

for CITIZENCREDITTM
Co-operative Bank Ltd.

Forster
Authorised Signatory

2
Rupees Forty three thousand five hundred and

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEHNER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

भारत 04805
114426

NON JUDICIAL गोवा
JUN 24 2013



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

Rs. 0043500/- PB7223

INDIA

STAMP DUTY

GOA

Name of Purchaser. MARIO MELBON & GIDIO D'COSTA

3521/13



DEED OF SALE

3
@ to Ritima B Luitav Idee



THIS DEED OF SALE is executed at Margao, Goa, on this 24th day of June in the year Two thousand and Thirteen.

BETWEEN

1. Smt. RITINA BAEZINHA LEITAO alias RITINA FERNANDES, aged about 80 years, housewife, daughter of Domingos Fernandes and widow of late Cruzinho Leitao alias Cruzinho Lazario Marcal Leitao alias Cruz Leitao, residents of Bathim, Cuncolim, Salcete Goa. Hereinafter referred to as "VENDOR" (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.

2.. Mr. MARIO MELBON IGIDIO D'COSTA, son of Teotonio R. D'costa, aged 50 years, businessmen, married, with pan card No [REDACTED], resident of Voddy, Cuncolim, Salcete Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include as well his heirs, executors, administrators, legal representatives, successors and assigns) OF THE SECOND PART.

Both the parties hereto are Indian Nationals.

WHEREAS there exist a property known as " COMMBA PARRICOTTO", 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 Salcete Judicial Division but enrolled in the Taluka Revenue Office for

Atto Ritina B Leitao Ides



Matriz under No.3980 and identified by different survey Nos. (a) 398/67 admeasuring 550 sq.mts (b) 398/75 admeasuring 525 sq.mts. (c) 398/82 admeasuring 75 sq.mts (d) 398/88 admeasuring 125 sq.mts, (e) survey No. 398/93 admeasuring 175 sq.mts, all of Village Cuncolim, Salcete Goa. Totally admeasuring to 1450 sq.mts. the VENDORS own half (725 sq.mtrs) of the undivided share of 1450 sq.mtrs. This properties are hereinafter referred to as the Said Properties" better described in Schedules hereunder.

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

- (a) Property under survey No. 398/67 admeasuring 550.00 sq.mts is described in Schedules-I hereunder.
- (b) Property under survey No. 398/75 admeasuring 525 sq.mts is described in Schedules-II hereunder.
- (c) Property under survey No. 398/82 admeasuring 75sq.mts is described in Schedules-III hereunder
- (d) Property under survey No. 398/88 admeasuring 125sq.mts is described in Schedules-IV hereunder
- (e) Property under survey No. 398/93 admeasuring 175 sq.mts is described in Schedules- V hereunder

AND WHEREAS all this properties described in Schedule-I to V, totally admeasuring 1450 sq.mts., and better shown on the plan annexed to the present deed. The VENDORS owns undivided share of 725 sq.mtrs out of total 1450 sq.mtrs.

Atto Ritina B. Leitao Ida

AND WHEREAS the said properties was originally owned by ancestors of VENDOR and thereafter it came into the possession of the husband of the VENDOR and upon the death of said Shri Cruzinho Leitao alias Cruzinho Lazario Marcal Leitao alias Cruz Leitao, Smt. RITINA BAEZINHA LEITAO alias RITINA FERNANDES was owner in possession of half of the undivided property of 1450 sq.mtrs of the said properties .

AND WHEREAS since then the present VENDOR was owner in possession of the said Properties of Village Cuncolim, Salcete Taluka, state of Goa.

AND WHEREAS VENDOR have decided to sale her half undivided share of the said properties totally admeasuring **725** sq.mts., consisting of five survey Nos: (1.) Half of Property under survey No. 398/67 admeasuring 550.00 sq.mts is described in Schedules-I hereunder. (2.) Half of Property under survey No. 398/75 admeasuring 525 sq.mts is described in Schedules-II hereunder. (3.) Half of Property under survey No. 398/82 admeasuring 75.00 sq.mts is described in Schedules-III hereunder, (4.) Half of Property under survey No. 398/88 admeasuring 125 sq.mts is described in Schedules-IV hereunder, (5.) Half of Property under survey No. 398/93 admeasuring 175.00 sq.mts is described in Schedules-V hereunder

AND WHEREAS the VENDOR has approached the PURCHASER for the sale of the said properties in the year 2003 and thereafter has signed an agreement of sale executed before Adv. Menino A.Fernandes NOTARY Quepem & Salcete Govt. of Goa (India) with Reg.No. 11324/10 dated 08/07/2010..

AND WHEREAS the VENDOR have agreed to sell to the PURCHASER the said half of the undivided share of the properties,

Atto Ritina B. Leitao

totally admeasuring to 725 sq.mts., for total consideration of Rs 362500.- (Rupees three lakhs sixty two thousand five hundred only) as it is fair market value considering the properties are undeveloped at that time of the agreement of sale.



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of the sum of Rs.362500/- (Rupees three lakhs sixty two thousand five hundred only) the amount of Rs.362500/- shall be paid by four cheques " 1. an amount of Rs. 100000/- (one lakh only) shall be paid to Smt. RITINA BAEZINHA LEITAO by cheque No 328277 dated 24th June 2013, (2.) an amount of Rs. 100000/- (one lakh only) shall be paid to Smt. RITINA BAEZINHA LEITAO by cheque No 328278 dated 28th June 2014, (3.) an amount of Rs. 100000/- (one lakh only) shall be paid to Smt. RITINA BAEZINHA LEITAO by cheque No.328279 dated 28th June 2015, (4.) an amount of Rs. 62500/- (sixty two thousand five hundred only) shall be paid Smt. RITINA BAEZINHA LEITAO by cheque No.328280 dated 28th June 2016, paid by the PURCHASER to the VENDOR, the receipt whereof the VENDOR do hereby expressly admit and acknowledge, the VENDOR as beneficial owners do hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER all that the said properties, totally admeasuring 725 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

@to Ritina B Leitao Ydee



appurtenances whatsoever to the use of the absolutely and forever free of any encumbrances, charges and liens.

However for the purpose of stamp duty it may be taken as Rs.1450000/- (Rupees fourteen lakhs fifty thousand only) as per the government notification/order ord. 17/1/Fixation of Land Rates/2012-RD5004 for Cuncolim Village.

3. The VENDOR covenants with the PURCHASER as follows:

- a) That the VENDOR 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 VENDOR 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 VENDOR undertake the responsibility to compensate the PURCHASER fully and adequately in all respect.
2. That the VENDOR 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

Atto Rita B. Leite Ide



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.

3. The VENDOR hereby declare that the said properties of 725 sq.meters hereby sold is not belonging to Schedule Caste or Schedule Tribes.

SCHEDULE – I

ALL THAT Half of undivided property know as “ “ COMMBA PARRICOTTO” 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 Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/67 of village Cuncolim. Salcete Goa, and admeasuring 550.00 sq.mts., and is bounded as under: .

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. 398/64, 65, 66

On the South : By property under survey No. 398/68

Atto Ritina B Brito Ides



SCHEDULE – II

ALL THAT Half of undivided property know as “ “ COMMBA PARRICOTTO” 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 Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/75 of village Cuncolim. Salcete Goa, and admeasuring 525.00 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. 460

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

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

SCHEDULE – III

ALL THAT Half of undivided property know as “ “ COMMBA PARRICOTTO” 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 Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/82 of village Cuncolim. Salcete Goa, and admeasuring 75.00 sq.mts., and is bounded as under: .

For Ritina B. Leilas Dias



On the East : By property under survey No. 398/83

On the west : By property under survey No. 398/80, 81

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

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

SCHEDULE – IV

ALL THAT Half of undivided property know as “ “ COMMBA PARRICOTTO” 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 Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/88 of village Cuncolim. Salcete Goa, and admeasuring 125.00 sq.mts., and is bounded as under: .

On the East : By property under survey No. 398/89

On the west : By property under survey No. 398/87

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

On the South : By property under survey No. 399/1, 2

Attest Ritina B. Leikao Gds

SCHEDULE – V



ALL THAT Half of undivided property know as “ “ COMMBA PARRICOTTO” 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 Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/93 of village Cuncolim. Salcete Goa, and admeasuring 175.00 sq.mts., and is bounded as under: .

On the East : By property under survey No. 398/94, 97

On the west : By property under survey No. 398/92

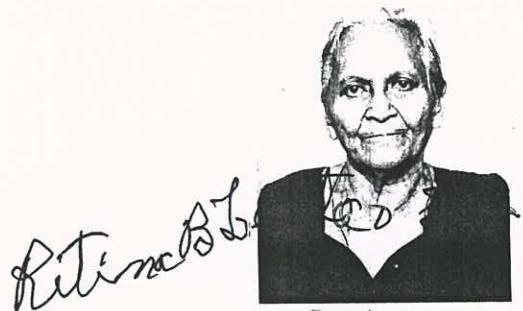
On the North : By property under survey No. 398/79

On the South : By property under survey No. 398/3

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.

IN WITNESS WHEREOF, the parties here to have set and subscribed their respective hands hereunto on the day and place first hereinabove written in the presence of two witnesses.

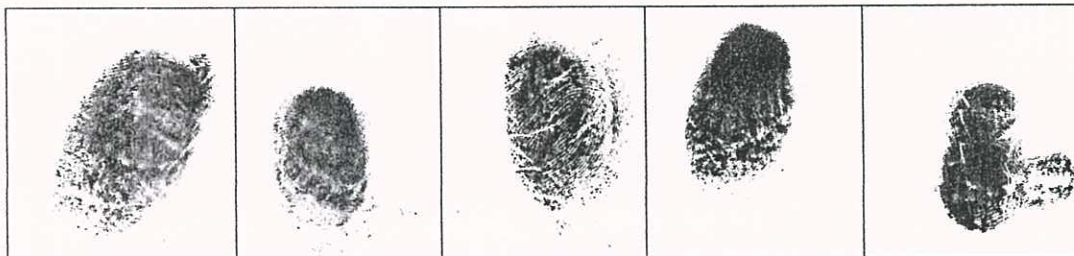
Atto Rita B Lento Yds



VENDOR:

Ritina B. Leito Ids

1. Smt. RITINA BAEZINHA LEITAO alias RITINA
FERNANDES



Left hand finger prints



Right hand finger prints

Id to Ritina B. Leito Ids



PURCHASER:

(Signature)

2. Mr. MARIO MELBON IGIDIO D'COSTA



Left hand finger prints



Right hand finger prints

WITNESSES:

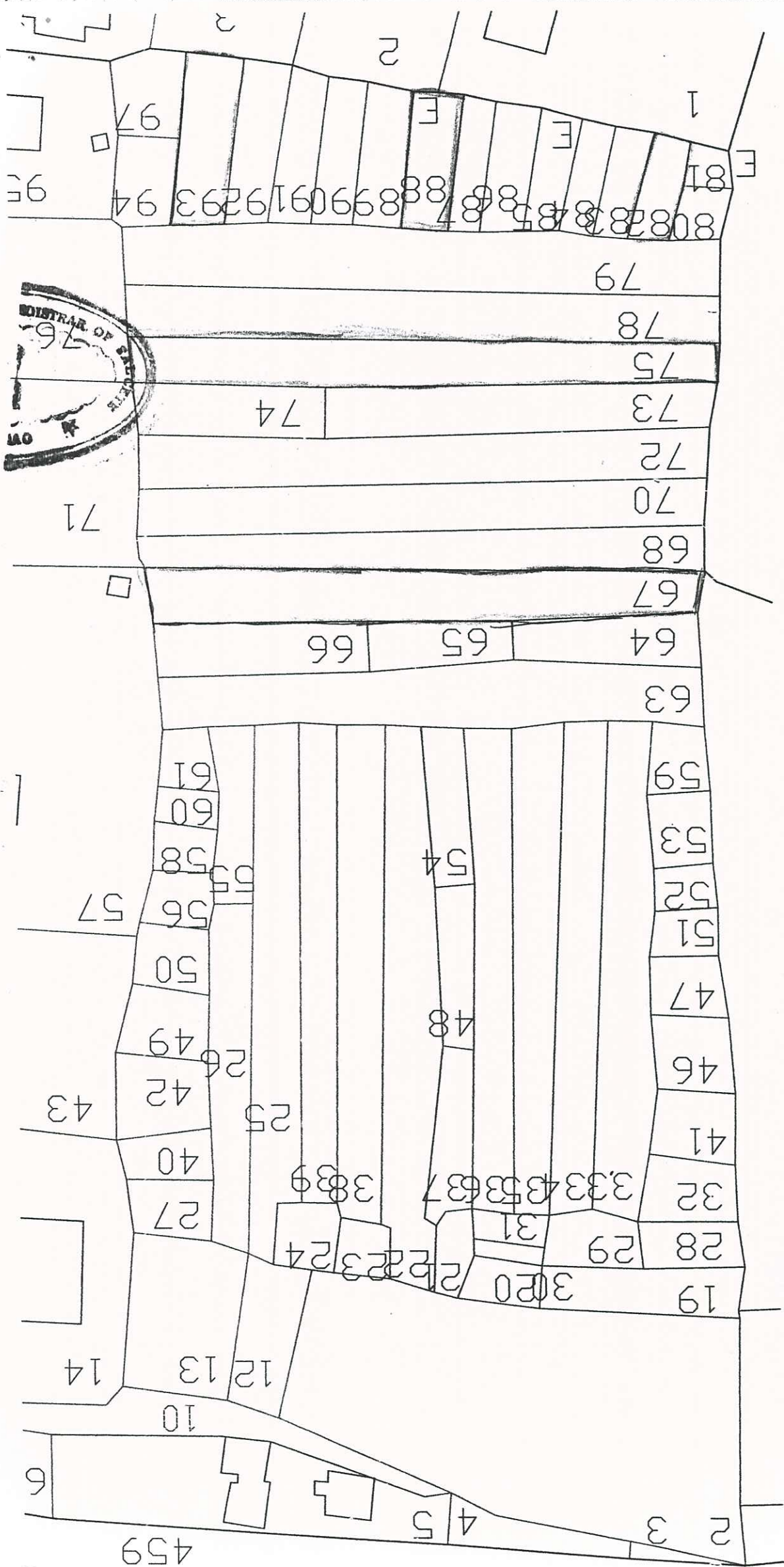
1. *(Signature)*

2. *(Signature)*

(Signature) Liliana B Leitão Ydes

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+
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VENUE: Putana Panchayat
PURCHASER: *(Signature)*





Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 24-06-2013 01:40:31 PM

Document Serial Number : 3521

Presented at 01:33:00 PM on 24-06-2013 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Processing Fees	160.00
2	Registration Fees	14500.00
	Total :	14660.00

Stamp Duty Required: 29000.00

Stamp Duty Paid: 43500.00

Mario Melbon Egidio D' Costa presenter

Name	Photo	Thumb Impression	Signature
Mario Melbon Egidio D' Costa, S/o. Teotonio R. D' Costa , Married, Indian, age 50 Years, Business, r/o Voddy, Cuncolim, Salcete, Goa.			

Endorsements

Executant

1 . Ritina Baezinha Leitao, D/o. Domingos Fernandes, widow, Indian, age 80 Years, House-Wife, r/o Bathim, Cuncolim, Salcete, Goa.

Photo	Thumb Impression	Signature

2 . Mario Melbon Egidio D' Costa, S/o. Teotonio R. D' Costa, Married, Indian, age 50
Years, Business, r/o Voddy, Cuncolim, Salcete, Goa.

Photo	Thumb Impression	Signature
		

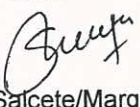
Identification



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
Suraj R. Vernekar)
Sub Registrar

Book-1 Document
Registration Number MGO-BK1-03441-2013
CD Number MGOD69 on
Date 24-06-2013


Sub-Registrar (Salcete/Margao)

Scanned By:-

AGC

Suraj R. Vernekar
Sub Registrar

Signature:-



Designed and Developed by C-DAC, ACTS, Pune