

(RUPEES TWO LAKHS TWENTY THREE THOUSAND THREE HUNDRED ONLY

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

D-5/STP(V)/C.R./35/1/2013- RD

भारत



INDIA

STAMP DUTY

00000

GOA
NON JUDICIAL

Rs.≈0223300≈ 17.1.2019

365430

GOA

Zero*TwoTwo**ThreeThreeZero*Zero**

1624 7823226

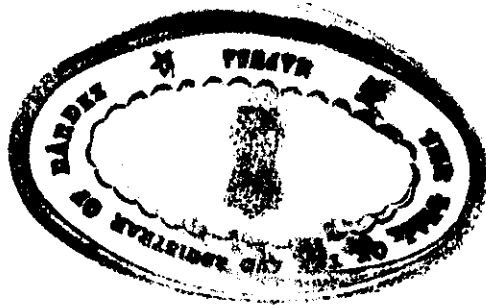
For (CITIZEN CREDIT CO-OP. BANK LTD.)
C.R. 35/1/2013- RD

Fernandes
Authorized Signatory

Name of Purchaser MARIO BERALDO FERNANDES

2019-BKZ-108

18-01-2019



DEED OF SALE

[Signature]
[Signature]

This Deed of Sale is made at Mapusa, Goa, on this 17th day of January 2019:-

B E T W E E N

1. **MRS. MARILYN AGASTA SABRINA JUDITH SOARES E FERNANDES GOVEIA**, daughter of Mr. Santana Francisco Fernandes, 46 years of age, married, Architect, Indian National, Holding Pan Card No. **AJSPG1851E**, and her husband **MR. FRANCISCO HUGO ANTHONY GOVEIA**, son of late Mr. Pio Jose Goveia, aged 48 years, married, businessman, Indian National, Holding Pan Card No. **AORPG7065A**, both residents of House No. 642, Ponsulem, Colvale, Bardez, Goa, hereinafter called "**THE VENDORS**" (,"(Which expression shall unless repugnant to the meaning and context thereof be deemed to include their heirs, successors, administrators and assigns) of the ONE PART.



AND

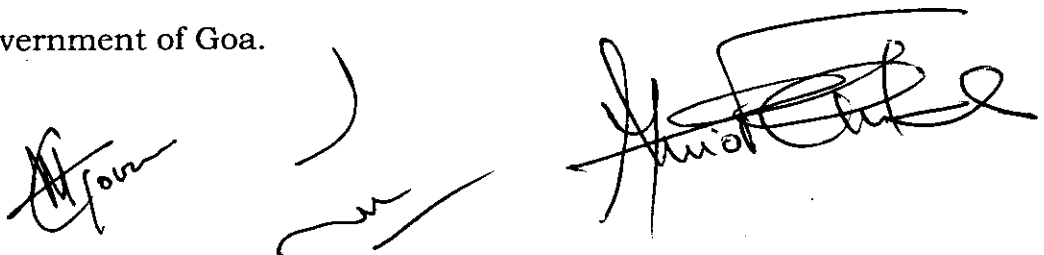
1. **MR. MARIO BERALDO FERNANDES**, son of late Mr. Constancio Fernandes, aged 51 years, married, business, Indian National, Holding Pan Card No **AADPF6051B**, resident of St. Jerome Vaddo, Duler, Mapusa, Goa, hereinafter called the "**THE PURCHASER**" (Which expression shall unless repugnant to the meaning and context thereof be deemed to include his heirs, successors, administrators and assigns) of the SECOND PART.

A N D

1. **M/S GOVEIA DEVELOPERS**, a duly registered Partnership Firm Holder of Pan Card No. AAHFG8592Q, having its registered Office at Studio No. 51, Goveia Holiday Homes, Aradi, Candolim, Bardez, Goa, represented by its Partners (1) MR. LUDOVICO SAGRADO GOVEIA, son of late Mr. Pio Jose Goveia, aged 46 years, married, businessman, Holding Pan Card No. AILPG1338C, Indian National, resident of H. No. 642, Ponsulem Colvale, Bardez, Goa, and (2) MRS. CHRISTINA JOANN D'SOUZA, wife of Ludovico Sagrado Goveia, daughter of late Albert Henry D'Souza, aged 47 years, married, Housewife, Indian National, Holding Pan Card No. AMYPD2255J, resident of H. No. 642, Ponsulem, Colvale, Bardez, Goa, hereinafter called **"THE CONFIRMING PARTY"** (Which expression shall unless repugnant to the meaning and context thereof be deemed to include its heirs, successors, administrators and assigns) of the THIRD PART.

WHEREAS the Vendors are in lawful possession of a Property without any name situated at Cuchelim, Mapusa, Bardez, Goa, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, and is presently surveyed under survey No. 72 sub-division No. 20 of P.T. Sheet No. 9 of the city survey of Mapusa. This property admeasures 625 sq. mts. and there exists therein a house bearing Municipal House No. 140. This property is not registered in the Land Registration Office nor enrolled in the Taluka Revenue Office, fully described in Schedule hereunder written.

AND WHEREAS the property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office. Hence we have to go by records of survey maintained by Government of Goa.



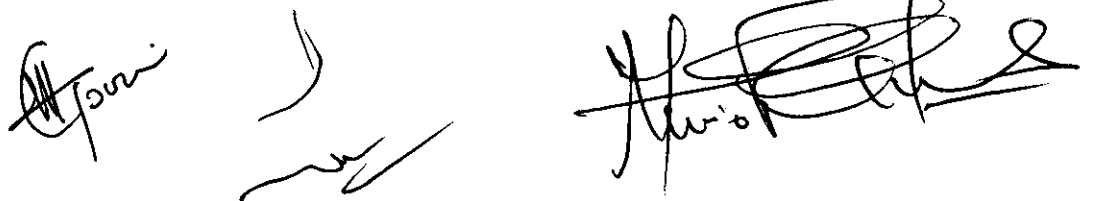
AND WHEREAS it is seen from Survey Form B and Survey Form D, the property is shown in the name of Shri. Carlos B.Z. Fernandes and Smt. Boaventure Fernandes.

AND WHEREAS Smt. Boaventure Fernandes died in the year 2006 leaving behind her husband Carlos B.Z. Fernandes and only legal heir daughter Luizina Souto alias Luisinha Perpetua Fernandes married to Piedade Souto.

AND WHEREAS later on husband of Luizina Souto alias Luisinha Perpetua Fernandes i.e. Piedade Souto died leaving behind his wife Luizina Souto alias Luisinha Perpetua Fernandes and legal heirs Miss. Angelina Veronica Souto and Mast. Lyndon Preston Souto.

AND WHEREAS Inventory Proceedings bearing No. 212/2008/F were initiated on the death of Boaventure Fernandes and Piedade Souto filed by Mrs. Luizina Souto alias Luisinha Perpetua Fernandes. In the said Inventory Proceedings the property was allotted to Mr. Carlos B.Z. Fernandes 50%, Mrs. Luizina Souto alias Luisinha Perpetua Fernandes 25%, Miss. Angelina Veronica Souto 12.5% and Mast. Lyndon Preston Souto 12.5%. The said Inventory Proceedings concluded on 22/2/2010. As the children of Mrs. Luizina Souto alias Luisinha Perpetua Fernandes namely Miss Angelina Veronica Souto and Mast Lyndon Preston Souto were minor, the court granted permission by Order dated 20/4/2009 in the same Inventory, to sell the property to the mother Luizina Souto alias Luisinha Perpetua Fernandes.

AND WHEREAS there was a Suit filed by Rajendra Balkrishna Teli bearing No. 124/2010/A against Carlos B.Z. Fernandes, Mrs. Luizina Souto alias Luisinha Perpetua Fernandes, Mast Lyndon Preston Souto and Miss Angelina Veronica Souto and M/S Goveia Developers. The suit ended in Consent Terms filed on 16/7/2018 and the right and claim of Rajendra Balkrishna



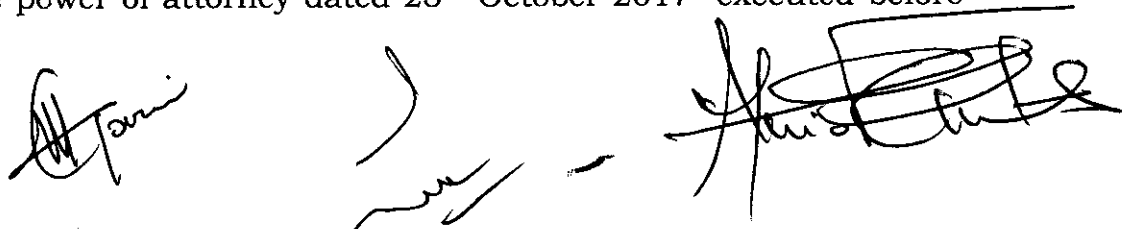
Teli was settled by paying an amount of Rs. 15 lakhs and that Rajendra Balkrishna Teli and his wife under Agreement of Sale dated 14/5/2008 signed with Carlos B.Z. Fernandes and Luizinha Perpetua Fernandes alias Luizín Souto assigned the rights in respect of the property in question to M/S Goveia Developers . This Agreement is Notarized.

AND WHEREAS there is a Deed of Assignment dated 27/4/2018 between Rajendra Balkrishna Teli and his wife and M/S Goveia Developers in which Agreement dated 14/5/2008 signed by Carlos B.Z. Fernandes and Luizinha Perpetua Fernandes alias Luizín Souto in favour of Rajendra B. Teli was assigned to M/S Goveia Developers .

AND WHEREAS by Deed of Sale dated 25/11/2009 is, duly registered in the Office of Sub-Registrar of Bardez under No. 2658, Book No.I, Vol. No. 2916, dated 10/12/2009, Mr. Carlos B.Z. Fernandes alias Zacarias Fernandes, Mrs. Luizín Souto alias Luisinha Perpetua Fernandes, Mast Lyndon Preston Souto and Miss Angelina Veronica Souto sold and transferred the property together with the house described above to M/S Goveia Developers, a Partnership Firm.

AND WHEREAS the Sale Deed is signed by single partner on behalf of the firm duly authorised by the other partners. As ratification of the Agreement for Sale dated 16/6/2008 and Deed of Sale dated 25/11/2009 the partners i.e Mr. Ludovico Sagrado Goveia, Mrs. Christina Joann D'souza, Mrs. Marilyn Agasta Sabrina Judith Soares e Fernandes Goveia and Mr. Francisco Hugo Anthony Goveia are signing this deed.

AND WHEREAS Mr. Ludovico Sagrado Goveia and Mrs. Christina Joann D'souza are represented herein by their attorney Mrs. Marilyn Agasta Sabrina Judith Soares e Fernandes Goveia vide power of attorney dated 23rd October 2017 executed before



Notary N C Gaonkar registered under registration no. 9347/2017.

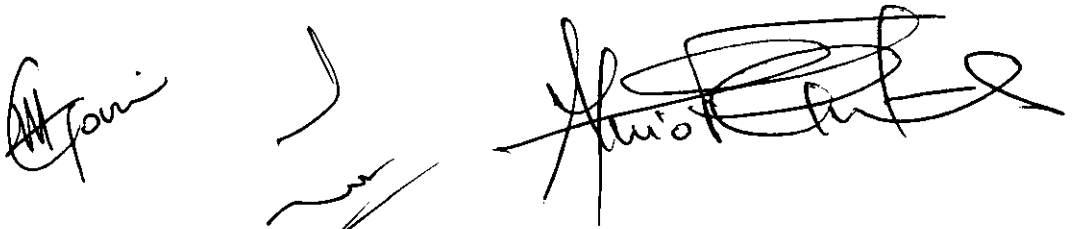
AND WHEREAS prior to above Sale Deed dated 25/11/2009, there is a Agreement for Sale dated 16/6/2008 between Mr. Carlos B.Z. Fernandes and Mrs. Luizina alias Luisinha Perpetua Fernandes signed with M/S Goveia Developers, the property was agreed to be sold for a price of Rs. 12 lakhs and advance of Rs. 2 lakhs and 6 lakhs was paid. The said Agreement is duly Notarized.

AND WHEREAS as per the Survey Form B and Survey Form D, the survey exercise began in 1970 and promulgated in 1975 . Since then name of Carlos Fernandes and his wife Boaventure Fernandes is there in Title Holder Column. However after Inventory Proceedings and Deed of Sale dated 25/11/2009 name of M/S Goveia Developers in Survey Form D.

AND WHEREAS by Deed of Reconstitution dated 9/8/2017 signed before Notary Public N. S. Shinde. By this document the partnership stands Reconstituted Mrs. Christina Joann D'Souza was included and property in question is allotted to second and third partner Mr. Francisco Hugo Anthony Goveia and Mrs. Marilyn Agasta Sabrina Judith Soares e Fernandes Goveia.

AND WHEREAS there is a Mapusa Municipal Council House Receipt dated 11/8/2016 paid by M/S Goveia Developers pertaining to the House situated in the property .

WHEREAS the VENDORS are desirous of selling and the Purchaser is desirous of purchasing the said Property together with the house described in Schedule hereunder written, for a total consideration of **Rs. 63,78,000/- (Rupees Sixty three**



lakhs seventy eight thousand only) which is the present fair market value.

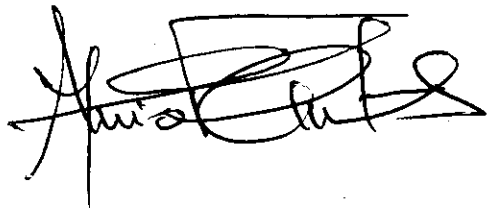
NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

FOLLOWS:-

1. In pursuance of the above and in consideration of **Rs. 63,78,000/- (Rupees Sixty three lakhs seventy eight thousand only)** which is present market, paid by the Purchaser (. Rs. 63780/- is paid as TDS in favour of Francisco Goveia PAN AORPG7065A and Maryln Goveia PAN AJSPG1851E and the balance of Rs. 63,14,220/- is transferred by RTGS into account No 2000001550, Citizen Co-op Bnk Ltd, Rua De Orem Panjim Branch. Account name Francisco Goveia and Maryln Goveia), to the Vendors, the receipt of which the Vendors hereby Acknowledge and admit, the Vendors do hereby grant, convey, sell, assign, assure and transfer unto and to the use of the said Purchaser the Property together with the house, described in Schedule hereunder written, TO HAVE AND TO HOLD the same as absolute owners forever with all rights, title, interest, benefits, claims, estate, easements, appurtenances, ways, ditches, privileges, pathways etc. forever as absolute owner in possession, free from encumbrances, charges, lease, etc, etc, whatsoever.

2. The Purchaser shall hereafter peacefully and quietly hold, convey, use and enjoy Property together with the house, hereby conveyed as their own, without hindrance, interruption, claims





or demands by or from the Vendors or any person or persons whosoever claiming through them.

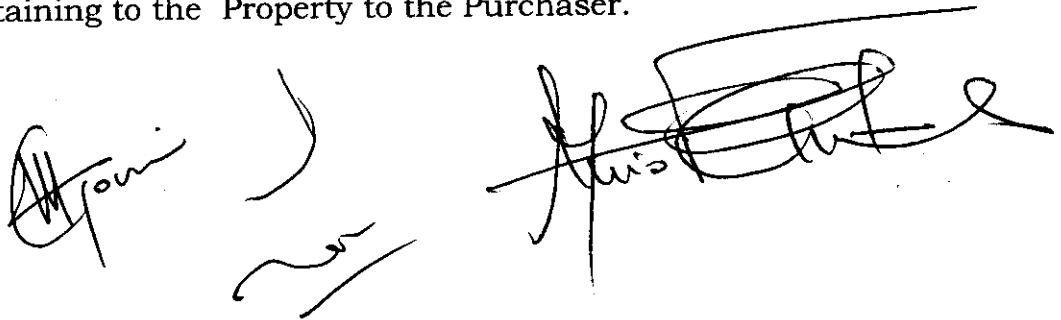
3. The Vendors shall indemnify the Purchaser against all the person or persons claiming and demanding any rights, title and interest in the above the Property together with the house or any other person or persons. The Vendors have every right and absolute authority in law to sell the same.

4. The Purchaser shall after the execution of this Deed shall be absolute owner in lawful possession of the said Property together with the house, entitled in law to sell, lease, mortgage, etc., the same.



5. The Vendors and all persons claiming under them shall and will from time to time upon the request of the Purchaser do and execute or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said Property together with the house thereof unto the Purchaser and placing them in possession of the same according to the true intent and meaning of these presents that shall or may be reasonably required.

6. The Vendors have handed over all original title deeds pertaining to the Property to the Purchaser.



7. The Vendors give no objection to the Purchaser to get the Municipality House Tax and any other levies such as Electricity and Water transferred in the name of the Purchaser.
8. The Vendors declare that all the taxes to the Municipality as well as water and electricity bills are paid up to date and that written evidence to that effect shall be handed over to the Purchaser.
9. The Vendors gives **SPECIFIC NO OBJECTION** to the Purchaser to do Mutation to transfer the Survey Records in the name of the Purchaser without any further Notice to them.

SCHEDULE



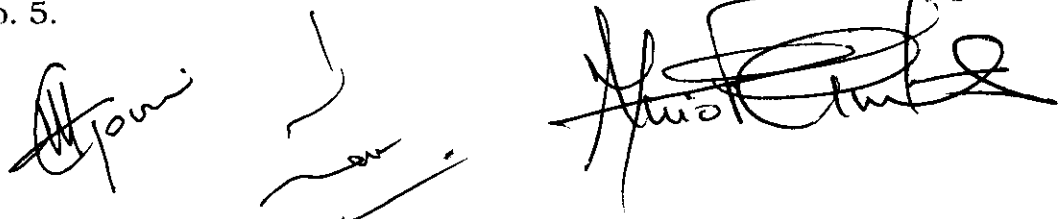
ALL THAT Property without any name situated at Cuchelim, Mapusa, Bardez, Goa, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, and is presently surveyed under survey No. 72 sub-division No. 20 of P.T. Sheet No. 9 of the city survey of Mapusa. This property admeasures 625 sq. mts. and there exists therein a house bearing Municipal House No. 140, having a plinth area of approximately 80m² in a dilapidated condition. This property is not registered in the Land Registration Office nor enrolled in the Taluka Revenue Office . This property is presently bounded as under:-

On the North :- By property under survey No. 72, sub-division No. 19-A.

On the South :- By the Public Road.

On the East :- By property under survey No. 72, sub-division No.19.

On the West :- By the property under survey No. 72 sub-division No. 5.



IN WITNESS WHEREOF, the parties have signed this Deed on the day, month and the year first above mentioned in the presence of witnesses.

VENDORS

MRS. MARILYN AGASTA SABRINA JUDITH SOARES E FERNANDES GOVEIA



1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____



[Handwritten signatures and marks]

MR. FRANCISCO HUGO ANTHONY GOVEIA



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



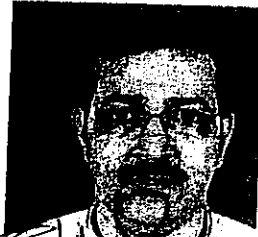
5. _____



5. _____

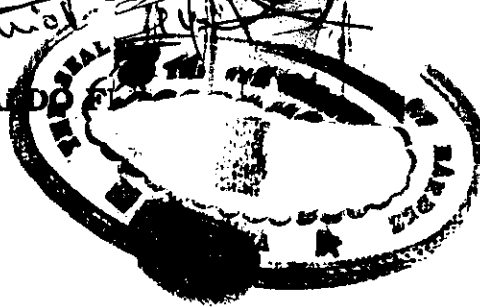
[Handwritten signatures]

PURCHASER



[Handwritten signature]

MR. MARIO BERARDO



1. _____ 1. _____



2. _____ 2. _____



3. _____ 3. _____



4. _____ 4. _____



5. _____ 5. _____

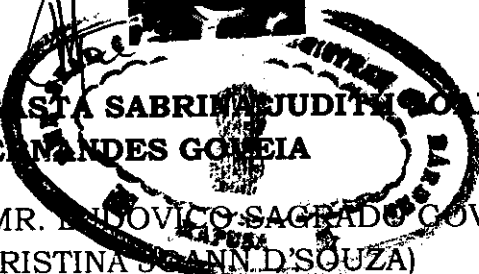
[Handwritten signatures]

CONFIRMING PARTY



**MRS. MARILYN AGOSTA SABRINA JUDINI SOARES E
FERNANDES GOMEIA**

(AS ATTORNEY FOR MR. EDUO VICO SAGRADO GOMEIA and
MRS. CHRISTINA JOANN D'SOUZA)



1. _____ 1. _____



2. _____ 2. _____



3. _____ 3. _____



4. _____ 4. _____



5. _____ 5. _____

WITNESSES:-1. Maria Pereira - *[Signature]*

2.. Sanjay Tari *[Signature]*

[Three additional signatures]

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 18-Jan-2019 01:01:15 pm

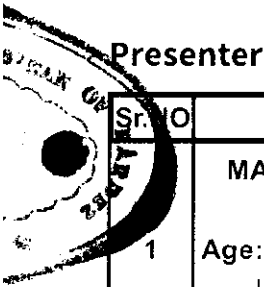
Document Serial Number :- 2019-BRZ-108

Presented at 01:01:47 pm on 18-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	223300
2	Registration Fee	159450
3	Processing Fee	440
Total		383190

Stamp Duty Required :223300

Stamp Duty Paid : 223300



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIO BERALDO FERNANDES ,S/o - D/o CONSTANCIO FERNANDES Age: 51,Gender:Male,Occupation: Business, Address1 - ST JEROME VADDO DULER MAPUSA GOA, Address2 - , PAN No.: AADPF6051B			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARILYN AGASTA SABRINA JUDITH SOARES E FERNANDES GOVEIA ,S/o - D/o SANTANA FRANCISCO FERNANDES Age: 46,Gender:Female,Occupation: Business, Address1 - HOUSE NO 642 PONSUOLVALE BARDEZ GOALEM C, Address2 - , PAN No.: AJSPG1851E			
2	MARIO BERALDO FERNANDES ,S/o - D/o CONSTANCIO FERNANDES Age: 51,Gender:Male,Occupation: Business, Address1 - ST JEROME VADDO DULER MAPUSA GOA, Address2 - , PAN No.: AADPF6051B			

1/18/2019

NGDRS - National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	MARILYN AGASTA SABRINA JUDITH SOARES E FERNANDES GOVEIA, S/o - D/o SANTANA FRANCISCO FERNANDES Age: 46, Gender: Female, Occupation: Business, Address1 - HOUSE NO 642 PONSULEM COLVALE BARDEZ GOA, Address2 - , PAN No.: AJSPG1851E			
4	FRANCISCO HUGO ANTHONY GOVEIA, S/o - D/o PIO JOSE GOVEIA Age: 48, Gender: Male, Occupation: Business, Address1 - HOUSE NO 642 PONSULEM COLVALE BARDEZ GOA, Address2 - , PAN No.: AORPG7065A			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY UTTAM TARI 403512, H NO 357 KIRAN PANI PERNEM GOA, H NO 357 KIRAN PANI PERNEM GOA Paliem, Pernem, NorthGoa, Goa			
2	MARIA PEREIRA 403507, H NO 1A BALBOT BASTORA, H NO 1A BALBOT BASTORA Bastora, Bardez, NorthGoa, Goa			

Document Serial No:-2019-BRZ-108

Book :- 1 Document
Registration Number :- **BRZ-1-101-2019**
Date : 21-Jan-2019

Hm/Wikm

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

SUB-REGISTRAR
BARDEZ

