

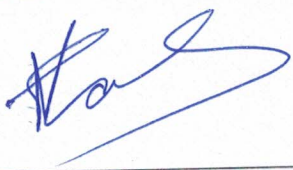
Endorsements

Executant

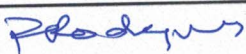
1 . Smt.Ava Maria Vales, w/o late Shri Belarmino Pereira, widow,Indian,age 61 Years,House-Wife,r/oOpp.Material Organisation Goa Alto Dabolim Goa

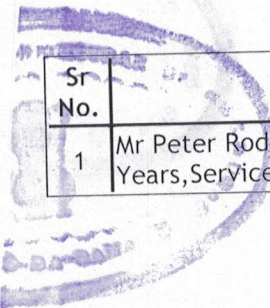
Photo	Thumb Impression	Signature

2 . Shri.Everton S. Vales, s/o late Gregory Vales, Married,Indian,age 34 Years,Business,r/oH No. 240 Alto Dabolim P O Dabolim Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Mr Peter Rodrigues , s/o late Manuel Rodrigues,Married,Indian,age 58 Years,Service,r/o Dabolim Goa	




Sub-Registrar

SUB - REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Book-1 Document
Registration Number MOR-BK1-00221-2016
CD Number MORD12 on
Date 08-02-2016

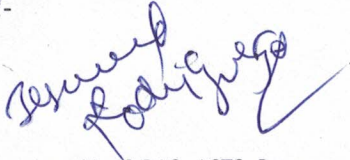


Sub-Registrar (Mormugao)


SUB-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-



Designed and Developed by C-DAC, ACTS, Pune