

3309/2012

(Rupees Forty Thousand Only)  
CITIZEN CREDIT CO-OP BANK LTD भारत 09473 NON JUDICIAL गेवा  
E-320, RUA DE OUREM 199296 DEC 12 2012  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)



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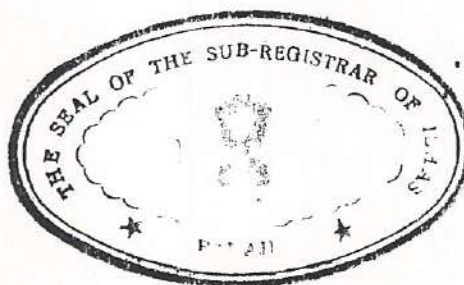
Rs.0040000/- PB6818

Name of Purchaser Mr. William Gonsalves

INDIA

STAMP DUTY  
For CITIZEN CREDIT  
CO-OP. BANK LTD. GOA

Amalim  
Authorised Signatory



## DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on this 13<sup>th</sup> day of  
December, 2012.

Contd. 2...

William Gonsalves

Dorina Maria olivia de  
Sardinha  
Antonio Xavier Sardinha

BETWEEN

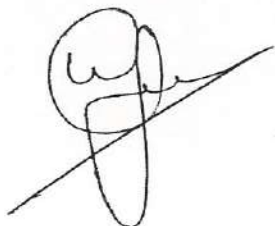
1. **MR. ANTONIO XAVIER SARDINHA** alias **ANTON XAVIER SARDIN**, married, landlord, 68 years of age, son of late Domingos Gonsalo Joveniano Sardinha, holder of PAN Card No. CVZPS2839D and his wife
2. **MRS. DORINA MARIA OLIVIA DE SARDINHA**, married, housewife, 53 years of age, holder of PAN Card No. CWHPS7251Q both Indian nationals, residing at House no. 83, Valvoddoo, Corlim, Tiswadi, Goa (hereinafter called as the "Vendors" which expression unless repugnant to the context or meaning thereof shall include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

3. **MR. WILLIAM GONSALVES**, married, businessman, 53 years of age, son of late Antonio Gonsalves, holder of PAN Card No. ADOPG5733D, Indian national, residing at House no. 888, Alto Santa Cruz, Goa (hereinafter called as the "Purchaser" which expression unless repugnant to the context or meaning thereof shall include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS Domingos Gonsalves Joveniano Joao Sardinha was the owner of two properties namely part of first lot of Comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of

*William Gonsalves*



Contd. 3...

*Dorina Maria Olivia De Sardinha*  
*Antonio Xavier Sardinha*  
*Dorina*



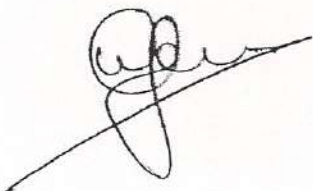
Comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new (hereinafter referred to as the said properties).

AND WHEREAS the said properties are surveyed together in the new Survey under Survey no. 143/1 of Corlim village.

AND WHEREAS the said Domingos Gonsalves Joveniano Joao Sardinha expired on 27-04-1952 leaving behind wife Maria Regina Divina Soares and two sons namely Joaquim Francisco Joao Socorro Cruz Sardinha and Antonio Xavier Sardinha, Vendor no. 1 and after his death his wife Maria Regina Divina Soares filed Inventory Proceeding No. 10672/1952 in the Court of Civil Judge of Ilhas at Panaji to partition his assets and in the said Inventory Proceeding the said properties were listed under item Nos. 2 and 3 and were allotted  $\frac{1}{2}$  to his one son Joaquim Francisco Joao Socorro Cruz Sardinha and  $\frac{1}{2}$  to his other son Antonio Xavier Sardinha, Vendor no. 1 and the allotments made in the said Inventory Proceedings were confirmed and made absolute by Order dated 03-03-1953.

AND WHEREAS the said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez e Sardinha filed Special Civil Suit no. 184/1980/A in the Court of Civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to partition common properties belonging to them and in the said suit a commissioner was appointed by the Court to divide the common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq. mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit plot B

William Gonsalves



Contd. 4...

Dorina Maria Oliveira de Sardinha  
Antonio Xavier Sardinha



admeasuring 3294 sq mts. and plot D admeasuring 2020 sq. mts. of the said properties were allotted to the said Antonio Xavier Sardinha, Vendor No. 1.

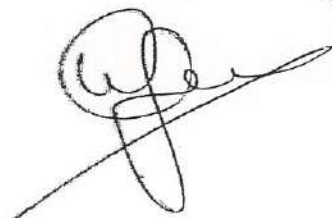
AND WHEREAS Vendor No. 1 is married to Vendor No. 2 under the regime of communion of assets and therefore Vendor No. 2 has also acquired right to the said plots B and D of the said properties.

AND WHEREAS the Vendors have now agreed to sell to the Purchaser the said plot D admeasuring 2020 sq. mts. forming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under No. 18491 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa and surveyed under Survey No. 143/1 of Corlim village and more fully described in the Schedule hereunder written and delineated in red colour in the plan annexed hereto at and for the price of Rs. 20,000,000/- (Rupees Twenty Lakhs Only) which is its present market value.

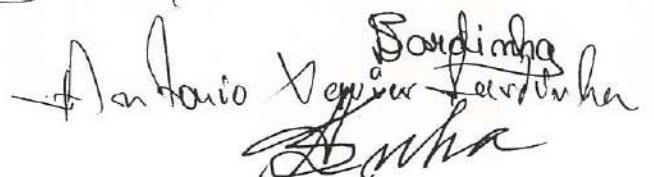
**NOW THIS DEED OF SALE WITNESSES AS UNDER: -**

1. In pursuance of the said agreement and in consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) paid by the Purchaser to the Vendors, by Cheque No. 675921 and 675922 dated 22/11/2012 and 13/12/2012 drawn on Canara Bank, Sant Cruz Branch, the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same release and discharge the

William Gonsalves



Contd. 5...  
Dorina Xavier Sardinha

Antonio Xavier Sardinha  


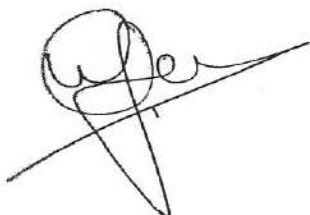
Purchaser, the Vendors do hereby convey, transfer and assign by way of sale to the Purchaser the said plot D admeasuring 2020 sq. mts. forming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under No. 18491 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa and surveyed under Survey No. 143/1 of Corlim village and more fully described in the Schedule hereunder written and delineated in red colour in the plan annexed hereto together with the rights, easements, privileges, liberties, privileges, advantages and appurtenances whatsoever to the said plot D belonging or in any way appertaining to the said plot D to the Purchaser, TO HAVE AND TO HOLD the same, as its absolute owner.

2. The Vendors have handed over today to the Purchaser the absolute possession of the said plot D and the Purchaser shall at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, or in trust from the Vendors or from any of their predecessors in title.

3. The Vendors covenant with the Purchaser as under:-

- a. That the Vendors have in themselves good title, right, power and absolute authority to grant, sell, assign, convey and assure the said the said plot D described in Schedule here under written in favour of the Purchaser.

collin goncalves



Contd. 6...  
Dorina Maria Oliveira de  
Bordimha  
Antonio Xavier Sardinha  
Borha



- b. That the Purchaser shall henceforth be the sole owner in possession of the said plot D to the exclusion of all others.
- c. That the Purchaser's enjoyment of the said plot D shall henceforth not be disturbed, meddled with or interfered with by the Vendors or any other party claiming through or on behalf of the Vendors.
- d. That the Vendors have received full and final consideration towards sale of the said plot D from the Purchaser and admit that the Vendors have no further claim against the Purchaser.
- e. That the Vendors have paid all dues, taxes, charges, etc to the relevant authorities or persons pertaining to the said plot D up to the date of execution of this document.
- f. That the Purchaser shall deal with the said plot D in any manner and of his free own will.
- g. That the said plot D is free from all the encumbrances and the Vendors have a clear and marketable title to the said plot D.

4. In case any claim arises from any third party or in the event the Purchaser is ever dispossessed from the said plot D hereby sold or any part thereof by reason of any defect in the title of the Vendors, the Vendors do hereby agree and undertake to keep the Purchaser fully saved and indemnified.

5. The Vendors shall and will from time to time and at all times hereinafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds or things whatsoever for further better and more perfectly assuring the said plot D hereby sold

William Gonzalez  

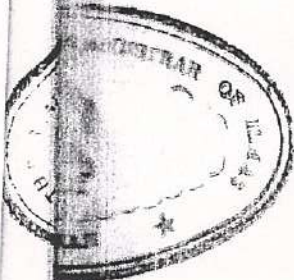

Contd. 7.1  
Terina Maria Oliveira da  
Bordinha  
Antonio Xavier Sardenha  
Bordinha

and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of this deed as shall or may be reasonably required.

6. This Sale Deed is executed on a stamp paper of Rs. 40,000/- (Rupees Forty Thousand Only).

7. The Vendors and the Purchaser hereby declare that the plot D in transaction does not belong to Scheduled Caste/Scheduled Tribe pursuant to the Notification No. RD/LAND/LRC/318/7 dated 21-8-1978.

**SCHEDULE**  
(Description of the said plot D hereby sold)



All that plot D admeasuring 2020 sq.-mts. farming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa, within the limits of Village Pahchayat of Corlim, Tiswadi Taluka, Ilhas Sub-District of Registration District North Goa, State of Goa, not enrolled in Taluka Revenue Office and surveyed under Survey no. 143/1 of Corlim village and bounded as under:-

On the East	:	By village road
On the West	:	By internal road of 5 mts. in width
On the North	:	By plot C of the said property
On the South	:	By property belonging to Vitoria Cardozo

*William Gonzales*



Contd. 8...  
*Dorina Maria Oliveira de*  
*Bardinha*  
*Antonio Xavier Bardinha*  
*Bardinha*



IN WITNESS WHEREOF the Vendors and the Purchaser have signed this sale deed at Panaji, Goa on the day, month and year first above written in presence of two attesting witnesses.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED PURCHASER  
MR. WILLIAM GONSALVES



Left Hand

Right Hand

1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



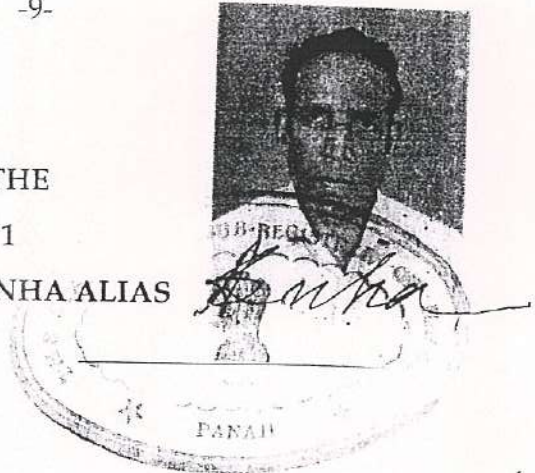
*William Gonsalves*

Contd. 9...

*[Signature]* *António Xavier Sardinha*  
*Sardinha* *Devina Maria Oliveira*  
*De Sardinha*

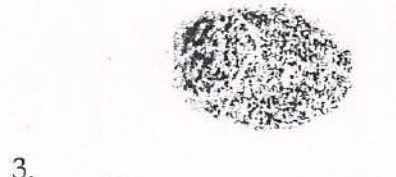
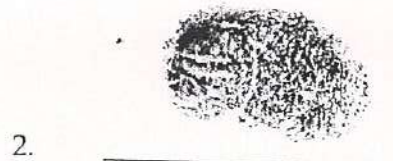
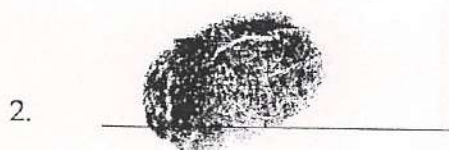
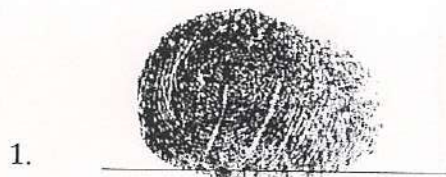


SIGNED AND DELIVERED BY THE  
WITHIN NAMED VENDOR NO. 1  
MR. ANTONIO XAVIER SARDINHA ALIAS  
ANTON XAVIER SARDIN



Left Hand

Right Hand



william gonsalves

Contd. 10...

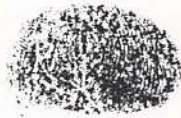
Antonio Xavier Sardinha  
Sardinha Maria alias  
V. S. Sardinha

SIGNED AND DELIVERED BY THE  
WITHINNAMED VENDOR NO. 2  
MRS. DORINA MARIA OLIVIA DE  
SARDINHA

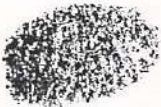


Left Hand

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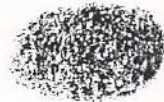
2.



3.



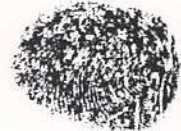
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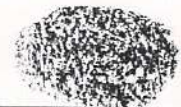
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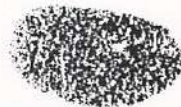
1.



2.



3.



4.



5.



Witnesses:

1.

*Gabriel Braganza*

2.

*Dorinda Maria Sordinha*

*Antônio Gomes* *Antônio Xavier Sordinha*  
*Dorinda Dorina Maria Oliveira*

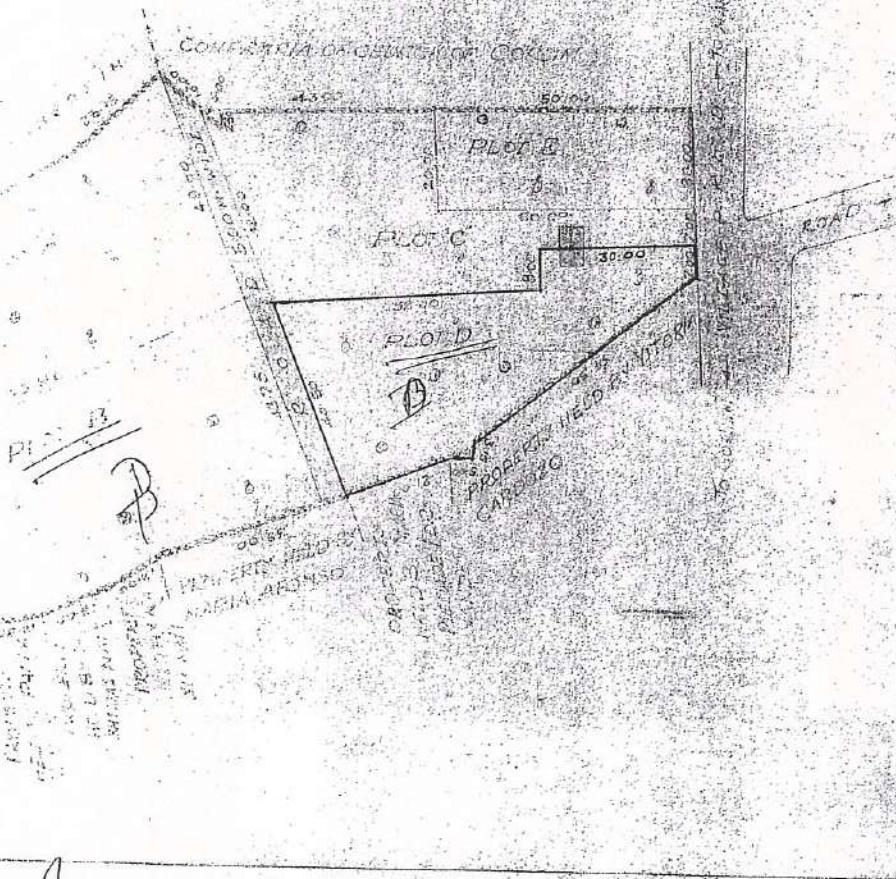


# PLAN

OF THE PROPERTY SURFACE AREA AND BOUNDARIES  
AT CORUM VILLAGE OF THE VILLAGE OF CORUM  
IN THE LAND REGISTRATION OFFICE OF THE  
AND 16491 ON BOOK 5 49 NOV 62 0700 TO THE  
PLAINTIFFS AND DEFENDANT AND ONE SHRI ANTONIO  
JOSE LAMARCO SAGGINHA, IS SHOWN BELOW.

A	3294.00
B	3294.00
C	2025.00
D	2025.00
E	1000.00
TOTAL AREA	11628.00

SCALE 1:1000



William Gouvalves

*[Signature]*

SUPPLEMENTED BY  
16

Antônio Xavier Sardinha  
Sardinha Daniela Maria Oliveira  
de Sardinha





Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 13-12-2012 11:38:39 AM

Document Serial Number : 3309

Presented at 11:04:00 AM on 13-12-2012 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	40000.00
2	Processing Fees	140.00
	Total :	40140.00

Stamp Duty Required: 40000.00

Stamp Duty Paid: 40000.00

William Gonsalves presenter

Name	Photo	Thumb Impression	Signature
William Gonsalves, s/o late Antonio Gonsalves, Married, Indian, age 53 years, Business, r/o H.No. 888. Alto Santa Cruz, Goa. PAN No. DOPG5733D.			

Endorsements




Exccutant

1. Antonio Xavier Sardinha alias Anton Xavier Sardin, s/o late Domingos Gonsalo Joveniano Sardinha, married, Indian, age 68 Years, landlord, r/o H.No. 83, Valvodd, Corlim, Tiswadi, Goa. PAN No. CVZPS2839D.




Photo	Thumb Impression	Signature



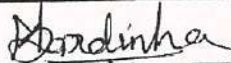
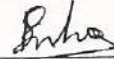
2. Donna Maria Olivia De Sardinha, w/o Mr. Antonio Xavier Sardinha alias Anton Xavier Sardin,  
Married, Indian, age 53 Years, House-Wife, r/o H.No. 83, Valvodd, Corlim, Tiswadi, Goa. PAN No. CWHP57251Q.


Photo	Thumb Impression	Signature
		

3. William Gonsalves, s/o late Antonio Gonsalves, Married, Indian, age 53 Years, Business, r/o H.No. 888. Alto  
Santa Cruz, Goa. PAN No. ADOPG5733D.

Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Maria Sardinha, w/o Antonio Xavier Sardinha, UnMarried, Indian, age 25 Years, Service, r/o H.No. 83, Corlim, Tiswadi, Goa.	
2	Francis Sardinha, s/o Antonio Xavier Sardinha, UnMarried, Indian, age 21 Years, Service, r/o H.No. 83, Corlim, Tiswadi, Goa.	

  
Sub-Registrar

SUB-REGISTRAR  
ILHAS

Book-1 Document  
Registration Number PNJ-BK1-03240-2012  
CD Number PNJD19 on  
Date 13-12-2012

Sub-Registrar (Ilhas/Tiswadi)

Scanned By:- R. Joshi

SUB-REGISTRAR  
ILHAS

Signature:- R. Joshi

Designed and Developed by C-DAC, ACTS, Pune

