

(Super four Lakhs five thousand only)

Phone No: 7798230120
Sold To/Issued To:
ANTONIO BLASCO DA CO
For Whom/ID Proof:
546628438867




MAR-21-2023 09:55:51

₹ 0405000/-
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1314

CITIZEN CREDIT CO-OP. BANK LTD.

Sequeira
Authorized Signatory

Name of Purchaser..... ANTONIO BLASCO DA COSTA GRACIAS

EXB 1

023-MCO-1314

2012/0000



DEED OF SALE

Rodrigues
Alcunha
Alcunha

V. Rodrigues
Pinto

Antonyman
Mobat

This DEED OF SALE is made and executed at Margao Goa, on this 26th day of March in the year Two Thousand and Twenty Three (26 /03/2023).

BETWEEN

1. **SHRI. DOMINIC SAVIO RODRIGUES**, son of late Alex Rodrigues, aged about 61 years, married retired, Indian National, holding PAN Card No. holding Aadhaar Card bearing No. , Mobile No. and his wife

2. **SMT. VERONICA D'SOUZA e RODRIGUES** alias **VERONICA RODRIGUES**, daughter of Romeo D' Souza, aged about 52 years housewife, Indian National, holding PAN Card No. holding Aadhaar Card bearing No. , Mobile No. , both residing at Sitabai Chaw, Room No. 4, Near Fish Market, Vikhroli (East), Mumbai-Maharashtra, 400083, hereinafter called "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns), **FIRST PART.**

AND

<u>Dominic</u>	<u>V. Rodrigues</u>	<u>Antoniogracia</u>
<u>Alcinda</u>	<u>Veronica</u>	<u>Robert</u>
	<u>[Signature]</u>	

1. **MR. ANTONIO BLASCO DA COSTA GRACIAS**, son of late Francisco Blasco Gracias, aged 39 years, married, Doctor, Indian National, holding PAN Card No. _____, holding Aadhaar Card bearing No. _____, Email:- Dr.antonio_gracias@redifimail.com, Mobile No. _____

Indian National and resident of House No. 54/B, St Joaquim Road, Near High Tag Showroom, Fatorda, Salcete Goa 403601, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART.**

AND

1. **MRS. HELEN RODRICKS E DIAS alias HELEN DIAS**, daughter of late Alex Joseph Rodrics and wife of Basilio Gregorio Dias, married, aged 71 years, housewife, retired, Indian National, holding PAN Card No. _____ and Aadhar card No. _____ and her husband;

2. **MR. BASILIO GREGORIO DIAS**, son of late Patricio Remedius Dias, aged 31 years, married,

<u>B. Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antonio Gracias</u>
<u>Alinha</u>	<u>V. Pinto</u>	<u>Robert</u>
	<u>Robert</u>	

retired, Indian National, holding PAN Card No. _____,
Aadhar card No. _____

both residing at Fiat No. A-104, Eden Castle,
Platinum Heritage, Ghodbandhar Road, Queen
Street Hiranandani Estate, Thane West, Sandozna
ugh, Thane Maharashtra, 400607

3. **MR. MARTINHO LUIS ARCANJO D'CUNHA** alias
MARTIN LUIS ARCANJO D'CUNHA, son of late
Damaciano D cunha, aged 72 years, widow of Rosy
Stephania Rodrigues, Indian National, holding PAN
card No. _____, Aadhar card No. _____

, residing at Flat no. 301, Valencia Tower,
opp. Bachubhai Eye Hospital, Parel, Mumbai City,
Maharashtra, 400012 and his daughter

4. **MRS. DIANA D'SOUZA**, daughter of Mr. Martinho
Luis Arcanjo D' cunha alias Martin Luis Arcanjo
D'cunha, Indian National, aged 40 years, service,
married, holding PAN card No. _____,
Aadhar card No. _____ and her
husband,

5. **MR. SAVIO WILLIAM D'SOUZA** alias **SAVIO**
D'SOUZA, son of William D' Souza, aged 44 years,
married, service, Indian National, holding PAN
card No. _____, Aadhar card No. _____

, both resident of Flat No. B 704, Jai
Residency, Evershine City Vasai East, Palghar,
Maharastra, 401208

Rodrigues
M. Cunha

V. Rodrigues

Antony...

Pinto

Robert

Mohit

6. **MRS. EDNA D' SOUZA**, daughter of Mr. Martinho Luis Arcanjo D' cunha alias Martin Luis Arcanjo D'cunha, aged 38 years, service, married, Indian National, holding PAN card No. , Aadhar card No.) and her husband;

7. **MR. FREDRICK D'SOUZA**, son of Patrick D'Souza, aged 52 years, Service, Indian National, holding PAN card No. , Aadhar card No. ,

, both are resident of Flat No. 100/B, Las Vegas CHS, L J Road, Opposite Paradise Cinema, Mahim West Mumbai, Maharashtra, 400016and;

8. **MRS. FIONA D'SOUZA**, daughter of Mr. Martinho Luis Arcanjo D'cunha alias Martin Luis Arcanjo D' cunha, aged 35 years, Indian National, service, married, holding PAN card No. , Aadhar card No. and her husband

9. **MR. LENWIN PLACID D' SOUZA**, aged 41 years, son of Domnic D' Souza, married, service, Indian National, holding PAN card No. , Aadhar card No. , both resident of Flat No. 14, Near MS Co-operative bank, Shristi Mohd. Hanif Chambers, S.T. Road, Mahim Mumbai, Maharashtra, 400016.

Rodrigues
McLunha

V. Rodrigues
Pinto

Antoniogracia
Robert

10. **MR. VIVIAN LUCAS PINTO**, son of late Lucas Pinto, aged 28 years, unmarried, service, Indian National, holding PAN card No.

Aadhaar card No. _____, residing at Flat No. 08, Rosy Colaco Chawl, Near Manickpur Naka, Manickpur Vasai West, Thane, Bassein Road, Maharashtra, 401202 and;

11. **MRS. ANNIECETTA LOUIS ROBERT**, daughter of late Alex Rodrigues and wife of Mr. Louis Robert, aged 57 years, retired, housewife, Indian National, holding PAN card No. _____, Aadhar card

No. _____, and her husband;

12. **MR. LOUIS FRANCIS ROBERT**, son of late Francis Robert, aged 60 years, retired, Indian National, holding PAN card No. _____, Aadhaar card

No. _____, both residing at Flat No. B-308, Purnima Apart. Sai Nagar, Near Sai Nagar rang Manch, Navghar, Vasai Road West, Vasai, Thane, Bassein Road, Maharashtra, 401202, hereinafter referred to as the "**CONFIRMING PARTIES**" (which expression shall unless

Rodrigues
Helena

V. Rodrigues
Vista

Antoniogracias
Robert

Robert

repugnant to the context or meaning thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) **THIRD PART.**

WHEREAS the CONFIRMING PARTY NO. 1 and 2 are herein represented by their brother/brother-in-law, The VENDOR No. 1 through Power of Attorney executed before Advocate & Notary S. Syed Amanulla, Mumbai, Thane under serial No. 613 /2022 dated 4/7/2022, Page No. 60 under Reg. No. 01

AND WHEREAS the CONFIRMING PARTY NO. 4,5,6,7,8 and 9 are herein represented by their brother/brother-in-law the CONFIRMING PARTY No. 3 by virtue of Power of Attorney executed before Advocate & Notary Tribhuwannath Sharma, Mumbai, under registration No. 1-B serial No. 202/22 dated 04/05/2022.

AND WHEREAS there exists a rustic property known as "MARLEM" of cultivation of mangos, jackfruits and other trees and in part uncultivated, wherein there is an old residential house bearing municipal house no. 959, situated at Marlem of Borda, within the area of Municipal Council of Margao, Taluka and Sub-district

<u>Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antoniogracia</u>
<u>Almeida</u>	<u>V. Pinto</u>	<u>Rabut</u>
	<u>Flora</u>	

of Salcete, District of South Goa and State of Goa, described in the Land Registration office of Salcete under no. 23881 at pages 109 reverse of Book B No. 61 of new series, enrolled in the Taluka Revenue office of Salcete under matriz nos. 639 and 665, and fully described in the First Schedule hereunder written (hereinafter for sake of brevity called as the **SAID PROPERTY**").

AND WHEREAS the said property fully described in the First Schedule hereunder written stands inscribed in favour of Shri. Joaquim Antonio Rodrigues and Aleixo Rodrigues hailing from Margao in the former Land Registration office of Salcete under inscription of transmission no. 42,015 at pages 42 reverse of Book G No. 48.

AND WHEREAS by virtue of deed of partition dated 5th June, 1978 duly registered in the office of the Sub-Registrar of Salcete under no. 801 at pages 272 to 275 of Book No. 1. Volume no. 196 dated 7th October, 1978 the Mr. Aleixo Rodrigues and his wife Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's were allotted the PLOTS B1 and B2 of the said property fully described in the First Schedule

Rodrigues
Flora

V. Rodrigues
Pinto

Antoniogracias
Rodrigues

Michael

hereunder written, which as distinct and independent properties are fully described under serial nos. (i) and (ii) in the Second Schedule hereunder written (hereinafter for sake of brevity referred to as "the SAID PLOTS B1' and 'B2').

AND WHEREAS agreement for sale dated 12th March, 1990 said Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's the mother/mother in law/grandmother of the Vendors and Confirming Parties herein was allotted one plot of land demarcated as SUB-PLOT no. 1 of the PLOT 'A1' of the said property fully described in the First Schedule hereunder admeasuring 200 sq. mtrs. as a distinct and independent property is fully described under serial no. (iii) in the Second Schedule hereunder written (hereinafter for sake of brevity referred to as the said SUB-PLOT NO. 1).

AND WHEREAS erroneously in the deed of partition 5th June, 1978 the said SUB-PLOT no. 1 of the PLOT 'A1' was mentioned as SUB-PLOT no. 1 of the PLOT 'A' which is rectified herewith in this deed.

AND WHEREAS the said Alex Rodrigues died intestate on 28th July, 1986 at Vikhroli, Mumbai,

Rodrigues
Florinda

V. Rodrigues
Pinto

Antunogracias
Rabut

Mo dahi

leaving behind him, his widow as his moiety sharer said Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's and as his sole and universal heirs, his following children's, namely, (i) Mr. Benjamin Rodrigues married to Mrs. Leena Robert e Rodrigues, (ii) Mr. Roumaldo Rodrigues married to Mrs. Zeera D'Souza e Rodrigues (iii) Mr. George Rodrigues married to Mrs. Julia Alex e Rodrigues, (iv) Mr. Valentine Rodrigues married to Mrs. Crucina Rodrigues and (v) Mr. Dominic Savio Rodrigues married to Mrs. Veronica D'Souza e Rodrigues, (VI) Mrs. Helen Rodricks E Dias Alias Helen Dias married to Mr. Basilio Gregorio Dias (VII) Mrs. Rosy E D'cunha married to Mr. Martinho Luis Arcanjo D'cunha Alias Martin Luis Arcanjo D' cunha (VIII) Mrs. Judith Lucas Pinto married to Lucas Jerom Pinto and (XI) Mrs. Anniecetta Louis Robert married to Louis Francis Robert.

AND WHEREAS Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's and the above mentioned sole and universal heirs became joint owners in unequal shares of the said PLOTS 'BI' and 'B2' fully described under serial nos. (i) and (ii) in the Second Schedule hereunder written.

<u>Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antonygnia</u>
<u>H. Cunha</u>	<u>Pinto</u>	<u>Robert</u>
	<u>M. Robert</u>	

AND WHEREAS further said Mrs. Rosy E D'cunha expired on 24/10/2015, in Mumbal leaving behind her husband the Confirming Party No. 3 herein i.e. said Mr. Martinho Luis Arcanjo D' cunha Alias Martin Luis Arcanjo D' cunha and 3 daughters as the successors, namely Mrs. Diana D'souza married to Mr. Savio William D'souza alias Savio D'souza, Mrs. Edna D'souza married to Mr. Fredrick D'souza and Mrs. Fiona D'souza married to Mr. Lenwin Placid D' souza the CONFIRMING PARTIES numbered from 4 to 9 herein.

AND WHEREAS further said Mrs. Judith Lucas Pinto married to Mr. Lucas Jerom Pinto expired on 12/12/2016 and 23/08/2009 respectively leaving behind their only son Mr. Vivian Lucas Pinto the CONFIRMING PARTY No. 10 herein.

AND WHEREAS the CONFIRMING PARTIES in this deed were settled mutually (and only for strong and better documentation purpose it was agreed to add them as the CONFIRMING PARTY) hence the moiety sharer said Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's along with her sons for better enjoyment and effective controls and dealings of their respective shares, agreed to divided the said PLOTS 'B1', 'B2' and SUB-

<u>Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antoniogracias</u>
<u>Alcunha</u>	<u>V. Silva</u>	<u>Robert</u>
	<u>Alcunha</u>	

PLOT No. 1 into Sub Plots.

AND WHEREAS the said PLOT 'B2' agreed to divided into three sub-plots designated as SUB-PLOTS 'A','B' and 'C', and the said PLOT 'B1' and SUB-PLOT no. 1 into three sub-plots designated as SUB-PLOTS- D,'E' and 'F.

AND WHEREAS said Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's and her sons executed a Deed of Partition dated 12th October 2006, duly registered before the Sub-Registrar of Salcete under registration no. 4611 at pages from 258 to 288, book-I, Volume No. 2190 dated 30/10/2006 wherein the VENDORS herein, were allotted the SUB-PLOT C, admeasuring an area of 540 Sq. Mtrs. (more Particularly described in the schedule-III hereunder and hereinafter referred to as the SAID PLOT).

AND WHEREAS on becoming the owner of the plot, the VENDORS partitioned the said Plot vide Judgment dated 03/03/2009 and obtained new Chalta No. as 60 of P.T Sheet No. 175.

Rodrigues
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V. Rodrigues
V. Rodrigues
Flora

Antoniogracias
Rodrigues

AND WHEREAS meanwhile Smt. Florinda Pereira alias Florinda Rodrigues also Known as Flory Rodriguez's expired on 24/08/2020 at Mumbai, Maharashtra.

AND WHEREAS after Partition the VENDORS herein duly mutated their name in Form D of the Said Plot surveyed under Chalta No.60 of P.T. Sheet No.175 of Margao City Survey.

AND WHEREAS knowing that the VENDORS are in exclusive owner in possession SAID PLOT and are willing to sell the SAID PLOT, the PURCHASER approached VENDORS with an offer to purchase the SAID PLOT.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein and believing the above representations as true and declaration as trustworthy the PURCHASER has agreed to purchase from the VENDORS the SAID PLOT for a total consideration of Rs. 90,00,000/- (RUPEES NINETY LAKHS ONLY).

<u>Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antoniogracia</u>
<u>Munha</u>	<u>Dicto</u>	<u>Kabit</u>
	<u>Phila</u>	

**NOW THEREFORE THIS DEED OF SALE
WITNESSTH AS FOLLOWS:**

1. That the VENDORS do hereby sell to the PURCHASERS and the PURCHASERS does hereby purchase from VENDORS, the SAID PLOT for a total consideration of Rs. 90,00,000/- (RUPEES NINETY LAKHS ONLY).
2. That in consideration for a sum Rs. 90,00,000/- (RUPEES NINETY LAKHS ONLY) the PURCHASER has paid to the VENDORS as follows:
 - a) An amount of Rs. 3,00,000/- (Rupees Three Lakh Only) is paid by way of Cheque bearing No. 740976, Drawn on Indian Bank, Margao Branch, dated 04/03/2023, in favour of the Vendor No.1
 - b) An amount of Rs. 15,00,000/- (Rupees Fifteen Lakh Only) is paid through RTGS in favour of the Vendor No.1 on 21/03/2023.
 - c) An amount of Rs. 35,55,000/- (Rupees Thirty Five Lakh Fifty Five Thousand Only) is paid by way of Cheque bearing No. 830299, Drawn on Indian Bank, Margao Branch, dated 26/03/2023, in favour of the Vendor No.1

<u>Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antoniogomes</u>
<u>M. Cunha</u>	<u>V. S.</u>	<u>Rodrigues</u>
	<u>Rodrigues</u>	

d) And the balance amount of Rs. 45,000/- (Rupees Forty Five Thousand Only) is adjusted towards TDS being 1%, bearing Acknowledgement No. AJ01375091 dated 14/03/2023 in favour of the Vendor No. 1

e) An amount of 35,55,000/- (Rupees Thirty Five Lakh Fifty Five Thousand Only) is paid by Cheque bearing No. 830298, Drawn on Indian Bank, Margao Branch, dated 26/03/2023, in favour of the Vendor No.2

f) And the balance amount of Rs. 45,000/- (Rupees Ninety Thousand Only) is adjusted towards TDS being 1%, bearing Acknowledgement No. AJ01375264 dated 14/03/2023 in favour of the Vendor No. 2, the receipt whereof the VENDORS do hereby expressly admit and acknowledge, the VENDORS as beneficial owners, herein, do hereby sell, convey, grant transfer, assign and assume unto the PURCHASER all SAID PLOT as described in the SCHEDULE-III hereunder, together with all rights, title, interest, claim, use, benefit, demand, liberties, privileges and easements, whatsoever to the SAID PLOT and every part thereof, without any limitations or reservations to the PURCHASER of the SAID

Rodrigues
M. Cunha

V. Rodrigues
V. M.

Antoniogomaras
M. A. A.

M. A. A.

PLOT as described in SCHEDULE-III hereunder with all the rights, domains, actions and appurtenance whatsoever to the use of the PURCHASER TO HAVE AND TO HOLD THE SAME absolutely forever free from any encumbrances.

3. The VENDORS covenant with the PURCHASERS as follows:-

- a. That the VENDORS have good right, full power and absolute authority to sell the said PLOT as described in the SCHEDULE-III hereunder in the manner aforesaid;
- b. That the said PLOT hereby sold is free from encumbrances;
- c. That the said PLOT is not subject to any attachment or lien of any court or person whatsoever, and that neither the CONFIRMING PARTIES nor the VENDORS herein has agreed to sell, or has executed any MOU with any third party with regards to the SAID PLOT.
- d. That the PURCHASER shall have quiet possession and enjoyment of the SAID PLOT hereby sold, conveyed and granted free from any interference and/or disturbance by the

<u>De la Cruz</u>	<u>V. Rodriguez</u>	<u>Antonigraua</u>
<u>Alcudia</u>	<u>Vento</u>	<u>Robert</u>

12/10/14

VENDORS or CONFIRMING PARTIES or any person or persons claiming through or under them.

- e. That there is no litigation or any legal proceedings pending before any Court/ Tribunal, Complaints, and Administrative authority in respect of the SAID PLOT as on now or earlier.
- f. That there are no legal difficulties or otherwise for the sale free from encumbrances on the SAID PLOT.
- g. The VENDORS or CONFIRMING PARTIES have that no attachment or notice/s from the Central or state Government or any other local body or authority under any Panchayat Act or any other Act or any Scheme or Legislative Enactment, Government ordinance, Order or Notification including any notice/proceedings for acquisition had/has been received by/or served upon the VENDORS or CONFIRMING PARTIES and that the SAID PLOT or part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Public Demands



Rodrigues
Hunka

V. Rodrigues
Vinto

Antoniogracias
Robert

[Signature]

Recovery Act or any other Act or Statute, Law or Regulation and/or under any Subsisting order, Judgment and /or Decree of any Court or forum.

- h. That there are no Lessees, mundkar or tenant in the SAID PLOT and or any part thereof.
 - i. That no other person/s has any right of access, nor does any access exist through the same.
 - j. That besides the VENDORS if any other person comes forward for claiming the right in the property, then, the VENDORS undertake to settle the issue on their own, and at no cost to the PURCHASER, and the compensation to the loss of time shall be paid by the VENDORS to the PURCHASER.
4. That the VENDORS covenant to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges and claims whatsoever that may be preferred by any person or persons over the said PLOT hereby sold.
5. That the VENDORS or CONFIRMING PARTIES and all persons claiming under them, shall and will

Rodrigues
M. Cunha

V. Rodrigues
V. Pinto

Antoniogracia
Rabeta

M. Cunha

from time to time upon the request and at the cost of the PURCHASER do and execute all such acts, deeds and things whatsoever or further and more perfectly and absolutely granting and assuring the said PLOT 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 maybe reasonable 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.

6. That from this day the PURCHASER shall be the absolute owners of the Said PLOT hereby sold and shall HAVE AND HOLD the same absolutely and forever.
7. The VENDORS and CONFIRMING PARTIES further Covenant that the PURCHASER shall enjoy and possess the SAID PLOT hereby sold without any interference from the VENDORS, or any person claiming by or under them.
8. The Vendors shall hereby undertake to indemnify and compensate the PURCHASER fully and adequately incase the PURCHASER is deprived



<u>B. Rodriguez</u>	<u>V. Rodriguez</u>	<u>Antonio Rodriguez</u>
<u>H. Luna</u>	<u>V. Luna</u>	<u>H. Luna</u>
	<u>H. Luna</u>	

of the possession of the SAID PLOT hereby sold due to any defect in the title of the VENDORS.

9. The VENDORS hereby give their full consent and No objection for transferring their records of the SAID PLOT in various Government offices including Municipality, Partition, or any other concerned offices along with all the approvals and permissions on the strength of this Deed in the favour of the PURCHASER.
10. The VENDORS hereby declare that the SAID PLOT does not belong to the SC/ST and has never been notified as such land or has been occupied by any SC/ST person.
11. The PURCHASER can apply for the loan/finance from Bank/Financial Institution on the strength of this Deed of Sale
12. That the fair market value of the SAID PLOT is Rs. 90,00,000/- (RUPEES NINETY LAKHS ONLY) and stamp duty of Rs. 4,05000/- (Rupees Four Lakh Five Thousand Only) is paid accordingly.



SCHEDULE-I

(DESCRIPTION OF THE PROPERTY)

ALL THAT PROPERTY known as "MARLEM" of cultivation of mangoes, jackfruits and other trees and

<u>B. Rodrigues</u>	<u>V. Rodrigues</u>	<u>A. Rodrigues</u>
<u>M. L. L.</u>	<u>V. L.</u>	<u>M. L.</u>
	<u>M. L.</u>	

in part uncultivated, wherein there is an old residential house bearing municipal house no. 959, situated at Marlem of Borda, within the area of Municipal Council of Margao, Taluka and Sub-district of Salcete, District of South Goa and State of Goa described in the Land Registration office of Salcete under no. 23881 at pages 109 reverse of Book B no. 71 of new series, enrolled in the Taluka Revenue offices of Salcete under matriz nos. 639 and 665, and bounded as under:

EAST : by property of Augusto Dias,

WEST : by top of the hill,

NORTH : by property of the heirs of Rosario Camara and

SOUTH : by properties of Fr. Tomas da Silva and brothers and of Camilo Fernandes and brothers.

Hereinafter referred to as SAID PROPERTY

SCHEDULE-II
(DESCRIPTION OF THE PLOT B1, B2 AND SUB
PLOT NO.1)

- i. ALL THAT PLOT 'B1' of the said property fully described in the First Schedule hereinabove written, which PLOT B1' admeasures an area of 1693 sq. mtrs. thereabouts and as a distinct and

<u>Rodrigues</u>	<u>V. Rodrigues</u>	<u>Antonio Garcia</u>
<u>Alanka</u>	<u>Vinh</u>	<u>Abat</u>

ff. 64

independent unit is surveyed under Chalta no. 34 of P.T. Sheet no. 175 and bounded as under:

EAST : by Plot 'A1' of the said property,

WEST : by nalla thereafter by road,

NORTH : by 2.00 meters wide Reserved access road and

SOUTH : by properties of Fr. Tomas da Silva and of Camilo Fernandes and brothers.

Hereinafter referred to as the "SAID PLOT B1"

- ii. ALL THAT PLOT 'B2' of the said property fully described in the First Schedule hereinabove written, which PLOT "B2" admeasures an area of 2467 sq. mtrs., thereabouts, and as a distinct and independent unit is surveyed under Chalta nos. 30, 31 and 32 of P.T. Sheet no. 175 and is bounded as under:

EAST : by nalla now by road,

WEST : by Plot 'A2' of the said property,

NORTH : by 2.00 meters wide reserved access road and

SOUTH : by properties of Fr. Tomas da Silva and of Camilo Fernandes and brothers.

Hereinafter referred to as the "SAID PLOT B2"

- iii. ALL THAT SUB-PLOT NO. 1 of the said property

Rodrigues
Alcunha

V. Rodrigues
Arto

Antoniogracia
Rebet

Arto

fully described in the first Schedule hereinabove written, which SUB-PLOT no. 1 admeasures an area of 200 Sq. Mtrs. Independent unit surveyed under chalta no. 35 (part) of P.T. Sheet no. 175 and is bounded as under:

EAST : by property of the heirs of Augusto Dias.

WEST : by Plot "B1" of the Said property,

NORTH : by property of the heirs of Rosario Camara now by 2.00 meters wide road and

SOUTH : by property of Camilo Fernandes and brothers.

Hereinafter referred to as the SAID SUB PLOT

NO.1

SCHEDULE-III

(DESCRIPTION OF THE PLOT-C BEING SOLD)

ALL THAT SUB-PLOT 'C' of the said PLOT 'B2' fully described under serial no. (ii) in the Second Schedule hereinabove written, which SUB-PLOT 'C' admeasures an area of 540 square meters or thereabouts, and as a distinct and independent unit surveyed under Chalta No. 60 of P.T. Sheet No. 175 and more clearly delineated on the plan annexed hereto and the Plot is bounded as under:

EAST : by road,

WEST : by Sub-Plot 'B' allotted to Smt. Florinda Pereira e Rodrigues alias Florinda Rodrigues.

Rodrigues
Alcunha

V. Rodrigues
Ante

Antoniogracia
Robert

Alcunha

NORTH : by 4.00 meters wide reserved access road
and

SOUTH : by property surveyed under Chalta no. 4 of
P.T. Sheet no.175.

Hereinafter referred to as "SAID PLOT"

IN WITNESS WHEREOF this Deed of Sale is made on
the day and date first above mentioned and the
Parties hereto sign and have set their respective
hands hereunder in the presence of witnesses.

<u>Bolinas</u>	<u>V. Rodriguez</u>	<u>Antonogracia</u>
<u>Holme</u>	<u>Vinto</u>	<u>Robert</u>
	<u>Holme</u>	



Signed and delivered by the parties
VENDORS and CONFIRMING PARTY



D. Rodrigues

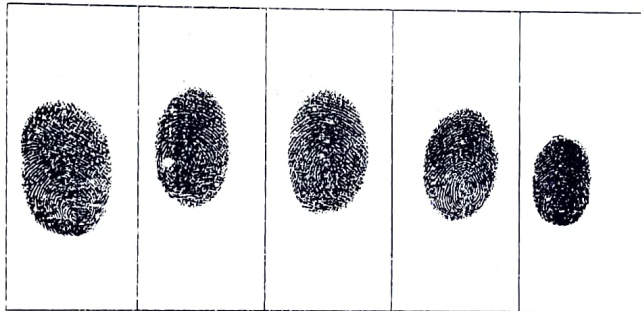
SHRI. DOMINIC SAVIO RODRIGUES

(Represented herein for self and as a duly constituted attorney for self, and as a attorney for the CONFIRMING PARTY No. 1 and 2)

Left hand fingerprints of SHRI. DOMINIC SAVIO RODRIGUES



Right hand fingerprints of SHRI. DOMINIC SAVIO RODRIGUES



D. Rodrigues

M. M. M.

V. Rodrigues

V. Rodrigues

M. M. M.

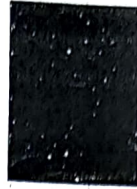
Atanigra

M. M. M.



V. Rodrigues

SMT. VERONICA D'SOUZA e RODRIGUES



Rodrigu

Left hand fingerprints of **SMT. VERONICA D'SOUZA e RODRIGUES**



Right hand fingerprints of **SMT. VERONICA D'SOUZA e RODRIGUES**



Rodrigues

Heuerha

V. Rodrigues

Pinto

Roberto

Antoniogracias

Roberto

Signed and delivered by the parties
PURCHASER



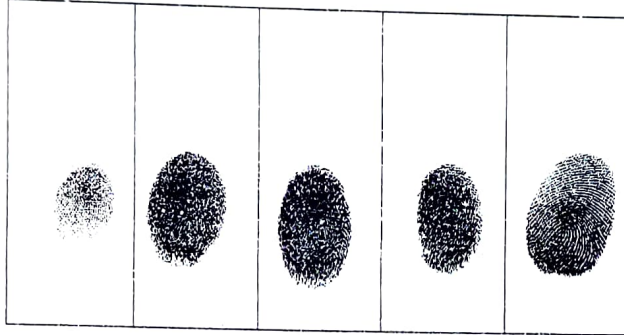
Antonio Blasco



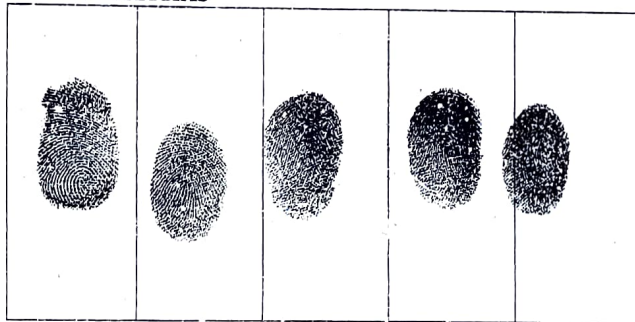
Antonio Blasco

MR. ANTONIO BLASCO DA COSTA GRACIAS

Left hand fingerprints of **MR. ANTONIO BLASCO DA COSTA GRACIAS**



Right hand fingerprints of **MR. ANTONIO BLASCO DA COSTA GRACIAS**



Rodriguez

V. Rodriguez

Antonio Blasco

W. C. C. C.

V. C.

Rodriguez

Rodriguez

Signed and delivered by the parties
CONFIRMING PARTIES



ruhe

M. Cunha

MR. MARTINHO LUIS ARCANJO D'CUNHA
alias MARTIN LUIS ARCANJO D'CUNHA
(Represented herein for self and as a duly
constituted attorney for CONFIRMING PARTIES
No. 4, 5, 6, 7, 8 and 9)

Left hand fingerprints of MR. MARTINHO LUIS
ARCANJO D'CUNHA alias MARTIN LUIS ARCANJO
D'CUNHA



Right hand fingerprints of MR. MARTINHO LUIS
ARCANJO D'CUNHA alias MARTIN LUIS ARCANJO
D'CUNHA



Rodrigues

V. Rodrigues

Antônio

M. Cunha

Pereira

Roberto

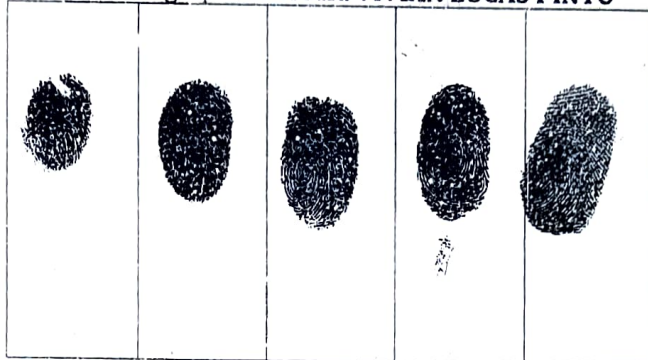
M. Cunha

Photo



MR. VIVIAN LUCAS PINTO

Left hand fingerprints of MR. VIVIAN LUCAS PINTO



Right Hand Fingerprints of MR. VIVIAN LUCAS PINTO



Rodriguez
Alvarez

V. Rodriguez
Pinto
Robles

Antomogracia
Robert



pit

Robert

MRS. ANNIECETTA LOUIS ROBERT

Left hand fingerprints of **MRS. ANNIECETTA LOUIS ROBERT**



Right hand fingerprints of **MRS. ANNIECETTA LOUIS ROBERT**



DeLuzen

V. Rodriguez

Antonogracias

Hunka

Vato

Robert

Robert

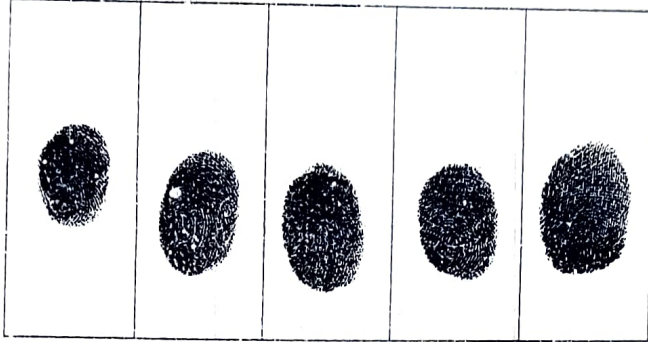


Rodriguez

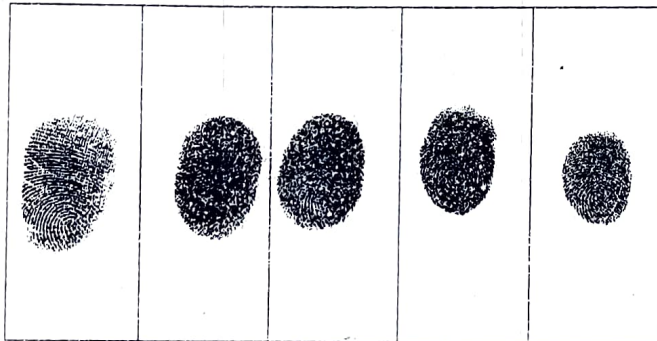


MR. LOUIS FRANCIS ROBERT

Left hand fingerprints of MR. LOUIS FRANCIS ROBERT



Right hand fingerprints of MR. LOUIS FRANCIS ROBERT



Rodriguez

V. Rodriguez

Antoniogracia

Alf. uera

V. uro

Robert

Rodriguez

WITNESSES:

Signature	
Name	Adv. Utkarsh Verenkar
Fathers Name	Late Yeshwant Verenkar
Aadhaar No.	7189 4361 8820
Address	H. No. 117, Opp. Mahalaxmi Temple, Fatorda Salcete-Goa, 403602
Status	Married
Occupation	Advocate
Age	57 years
Mobile No.	9422059753

Signature	<i>Lisa</i>
Name	Miss Lisa Fernandes
Fathers Name	Mr. Caitano Fernandes
Aadhaar No.	3078 8057 0163
Address	H. No. 795/A, Near St. Sebastian Chapel, Batora, Curtorim, South Goa, Goa, 403709
Status	Un-married
Occupation	Service
Age	22 years
Mobile No.	7083292355

Rodrigues *V. Rodrigues* *Antoniogiacca*
M. Cunha *V. Pinto* *Alabert*
M. Cunha

3/28/23, 11:39 AM

NGDRS : National Generic Document Registration System



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Mar-2023 11:38:49 am

Document Serial Number :- 2023-MGO-1314

Presented at 11:35:25 am on 28-Mar-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	405000
2	Registration Fee	270000
3	Mutation Fees	1500
4	Processing Fee	2960
Total		679460

Stamp Duty Required :405000/-















Stamp Duty Paid : 405000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANTONIO BLASCO DA COSTA GRACIAS ,Father Name:Late Francisco Blasco Gracias, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Doctor, Address1 - H.No. 54-B, st. Joaquim Road, Near High tag Showroom, Fatorda, Salcete, Goa, Address2 - , PAN No.:			




Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DOMINIC SAVIO RODRIGUES , Father Name:Late Alex Rodrigues, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Unemployed, Sitabai Chaw, Room No. 4, Near Fish Market, Vikhroli (East), Mumbai-Maharashtra, PAN No.:			

Sr.No.	Party Name and Address	Photo	Thumb	Signature
2	VERONICA D'SOUZA E RODRIGUES Alias VERONICA RODRIGUES , Father Name: Romeo D' Souza , Age: 52, Marital Status: Married, Gender: Female, Occupation: Housewife, Stabal Chaw, Room No. 4, Near Fish Market, Vikhroli (East), Mumbai-Maharashtra, PAN No.:			<i>V. Rodrigues</i>
3	ANTONIO BLASCO DA COSTA GRACIAS , Father Name: Late Francisco Blasco Gracias , Age: 39, Marital Status: Married, Gender: Male, Occupation: Doctor, H No. 54-B, st. Joaquim Road, Near High tag Showroom, Fatorda, Salcete, Goa, PAN No.:			<i>Antonio Gracias</i>
4	MARTINHO LUIS ARCANJO D'CUNHA Alias MARTIN LUIS ARCANJO D'CUNHA , Father Name: Late Damaciano D Cunha , Age: 72, Marital Status: Widow, Gender: Male, Occupation: Unemployed, Flat no. 301, Valencia Tower, opp. Bachubhai Eye Hospital, Parel, Mumbai City, Maharashtra, PAN No.:			<i>M. Cunha</i>
5	VIVIAN LUCAS PINTO , Father Name: Late Lucas Pinto , Age: 28, Marital Status: Unmarried, Gender: Male, Occupation: Service, Flat No. 08, Rosy Colacho Chawl, Near Manickpur Naka, Manickpur Vasai West, Thane, Bassein Road, Maharashtra, PAN No.:			<i>V. Pinto</i>
6	ANNIECETTA LOUIS ROBERT , Father Name: Late Alex Rodrigues , Age: 57, Marital Status: Married, Gender: Female, Occupation: Housewife, Flat No. B-308, Purnima Apart, Sai Nagar, Near Sai Nagar, Rang Manch, Navghar, Vasai Road West, Vasai, Thane, Bassein Road, Maharashtra, PAN No.:			<i>Robert</i>
7	LOUIS FRANCIS ROBERT , Father Name: Late Francis Robert , Age: 60, Marital Status: Married, Gender: Male, Occupation: Unemployed, Flat No. B-308, Purnima Apart, Sai Nagar, Near Sai Nagar rang Manch, Navghar, Vasai Road West, Vasai, Thane, Bassein Road, Maharashtra, PAN No.:			<i>Robert</i>
8	DOMINIC SAVIO RODRIGUES , Father Name: Late Alex Rodrigues , Age: 61, Marital Status: , Gender: Male, Occupation: Unemployed, Sitatai Chaw, Room No. 4, Near Fish Market, Vikhroli (East), Mumbai-Maharashtra, PAN No.: , as Power Of Attorney Holder for BASILIO GREGORIO DIAS			<i>Basilio Gregorio Dias</i>







3/28/23, 11:39 AM

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	MARTINHO LUIS ARCANJO D'CUNHA Alias MARTIN LUIS ARCANJO D'CUNHA , Father Name: Late Damaciano D Cunha , Age: 72, Marital Status: , Gender: Male , Occupation: Unemployed, Flat no. 301, Valencia Tower, opp. Bachubhai Eye Hospital, Parel, Mumbai City, Maharashtra, PAN No.: , as Power Of Attorney Holder for LENWIN PLACID D' SOUZA			

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, PCA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Utkarsh Verenkar , Age: 57, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403602, H. No. 117 Opp. Mahalaxmi Temple, H. No. 117 Opp. Mahalaxmi Temple, Fatorda, Margao, Salcete, South Goa, Goa .			
2	Name: Lisa Fernandes , Age: 23, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403709, H. No. 795/A Near St. Sebastian Chapel Batora Curtorim South Goa Goa, H. No. 795/A Near St. Sebastian Chapel Batora Curtorim South Goa Goa, Curtorim, Salcete, South Goa, Goa .			

Sub Registrar

Civil Registrar

-Cum-

Sub Registrar

Document Serial Number: 2023/150-1314
Salcete

Document Serial No:-2023-MGO-1314

Book :- 1 Document

Registration Number :- **MGO-1-1289-2023**

Date : 28-Mar-2023

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

Jemond Rodriguez

Civil Registrar
-Cum-
Sub Registrar
Salcete