

(Rupees Five Lakhs Ninety Four Thousand Only)

Phone No: 7798230120  
Sold To/Issued To:  
ANTONIO B DA COSTA G  
For Whom/ID Proof:  
Aadhar 5466 2843 8867



JUL-08-2021 16:41:50

₹ 0594000/-  
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2184

Name of Purchaser: Antonio Blasco Da Costa Gracias

For CITIZENCREDIT CO-OP. BANK LTD.



*Jelva*  
Authorised Signatory



**DEED OF SALE**

Mania dos Anjos P Costa  
Antonio Gracias

*[Signature]*



**THIS DEED OF SALE** is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 10<sup>th</sup> day of July, 2021 (10/07/2021)

**BETWEEN**

1. **MRS. MARIA DOS ANJUS D'COSTA alias ZELIA D'COSTA**, aged 63 years, widow of late Norberto Valentino D' Costa, housewife, daughter of Shri Rafael Nazare, Indian National, Holder of Aadhaar Card bearing No. [REDACTED], and PAN Card bearing No. [REDACTED], Mobile No [REDACTED], residing at H. No. 152, Adao Vaddo Majorda, Salcete Goa, hereinafter for brevity's sake referred to as the **VENDOR** of the **FIRST PART**.

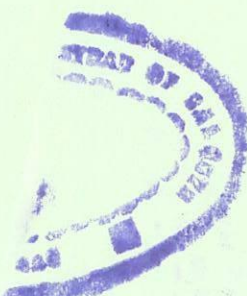
**AND**

1. **MR. ANTONIO BLASCO DA COSTA GRACIAS**, son of Late Francisco Blasco Gracias, aged 37 years, married, Doctor, Indian National, holding PAN Card No. [REDACTED], holding Aadhaar Card No. [REDACTED], Email:-Dr.antonio\_gracias@rediffmail.com, Mobile No. [REDACTED] and his wife,

*Maria dos Anjus D Costa*

*Antonio Gracias*

*Maria*



2. **MRS. POTIKOKLA PONGEN**, daughter of Late Temsu Pongener, aged 40 years, Doctor, holding PAN Card bearing No. [REDACTED], holding Aadhaar Card No. [REDACTED] and Email:- Akok Pongen@yahoo.co.in, Mobile: [REDACTED] both 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 "**PURCHASERS**" (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 **FIRST PART**

**All the parties to this Deed of Sale are INDIAN NATIONALS.**

**WHEREAS** there exist: (1) a property known as "ADAO" alias or "**TAMBITEM**", situated at Adaowado, within the jurisdiction of Village Panchayat of Majorda, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and the said property is registered in the Land Registration Office of Salcete under No. 21944, enrolled in the Lard Taluka Revenue Office under Matriz No. 1332 and recently surveyed under Survey No 50/31 and 39/1 of Village Majorda, Taluka Salcete Goa; having total area admeasuring about 1248 sq. mtrs, more clearly described in Schedule-I admeasuring about 1248 sq. mtrs. more

*Mania dos Anjos P Costa*  
*Antoniogracias*  
*Anella*


clearly described in schedule appearing hereinafter and is hereinafter referred to as the **SAID PROPERTY**.

**AND WHEREAS** the said property was originally belonging to Mr. George Antonio Francisco Justino Godinho and his wife Mrs. Maria Arabela Geraldina Braganca Fernandes described in the Land registration office of Salcete under Description No. 21944 and is inscribed under No. 45649.

**AND WHEREAS**, by a Deed of Sale, dated 21<sup>st</sup> October 1967 duly registered in the office of the Sub Registrar of Salcete, under Reg. No. 1224 at pages 44 to 47 of Book, Volume 33, dated 24th October, 1967, the Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D'Sa had purchased the **SAID PROPERTY** described in Schedule-I appearing hereinafter from said Mr. George Antonio Francisco Justino Godinho and his wife Mrs. Maria Arabela Geraldina Braganca Fernandes.

**AND WHEREAS**, the Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D' Sa was married to Shri. Joaquim S. Pereira under the regime of communion of assets who thus has expired without any issues.

Mania dos Anjos D. Costa  
Autografa  
Anjos



**AND WHEREAS**, during their lifetime, the said Shri. Joaquim S. Pereira had executed a Will, dated 6<sup>th</sup> May 1978, recorded at Folios No. 12 to 13 of wills Book No. 89 wherein said Shri Joaquim S. Pereira bequeathed his rights in the said property to his wife Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D' Sa and after her death to the **VENDOR**, Mrs. Maria Dos Anjus D'costa Alias Zelia D' Costa. so also said Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D' Sa executed a will on 06/05/1978 recorded at Folios No. 13V to 16 of wills Book No. 89, wherein said Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D' Sa alias Rosa Maria D' Sa bequeathed her rights in the said property to her husband Shri. Joaquim S. Pereira and after his death to the vendor Mrs. Maria Dos Anjus D' costa alias Zelia D' Costa and this will were consented by consent will Drawn on 06/05/1978 recorded at folio 29 to 31 of Wills Book No. 1279.

**AND WHEREAS**, in the year 1978 during the life time of Joaquim S. Pereira, the late husband of Smt. Quiteria Maria D' Sa e Pereira alias Queteria Maria Pereira D'Sa alias Rosa Maria D' Sa, had agreed orally to sell to the **VENDOR** herein the **SAID PROPERTY** described in Schedule-I appearing hereinafter.

Mania dos Anjus D'costa  
Antoniogracias  
Anuja

**AND WHEREAS** due to the financial difficulty, the said sale could not be completed.

**AND WHEREAS** the said Joaquim S. Pereira, expired on 26/10/1989 and by virtue of will, dated 6<sup>th</sup> May 1978, Smt. Quiteria Maria D'Sa e Pereira alias Queteria Maria Pereira D'Sa alias Rosa Maria D' Sa, became the exclusive owner of the **SAID PROPERTY**

**AND WHEREAS** , the said Smt. Quiteria Maria D'Sa e Pereira alias Queteria Maria Pereira D'Sa alias Rosa Maria D' Sa executed a Deed of Sale duly registered before the Sub-Registrar of Salcete under Book No. 1 Document, Reg. No. MGO-BK1-05200-2009, CD No. MGOD1, dated 06/11/2009, wherein the vendor along with her late husband became the owner in possession of the **SAID PROPERTY**.

**AND WHEREAS** the husband of the **VENDOR** Mr. Norberto Valentino D' Costa, expired on 05/05/2021, leaving behind the sole and universal heir his moiety holder, his wife, Mrs. Maria Dos Anjus D'costa Alias Zelia D' Costa, by virtue of a will executed during the lifetime of the said Mr. Norberto Valentino D' Costa, recorded at Folios No. 48 to 49 of wills Book No. 483 dated 12/08/2020, wherein said Mr. Norberto Valentino D' Costa bequeathed his rights in the said

Maria dos Anjus D'costa  
Antonio Graças  
Anselma

property to his wife Mrs. Maria Dos Anjus D'costa Alias Zelia D' Costa, the **VENDOR** herein.

**AND WHEREAS** solely relying upon the representations and declarations made by the **VENDOR** herein, and believing the above representations as true and declaration as trustworthy, the **PURCHASERS** have offered to purchase the "**SAID PART**" as described hereunder in **SCHEDULE II**, from the **VENDOR**, and the **VENDOR** has agreed to sell the "**SAID PART**" to the **PURCHASERS** for a total consideration of **Rs.1,32,00,000/- (Rupees One Crore Thirty Two Lakhs Only)** .

**AND WHEREAS** now both the parties have agreed to execute the present Deed of Sale thereby transferring the title of the **SAID PART** unto the **PURCHASERS**;

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:**

1. That in pursuance of the **PURCHASERS** purchasing the **SAID PROPERTY** for a total consideration of **Rs. 1,32,00,000/- (Rupees One crore thirty two lakhs Only)** the **PURCHASERS** shall pay to the **VENDOR**

a) A sum of **Rs. 4,00,000/- (Rupees Four lakhs Only)** vide Cheque No. 272358, drawn on

*Maria dos Anjus D'costa*

*Antoniogracia*

*Anjus*

Bank of India, Margao Branch, dated 30/03/2021.

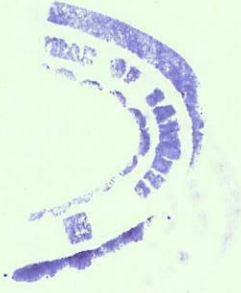


- b) A sum of Rs. 20,00,000/- (Rupees Twenty lakhs Only) vide Cheque No. 300354, drawn on Bank of India, Margao Branch.
- c) A sum of Rs. 20,00,000/- (Rupees Twenty lakhs Only) vide Cheque No. 300356, drawn on Bank of India, Margao Branch.
- d) A sum of Rs. 7,90,000/- (Rupees Seven lakhs Ninety Thousand Only) vide Cheque No. 300358, drawn on Bank of India, Margao Branch.
- e) A sum of Rs. 8,68,000/- (Rupees Eight lakhs Sixty Eight Thousand Only) vide Cheque No. 300366, drawn on Bank of India, Margao Branch.
- f) An amount of Rs. 1, 32,000/- (One Lakh Thirty Two Thousand Only) bearing acknowledgement No. AI2486621 is adjusted towards 1% TDS
- g) And the balance amount of Rs. 70,10,000, the PURCHASERS will be paying in kind by constructing the (1) 2BHK flat of approximately 100 sq. mtrs of super-built up area valued at Rs. 50,00,000/- ( Rupees Fifty Lakhs Only) and (2) Two shops of approx 21.50 sq. Mtrs. each, and each valued at Rs. 10,05,000/- (Rupees Ten Lakhs Five Thousand Only) in the said property, as agreed by the First Party and Second Party, for which this parties has also agreed to execute a separate Memorandum of Understanding, wherein the terms and

*Maria do Anjos Deste*

*Antonio Graça*

*[Signature]*



conditions, specifications, dimensions, and all other relevant descriptions of the 2BHK flat and of the two shops shall be mentioned.

- g) The receipt of the said consideration of Rs. 61,90,000/- (Rupees Sixty One lakhs Ninety Thousand Only) paid by the PURCHASERS to the VENDOR, the VENDOR hereby acknowledges the receipt of the same, subject to realization of the said cheques, and whereby the VENDOR do hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS for the consideration received, the "SAID PART" described in the SCHEDULE-II hereunder written and as shown in the plan annexed hereto, together with all that is situated in the "SAID PART" including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PART", that the PURCHASERS shall own, possess, enjoy and hold the "SAID PART" absolutely and forever and consequently the VENDOR hereby relinquish all his rights, title and interest in the "SAID PART" hereby sold and conveyed in favour of the PURCHASERS.

2. The VENDOR has today delivered exclusive, vacant, lawful and peaceful possession of the SAID

*Maria dos Anjos P Costa*  
*Antonogracias*  
*Anelly*



PART to the PURCHASERS. The PURCHASERS have taken the physical possession of the SAID PART.

3. The PURCHASERS may, peaceably and quietly enter, possess, hold, use and enjoy the "SAID PART" hereby sold, as their own without interruption or disturbance, claim or demand on the part of the VENDOR or on the part of any person or persons claiming through or under him.
4. The VENDOR covenant with the PURCHASERS as under:-
  - a) That he the VENDOR and all persons claiming through or under him shall and will from time to time upon the request and at the costs of the PURCHASERS shall 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 PART" unto the PURCHASERS 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.
  - b) That he has not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise

Mania dos Anjos P. Costa  
Autografa  
A. Costa



howsoever with any party in respect of the "SAID PART".

c) That he has not created any charge and encumbered the "SAID PART" or any part thereof in favour of any Bank or Financial Institution or credit society nor obtained any moneys in respects of the "SAID PART" or any part thereof.

d) That he has good, clear, legal, marketable, subsisting title over the "SAID PART" hereby sold and that the same is free from all encumbrances.

e) That the representations and declarations made by the VENDOR unto the PURCHASERS hereinabove relying upon which the PURCHASERS agreed to purchase the "SAID PART" be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

f) That no suit is being pending in any court of law for the part of the "SAID PLOT" the PURCHASERS willing to purchase from the VENDOR

5. That all taxes such as land tax etc. or otherwise in regard to the "SAID PART" shall be borne and paid

Mania dos Anjos D Costa  
Antoniogracias  
A. Costa



by the VENDOR up to the date of registration of this sale deed and thereafter by the PURCHASERS.

6. The VENDOR hereby authorizes the PURCHASERS to get transferred in their names the "SAID PART", purchased by them by the present deed with the competent authorities and the VENDOR specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PART" in the name of the PURCHASERS and hereby waives any notice that may be required to be addressed to him under any law in force.

7. The VENDOR, undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PART or any part thereof. Further, the VENDOR do hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought by or commenced against the PURCHASERS by any third party or against the VENDOR and in which the PURCHASERS are subject to any loss, damage etc. in respect to the "SAID PART" hereby sold.

*Mania dos Anjos P Costa*

*Antoniogracia*

*Amelia*



8. That due to some reason or the other, beyond the control of this PURCHASER, regarding completion of the project and handing over the possession of the shops and flat hereby agreed upon, then in that situation this PURCHASER keeps the choice before this VENDOR either (a) to compensate the VENDOR by giving the substitute shops and flat, in other ongoing project of the same dimensions if in the Panchayat area, and or if in Municipal area then of less dimensions with aggregate value as agreed upon or else(2) the balance amount of Rs. 70,10,000/- (Rupees Seventy Lakhs Ten Thousand) within two yrs. from the date of this Sale Deed

9. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

10. That this Deed is exempted from the Notification issued by the Revenue Department under NO.RD/LND/ILRC/318/77 dated 24/09/1978 and the VENDOR hereto does not belong to Scheduled Castes and Scheduled Tribes and are free to transact the sale of the SAID PROPERTY.

Mania dos Anjos D Costa

Antoniogracia

Anabela



### SCHEDULE-I

#### (Description of the said property)

ALL THAT landed property known as "ADAOW" or "TAMBITEM" situated at Adaowado, within the jurisdiction of Village Panchayat of Majorda, Salcete Taluka, District of South Goa, State of Goa and the SAID PROPERTY registered in the Land Registration Office under No. 21944 and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No. 1332 and recently surveyed under Survey Nos. 50/31 and 39/1 (part) of Village Majorda. Taluka Salcete Goa; having total area admeasuring about 1248 sq.mts. along with the existing trees therein and the same is bounded as under;

**On the East** : By the property of Agnelo Antonio Braganza

**On the West** : By water drain


**On the North** : By the property of Romualdo Corte; and,

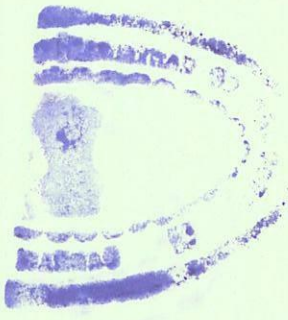
**On the South** : By the property of Agnelo Antonio Braganza.

### SCHEDULE-II

#### (Description of the said Part)

All that Part, admeasuring 950 sq.mtrs, surveyed under survey No. 50/31 of Village Majorda, situated in the said property and the said Part is bounded as under:

Mania de August Costa  
Antoniogracia 



**On The East** : By the property of Agnelo Antonio Braganza

**On The West** : By the water drain

**On The North** : By the property of Romualdo Corte,  
and

**On The South** : By the property of Agnelo Antonio Braganza

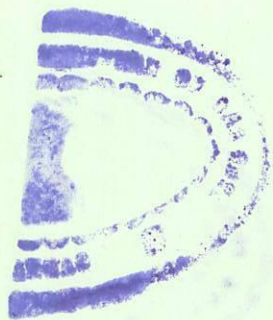
The SAID PART hereby sold is more clearly shown in the Plan annexed to this Deed which plan forms part and parcel of this Deed of Sale

**IN WITNESS WHEREOF** the VENDOR and the and the PURCHASERS hereto have set and subscribed their respective hands on the day, month, year and place first herein above written in the presence of two witnesses.

*Maria do Anjos D Costa*

*Antoniogracia*

*Antoniogracia*



SIGNED, SEALED AND DELIVERED by  
The within named the **VENDOR**

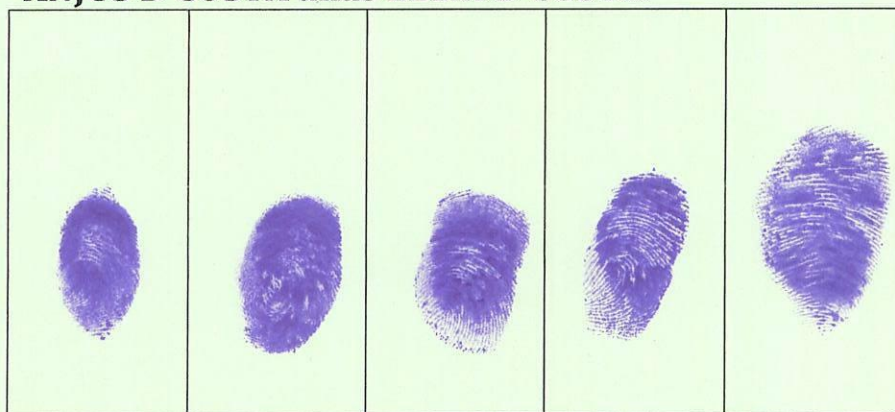


*Maria dos Anjos D Costa*

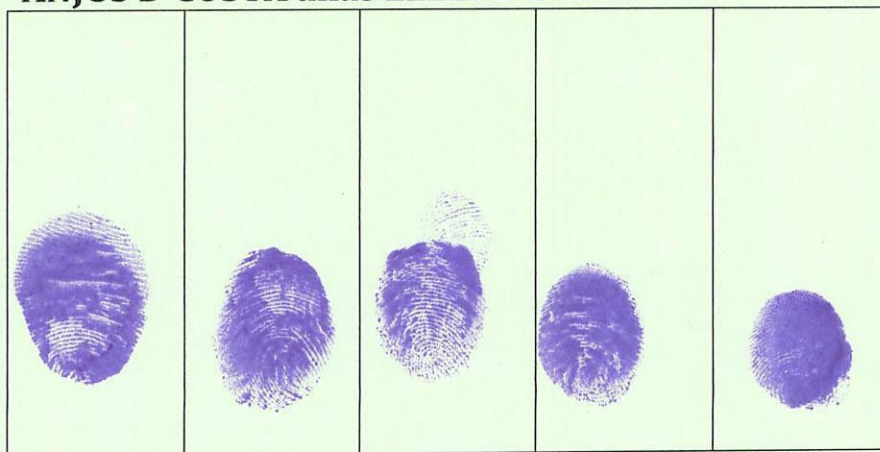
*Maria dos Anjos D Costa*

**MRS. MARIA DOS ANJUS D'COSTA**  
**alias ZELIA D'COSTA**

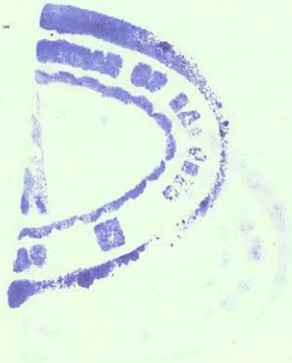
**Left Hand Fingers Impression of MRS. MARIA DOS ANJUS D'COSTA alias ZELIA D'COSTA**



**Right Hand Fingers Impression of MRS. MARIA DOS ANJUS D'COSTA alias ZELIA D'COSTA**



*Maria dos Anjos D Costa*  
*Antonio Gracia*



SIGNED, SEALED AND DELIVERED by  
The within named the **PURCHASERS**

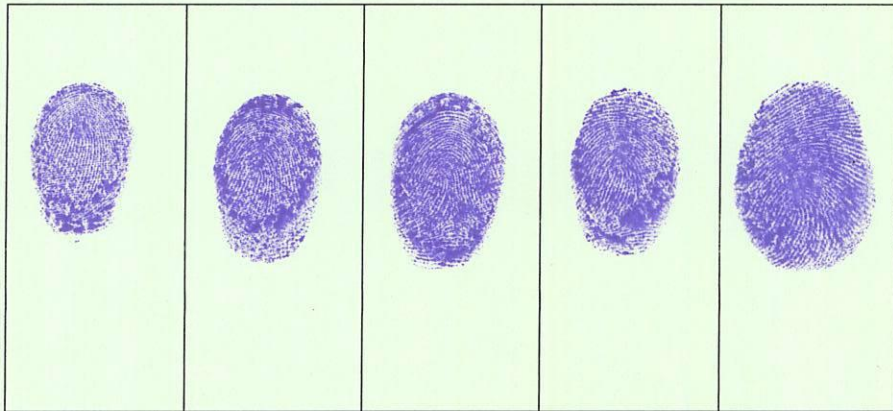


*Antonigracias*

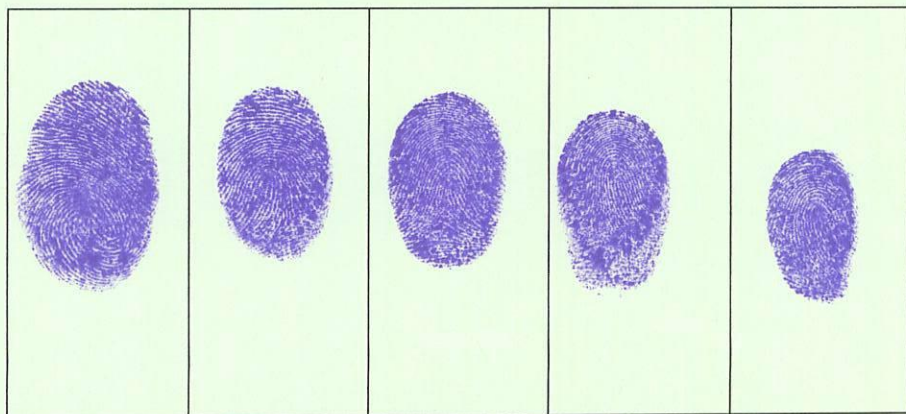
*Antonigracias*

**MR. ANTONIO BLASCO DA COSTA GRACIAS**

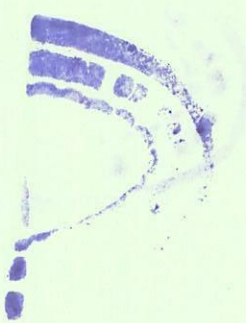
Left Hand Fingers Impression of **MR. ANTONIO BLASCO DA COSTA GRACIAS**



Right Hand Fingers Impression of **MR. ANTONIO BLASCO DA COSTA GRACIAS**



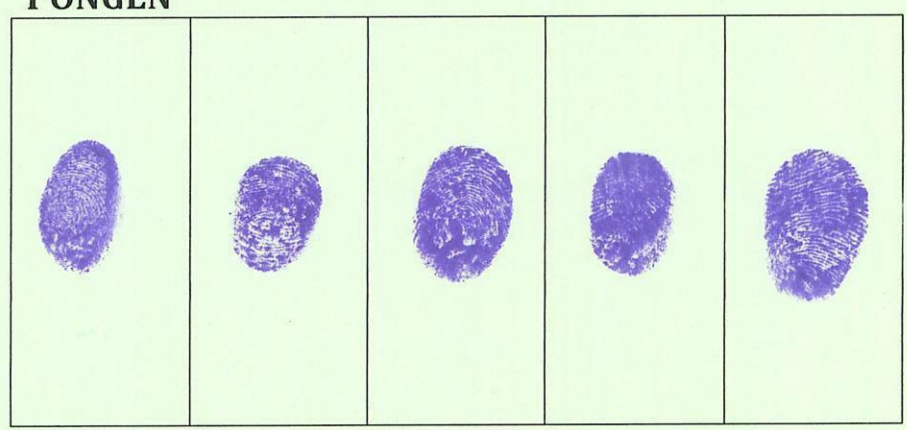
*Maria dos Anjos D Costa*  
*Antonigracias*  
*Maria*



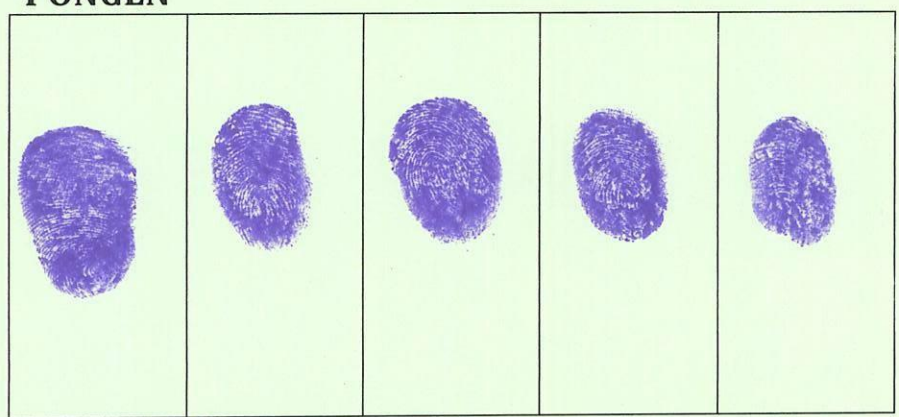
*Potikokla*

**MRS. POTIKOKLA PONGEN**

**Left Hand Fingers Impression of MRS. POTIKOKLA PONGEN**



**Right Hand Fingers Impression of MRS. POTIKOKLA PONGEN**



**WITNESSES:**

1. *[Signature]*  
Name: *U. Veronker*  
Add: *Muyao-bee*

2. *[Signature]*  
Name: *KASSIM SHAIK*  
Add: *MARATA - GGA*

*Mania des Ayus Posa  
Antemogracia*

*[Signature]*



**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MARGAO-GOA**



Plan Showing plots situated at  
 Village : MAJORDA  
 Taluka : SALCETE  
 Survey No./Subdivision No. : 50/ 31  
 Scale : 1:1000

23/18-03 :CMAR21/18730

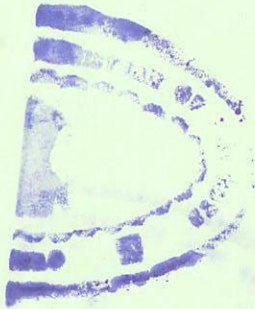
*[Signature]*  
 Inspector of Survey & Land Records  
 Margao-Goa



*[Signature]*  
 Generated By : Newton  
 On : 08-06-2021

*[Signature]*  
 Compared By: Rupali Lotlikar

*Ambrosgracias*  
 Maria dos Anjos Costa *[Signature]*



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 15-Jul-2021 10:47:07 am

Document Serial Number :- 2021-MGO-2184

Presented at 10:44:50 am on 15-Jul-2021 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	594000
2	Registration Fee	396000
3	Mutation Fees	1000
4	Processing Fee	880
<b>Total</b>		<b>991880</b>

Stamp Duty Required : 594000/-




Stamp Duty Paid : 594000/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>ANTONIO BLASCO DA COSTA GRACIAS , Father</b> <b>Name:</b> Late Francisco Blasco Gracias, <b>Age:</b> 37, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Doctor, <b>Address1</b> - H.No.54-B,St. Joaquim Road, Near High Tag Showroom,Fatorda, salcete Goa, <b>Address2</b> - , <b>PAN No.:</b> [REDACTED]			<i>Antonio Gracias</i>



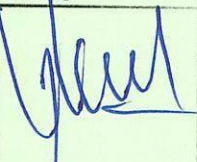



#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>MARIA DOS ANJUS DCOSTA Alias ZELIA DCOSTA , Father</b> <b>Name:</b> Rafael Nazare, <b>Age:</b> 63, <b>Marital Status:</b> Widow , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, H.No.152,Adao Vaddo,Majorda, Salcete Goa, <b>PAN No.:</b> [REDACTED]			<i>Maria dos Anjus Dcosta</i>
2	<b>ANTONIO BLASCO DA COSTA GRACIAS , Father</b> <b>Name:</b> Late Francisco Blasco Gracias, <b>Age:</b> 37, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Doctor, H.No.54-B,St. Joaquim Road, Near High Tag Showroom,Fatorda, salcete Goa, <b>PAN No.:</b> [REDACTED]			<i>Antonio Gracias</i>

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<b>POTIKOKLA PONGEN</b> , Father Name:Late Temsu Pongener, Age: 40, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Doctor, H.No 54-B,St.Joaquim Road, Near High Tag Showroom,Fatorda, Salcete Goa, <b>PAN No.:</b> CMJPP7915E			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>UTKARSH VERENKER</b> ,Age: 55,DOB: ,Mobile: 9511843483 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403602, H.No 117 Fatorda, H.No 117 Fatorda, FATORDA, Margao, Salcete, SouthGoa, Goa			
2	Name: <b>KASSIM SHAIKH</b> ,Age: 52,DOB: ,Mobile: 8888083558 ,Email: ,Occupation:Self Employed , Marital status : Married , Address:403601, h.No.76, h.No.76, Shirvodem, Margao, Salcete, SouthGoa, Goa			

  
Sub Registrar  
-Cum-  
Sub Registrar  
Salcete

Document Serial Number :- 2021-MGO-2184

Document Serial No:-2021-MGO-2184

Book :- 1 Document

Registration Number :- **MGO-1-2119-2021**

Date : 15-Jul-2021



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

Civil Registrar  
-Cum-  
Sub Registrar  
Salcete