

For CITIZEN CREDIT CO-OP. BANK LTD.



Routinho
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SINPARIA BERRER CO-OP. HSG SOCIETY LTD
ST JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682
D-5/STP(V)/C.R./35/3/2011-RD

भारत 28181 NON JUDICIAL गीत
118422 SEP 23 2019
ZERO DUES SIX ZERO ZERO ZERO ZERO 12:18
R.0360000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser...ROSEVELT J.F.D.R.C VALADARES

Routinho

2977



DEED OF SALE

[Signature]

Routinho

THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 23rd day of September in the year Two Thousand Nineteen (23/09/2019).



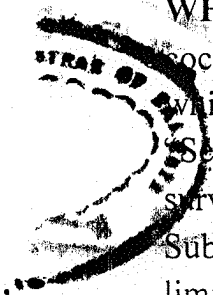
BETWEEN

1. **SHRI. MARIO FRANCISCO XAVIER PINTO DE SANTANA** alias **MARIO PINTO DE SANTANA**, son of late Otilio Pinto De Santana, 66 years of age, businessman, married, having PAN Card no. [REDACTED] Indian National; and his wife,
2. **SMT. MARIA YVETTE COSTA PINTO DE SANTANA**, alias **MARIA IVETE DE LOURDES COSTA PINTO DE SANTANA**, daughter of late Bras Caetano Da Costa, 61 years of age, housewife, married, having PAN card no. [REDACTED] Indian National, both residents of h.no.108, Inanvaddo, Goltim, Piedade, Divar, Goa, hereinafter collectively referred to as the **"VENDORS"**, the Party of the **FIRST PART**.

AND

SHRI. ROSEVELT JOSE FILIGONIO DO ROSARIO CARL VALADARES, son of Mr. Antonio De Damiao Valadares, 40 years of age, married, Businessman, holding Income Tax PAN Card No. [REDACTED], Indian National, resident of h.no.236-A, Pirni, Nagoa, Verna, Salcete, Goa, 403 722, hereinafter referred to as the **"PURCHASER"**, the party of the **SECOND PART**.

All parties to this Deed are Indian Nationals and each of the expressions the **VENDORS** and the **PURCHASER** used herein shall unless repugnant to the context or meaning thereof be deemed to mean and include each of the Parties to this Deed their respective heirs, executors, administrators and assigns.



WHEREAS there exists a property which is the fourth addition of the coconut grove "Palmar Murda o Pequeno" or "Murda o Pequeno" which fourth addition is known as "Segunda adicao Zonavor" or "Segunda adicao Zounvor", also known as "Murda Pequeno" in the survey records, situated in ward Murda-o-Pequeno of Nuvem Village, Sub district and Taluka of Salcete, District of South Goa, within the limits of the Village Panchayat of Nuvem, neither registered in the land registration office nor in revenue office, bearing survey no. 130/3 of village Nuvem, Salcete Taluka, Goa, which is hereinafter referred to as the "SAID PROPERTY" and bounded as follows:

On the East: by the property of Jose Manuel,

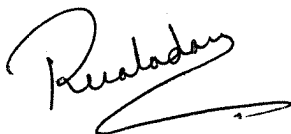
On the West: by property bearing survey no. 130/2 of Village Nuvem.

On the North: by a drain of rain waters bearing survey no. 130/7 of Village Nuvem.

On the South: by property bearing survey no. 130/5 of Village Nuvem.

AND WHEREAS the said property originally belonged to Miguel Antonio Filipe Rollin De Abreu alias Minguel Antonio Filipe De Abreu, who was from Piedade.

AND WHEREAS upon the death of said Minguel Antonio Filipe Rollin De Abreu alias Minguel Antonio Filipe De Abreu, the said property was the subject matter of inventory proceedings amongst minors bearing no.899 in book no.5 of the year 1929, which was filed in the Court of Law of Taluka of Ilhas of Goa by Ana Elvira De Sa e

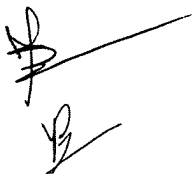
Abreu alias Elvira De Sa e, Abreu alias Ana Elvira Rosalia Luiza do Carmo de Graca e Sa e Abreu, widow of the said Miguel Antonio Filipe Rollin De Abreu. The said property was described in the inventory under Item number sixteen.

AND WHEREAS the said property was allotted to Ana Elvira De Sa e Abreu alias Elvira De Sa e Abreu alias Ana Elvira Rosalia Luiza do Carmo de Graca e Sa e Abreu in the said Inventory.

AND WHEREAS the said Ana Elvira De Sa e Abreu alias Elvira De Sa e Abreu alias Ana Elvira Rosalia Luiza do Carmo de Graca e Sa e Abreu died leaving behind the following children :

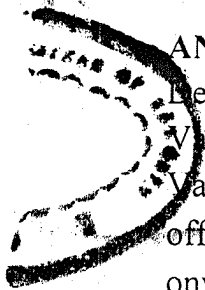
- i. Caetano Francisco Do Rosario Eduardo De Abreu alias Caetano Francisco Do Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu alias Eduardo Maria Valente De Abreu.
- ii. Maria Idalina Analia Clementina Olinda De Abreu ,alias Maria Idalina Analia Clementina Olinda De Abreu E Almeida .
- iii. Lourenco Luis Pio Francisco Eucaristia De Abreu, alias Lourenco Lino Pio Francisco Eucaristia De Abreu, alias Lourenco de Lino De Abreu .
- iv. Maria Analia Ernestina Eolia Preciosa Hilariana De Abreu, alias M̄ria Analia De Abreu Pinto , alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto , alias Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu.

AND WHEREAS by two separate deeds, one dated 06/01/1949 executed before ex officio notary of Taluka of Ilhas registered in book no.400/40 and the second dated 13/10/1960 executed before the ex officio Notary of Bardez Taluka in book bearing no.604 at page 58V overleaf, two daughters and one son released/surrendered all their rights to the said property in favour of their brother Caetano Francisco Do Rosario Eduardo De Abreu , alias Caetano Francisco Do





Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu, alias Eduardo Maria Valente De Abreu.



AND WHEREAS the said Caetano Francisco Do Rosario Eduardo De Abreu , alias Caetano Francisco Do Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu, alias Eduardo Maria Valente De Abreu by will dated 20/03/1975 executed before the ex officio Notary of Taluka of Ilhas, Goa , registered at page 98 overleaf onwards of the registered book no.40 bequeathed his entire estate including the said property to his sister Maria Analia Ernestina Eolia Preciosa Hilariana De Abreu, alias Maria Analia De Abreu Pinto, alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto, alias Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu, widow of Otilio Elviro Simplicio Pinto de Santana.

AND WHEREAS the said Caetano Francisco Do Rosario Eduardo De Abreu, alias Caetano Francisco Do Rosario Eduardo Jose Maria Valente Lucas Bernadette Monserrate De Abreu, alias Eduardo Maria Valente De Abreu expired and upon his death his sister the said Maria Analia Ernestina Eolia Preciosa Hilariana De Abreu, alias Maria Analia De Abreu Pinto, alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto, alias Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu, widow of Otilio Elviro Simplicio Pinto de Santana came to be the sole owner of the said property.

AND WHEREAS the said Maria Analia Ernestina Eolia Preciosa Hilariana De Abreu, alias Maria Analia De Abreu Pinto, alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto, alias Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu expired on 22/09/2005 without making any gift or will and/or any other disposition of her last wish and leaving surviving her following heirs:

1. Manuel Francisco Rosario Pinto de Santana who expired on 05/09/2004 married to Luisa da Conceicao Caixinha de Santana and their children a. Marco Andre Caixinho de Santana married


to Ana Cristina Barcelo castanho Santana and b. Henrique Manuel Caixinha de Santana, unmarried.

2. Mauricio Sebastiao Pinto de Santana married to Maria Ilda Robertina da Costa Pinto de Santana and
3. Mario Francisco Xavier Pinto de Santana married to Maria Ivete de Lourdes Costa Pinto de Santana the VENDORS herein.

AND WHEREAS upon the death of the said Maria Analia Ernestina Eolia Preciosa Hilariana De Abreu, alias Maria Analia De Abreu Pinto, alias Maria Analia Ernestina Eolha Preciosa Hilariana De Abreu e Pinto, alias Maria Analia Eolia Ernestina Hilarina Preciosa de Abreu, Inventory proceedings were filed in the Court of the Civil Judge, Senior division at Panaji, bearing Inventario Proceeding no. 11/2006/B by which the Vendors herein were allotted the said property.

AND WHEREAS the PURCHASER herein is desirous in purchasing from the VENDORS a plot of land forming an distinct and independent part of the said property admeasuring an area of 2510 square meters, more particularly described in Schedule "I" hereunder written and found depicted by red colour boundary lines in the plan/sketch annexed hereto, hereinafter referred to as the "Said Plot", for consideration.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase from the VENDORS the said plot for a total price/consideration amount of Rs. 90,00,000/- (Rupees: Ninety Lakhs Only) which is its fair and present market value.


NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

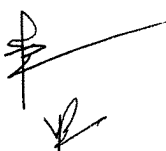

1. That in pursuance of the said agreement and in consideration of a sum of Rs. 90,00,000 /- (Rupees: Ninety Lakhs Only) paid by the PURCHASER to the VENDORS herein, which amount after deduction of TDS @ 1% equivalent to Rs. 90,000/- (Rupees Ninety Thousand only) paid by the Purchaser, the payment and receipt whereof the VENDORS herein and each of them do hereby admit and acknowledge and the VENDORS herein and each of them, out of the same do hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER herein free from all encumbrances and attachments whatsoever, the said plot more particularly found described in the Schedule-I hereunder written and depicted by red colour boundary lines in the plan/sketch annexed hereto, admeasuring an area of 2510 square meters, bearing survey No. 130/3(Part) of village Nuvem, Salcete, Goa, together with the benefits of all rights, ways, passages, liberties, easements, appendages and appurtenances and all estate, right, title and interest whatsoever of the VENDORS and each of them in the said plot, to HAVE and to HOLD the said plot hereby conveyed unto the PURCHASER absolutely and forever.
2. That the title of the VENDORS and each of them, to the said plot, hereby sold and every part thereof, is perfect and free from any encumbrance or defect whatsoever and that they the VENDORS herein and each of them have absolute right to sell the said plot.
3. That the PURCHASER herein shall hereafter peaceably and quietly hold, use and enjoy the said plot, without any hindrance, interruption, claim or demand whatsoever by or from the VENDORS herein or any one of them or from any person whosoever.
4. That the VENDORS herein and each of them and all persons claiming under them shall and will from time to time upon the




request of the PURCHASER herein execute all such Deeds, things and acts whatsoever for further and more perfectly assuring the said plot and every part thereof unto the PURCHASER herein and placing the PURCHASER herein in possession of the same according to the true intent and meaning of these presents or as shall or may be reasonably required.





5. It is hereby further declared that the said plot hereby transferred is free from all encumbrances, charges, claims or demands, and that the VENDORS herein and each of them have not done anything whereby they or any one of them are prevented from selling/transferring the said plot or any part or portion thereof unto the PURCHASER herein.
6. Each of the VENDORS herein have represented to the PURCHASER herein that besides the VENDORS herein and each of them no other person/persons is/are entitled to any part or portion of the said plot, hereby sold and that in the event the PURCHASER is denied the right of use or enjoyment of any part or portion of the said plot, due to the defect in title of any of the VENDORS herein then and in that case, the PURCHASER herein shall be adequately compensated by each of the VENDORS herein and each of the VENDORS herein shall settle any such claim/claims made by any person/persons with respect to any part or portion of the said plot, hereby sold and the PURCHASER shall in no manner whatsoever be held to be responsible for the same, by any of the VENDORS herein.
7. The VENDORS herein have today handed over the possession of the said plot, to the PURCHASER herein.
8. That in pursuance of Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of the Secretary (Revenue) Government of Goa, the VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Schedule Caste or



Schedule Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale. The VENDORS also confirm and declare that they are not members of the Schedule Castes or Schedule Tribes community.

9. The VENDORS and each of them shall not have any objection/objections of whatsoever nature in the PURCHASER carrying out mutation proceedings so as to incorporate the purchaser's names, in the name of the 'occupant column' of the relevant form I and XIV and further in the PURCHASER applying for and procuring suitable orders to partition the survey holding of which the said plot presently forms part of in terms of the Goa Daman and Diu, Land Revenue Code 1968 and/or any other law applicable or in force.
10. The Town and country Planning Department South Goa District Office has issued "No Objection certificate" dated 07/05/2019 bearing no. TPM /Sale-deed/823/Nuv/ 130/3/19 /3074 for registration of Deed of Sale in respect of the said plot. The said plot is identified as Plot A in the said "No Objection certificate"
11. For the purpose of stamp duty, the said plot hereby sold is valued at Rs. 90,00,000 /- (Rupees Ninety lakhs thousand only), which is the fair market value of similar land situated within the vicinity of the said plot and Stamp duty of Rs. 3,60,000 /- is paid herewith at the rate of 4 %.
12. That TDS of Rs. 90,000/- has been paid vide receipts bearing e-Tax no. AG4829366-1 dated 20/09/2019 and e-Tax no. AG4829016-1 dated 20/09/2019, the receipts are being submitted along with this Deed.
13. There is a plan/sketch annexed to this Deed, depicting the said plot and the same shall form an integral part of this Deed.



SCHEDULE-I

ALL THAT portion or plot of land admeasuring an area of 2510 sq meters, forming an distinct and independent plot of the larger property identified as fourth addition of the coconut grove "Palmar Murda o Pequeno" or "Murda o Pequeno" which fourth addition is known as "Segunda adicao Zonavor" or "Segunda adicao Zounvor", also known as "Murda Pequeno" in the survey records, situated in ward Murda-o-Pequeno of Nuvem Village, Sub district and Taluka of Salcete, District of South Goa, within the limits of the Village Panchayat of Nuvem, neither registered in the land registration office nor in revenue office, Surveyed Under No. 130/3(Part) Of Village Nuvem, and which plot is bounded as follows:

ON THE EAST: By property bearing survey no.130/3-A of Nuvem Village .

ON THE WEST: By the property bearing survey no.130/2 of Nuvem Village

ON THE NORTH: By road and

ON THE SOUTH: By property bearing survey no.130/5 of Nuvem village

This property/plot is referred to as "the said plot", in this Deed and is depicted by red colour boundary lines in the plan/sketch annexed hereto.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand/hands to this Deed on the day, month and the year first herein above mentioned.

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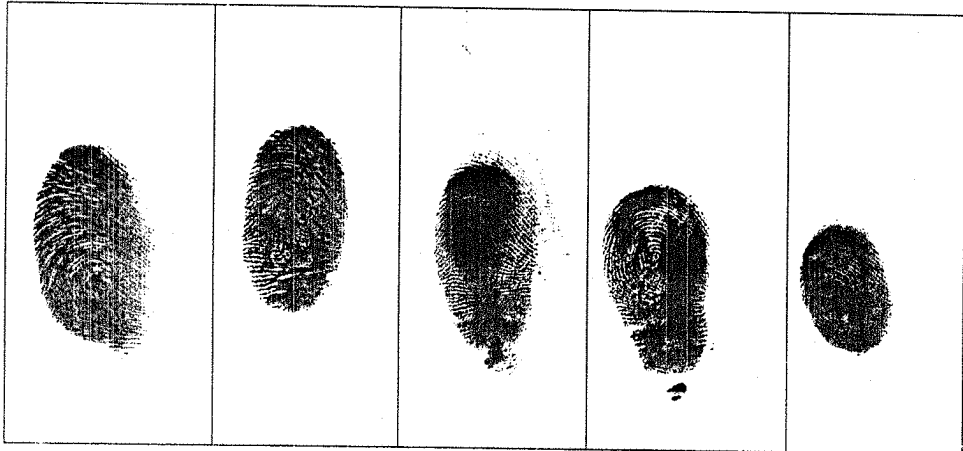
THE VENDORS

Handwritten signature

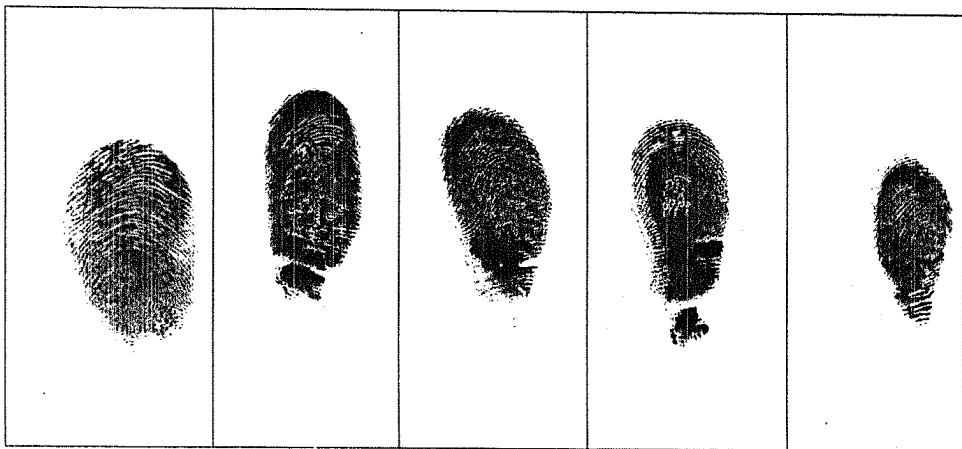


SIGNED, EXECUTED AND DELIVERED by the
withinnamed the VENDOR No. 1 MR. MARIO
FRANCISCO XAVIER PINTO DE SANTANA alias
MARIO PINTO DE SNATANA

Right hand fingerprints

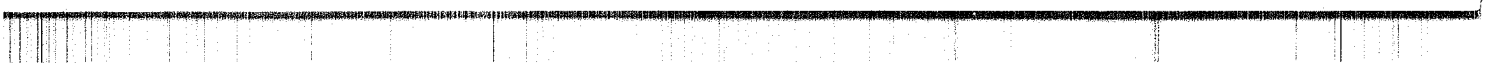


Left hand fingerprints



Handwritten initials

Handwritten signature

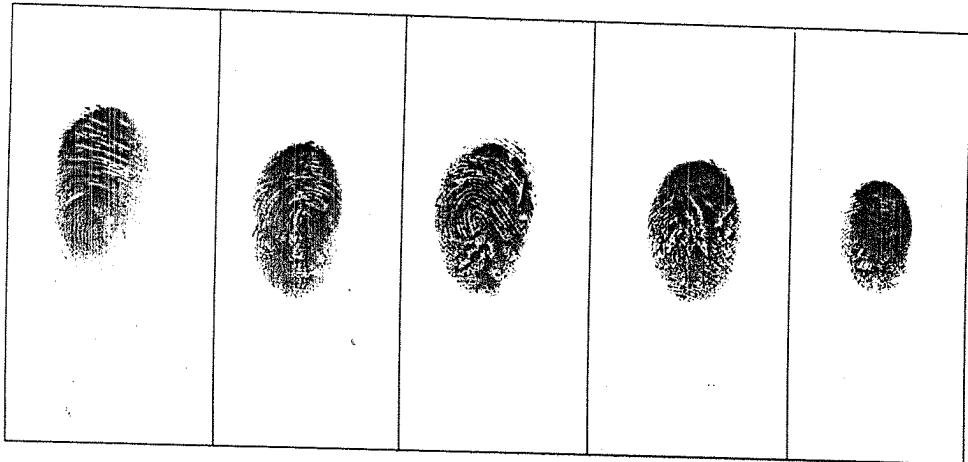




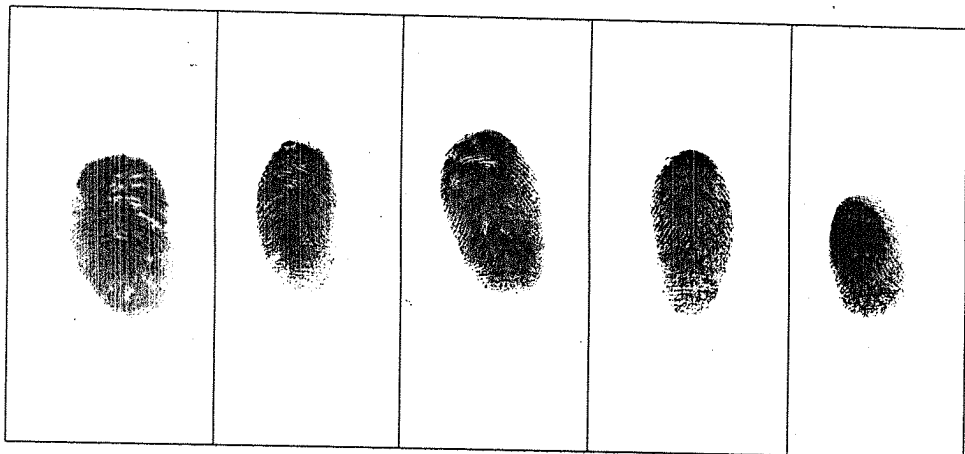
P. Pinto
P. Pinto

SIGNED, EXECUTED AND DELIVERED by the
withinnamed the VENDOR No. 2 MRS. MARIA
YVETTE COSTA PINTO DE SANTANA, alias
MARIA IVETE DE LOURDES COSTA PINTO DE
SANTANA

Right hand fingerprints



Left hand fingerprints

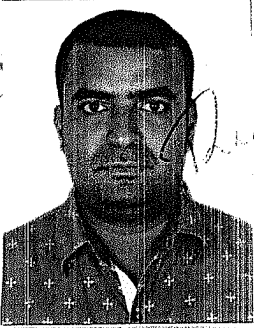


[Handwritten signature]

R. Loure



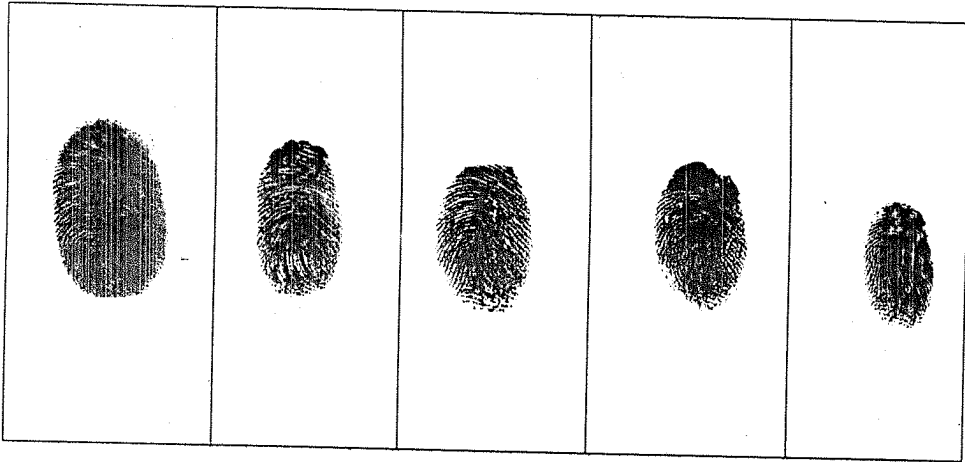
THE PURCHASER



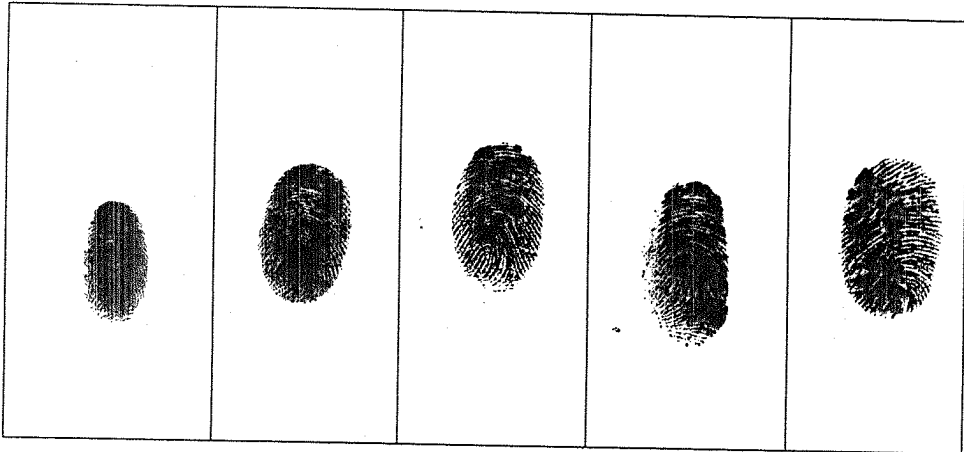
Rosalada
Rosalada

SIGNED, EXECUTED AND DELIVERED by the
withinnamed the PURCHASER MR. ROSEVELT
JOSE FILIGONIO DO ROSARIO CARL
VALADARES

Right hand fingerprints



Left hand fingerprints



[Signature]
[Signature]
Rosalada



WITNESSES :



1. Name: Mir. RIAZ AHMED HUDALI
 Father's Name: HUSSAINSAB HUDALI
 Age: 32 YEARS
 Address: RUMDAMOL - Lig R/F 625
 Aadhar no. [REDACTED]
 Signature:

Riaz

2. Name: MANIKANTH. MADIWAL
 Father's Name: PRABHAKAR MADIWA
 Age: 24
 Address: HM.NO:- 85, POLICE COLONY, TIRNI (NARGOA) COA
 Aadhar no. [REDACTED]
 Signature:

M. Mani

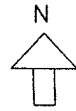
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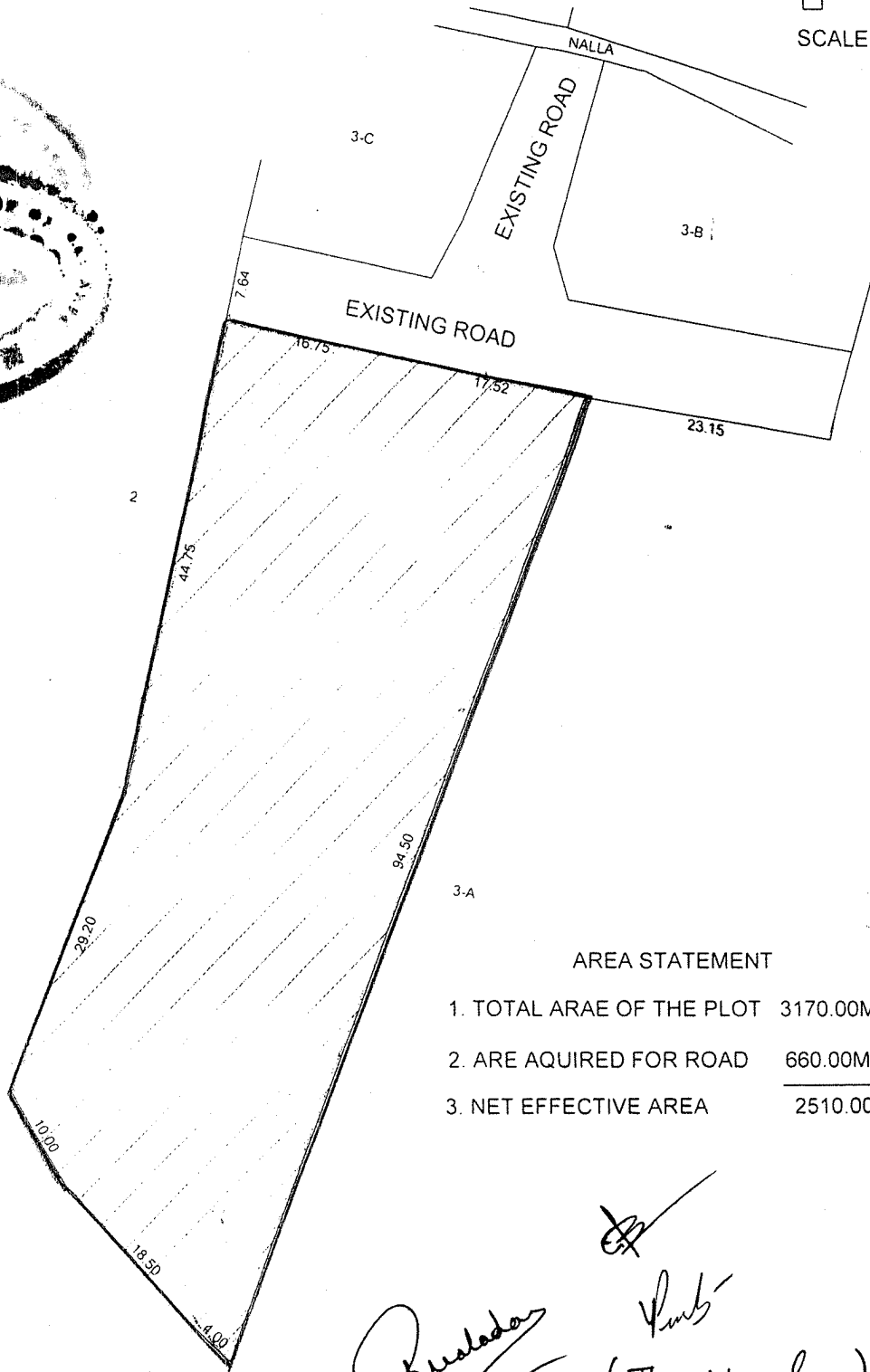
PLAN

SHOWING PLOT BEARING SURVEY NO. 130/3 SITUATED
AT VILLAGE NUVEM SALCETE GOA

 — AREA FOR N.O.C. 2510.00M2



SCALE 1:500



AREA STATEMENT

1. TOTAL AREA OF THE PLOT	3170.00M2
2. AREA ACQUIRED FOR ROAD	660.00M2
3. NET EFFECTIVE AREA	<u>2510.00M2</u>

Ruedadas
(The Purchaser)

[Signature]
(The Vendors)



Government of Goa
Document Registration Summary 2

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

Print Date & Time : 11-Oct-2019 11:10:05 am

Document Serial Number : 2019-MGO-2977

Presented at 11:10:03 am on 11-Oct-2019 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	360000
2	Registration Fee	270000
3	Mutation Fees	2500
4	Processing Fee	320
Total		632820

Stamp Duty Required : 360000

Stamp Duty Paid : 360000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rosevelt Jose Filigonio Do Rosario Carl Valadares ,S/o - D/o Antonio De Damiao Valadares Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 236-A, Pimi, Nagoa, Verna, Salcete, Goa., Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mario Francisco Xavier Pinto De Santana Alias Mario Pinto De Santana ,S/o - D/o Otilio Pinto De Santana Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 108, Inanvaddo, Goltim, Piedade, Divar, Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Maria Yvette Costa Pinto De Santana Alias Maria Ivete De Lourdes Costa Pinto De Santana ,S/o - D/o Bras Caetano Da Costa Age: 60, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H. NO. 108, Inanvaddo, Goltim, Piedade, Divar, Goa., Address2 - , PAN No.: [REDACTED]</p>			
3	<p>Rose Filigonio Do Rosario Carl Valadares ,S/o - D/o Antonio De Damiao Valadares Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 236-A, Pimi, Nagoa, Verna, Salcete, Goa., Address2 - , PAN No.: [REDACTED]</p>			

Witness:

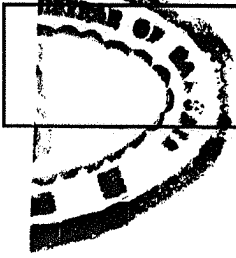
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Riaz Ahmed Hudali, 31 ,1987-10-29 ,9850411725 , ,Business , Marital status : Unmarried 403707, H. no. lig G/F625 Rumdamol near Masjid Area Davorim Navelim Salcete Goa, H. no. lig G/F625 Rumdamol near Masjid Area Davorim Navelim Salcete Goa Davorim, Salcete, SouthGoa, Goa</p>			
2	<p>Manikanth Madiwal, 23 , ,8277098107 , ,Service , Marital status : Unmarried 403722, H. No. 85 Police Colony Pimi Nagoa Verna Salcete Goa, H. No. 85 Police Colony Pimi Nagoa Verna Salcete Goa Verna, Salcete, SouthGoa, Goa</p>			

Janali
Sub Registrar 11/10/19

~~REGISTRATION~~
- CUM -
- REGIST

Document Serial No:-2019-MGO-2977



Book :- 1 Document
Registration Number :- **MGO-1-2879-2019**
Date : 11-Oct-2019

Javali
11/10/19

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

REGISTRAR
- CUM -
REGISTRAR
SALCETE