

(RUPEES FIVE LAKHS SIXTY EIGHT THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

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

Boshan Homes,

Mapusa, Goa - 403 507

भारत

STAMP DUTY

00000

GOA

NON JUDICIAL



Rs. ≈ 0568000 ≈ 17.1.2019

365430

GOA

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

INDIA

Zero*Five*SixEightZero*Zero*Zero**

1623 6831325

For CITIZEN CREDIT™
CO-OP BANK LTD

Fernandes
Authorized Signatory

Name of Purchaser MARIO BERALDO FERNANDES

2019-BRZ-106

18-01-2019



DEED OF SALE

[Signature]

[Signature]

[Signature]

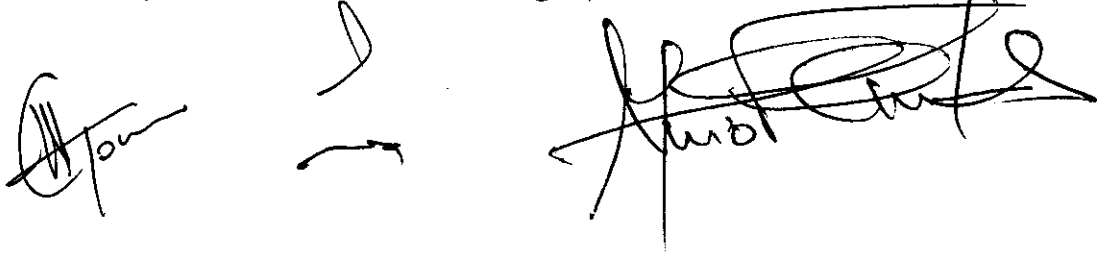
This Deed of Sale is made at Mapusa, Goa, on this 18th day of January 2019:-

BETWEEN

1. **M/S GOVEIA DEVELOPERS**, a Sole Proprietary concern of **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 FIRST PART.

AND

MR. MARIO B. 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.



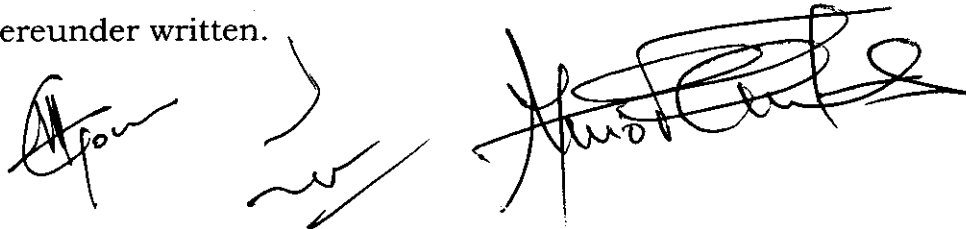
The block contains three handwritten signatures. On the left is a signature that appears to be 'M. B. Fernandes'. In the center is a small, simple mark resembling a checkmark or a stylized 'J'. On the right is a large, complex signature that appears to be 'M. B. Fernandes' with a large flourish.

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 owners in possession of a Property known as "PANTIOTACHEM BATTA", situated at Cunchelim, 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 PT sheet no 9, survey No. 72 sub-division No. 19-A and admeasures 1492.25 sq. mts. The property is described in the Land Registration office of Bardez under No. 9541 at pages 54 reverse of the Book B (New) 25, inscribed in the same office under No. 42306 at pages 137 and 137 (reverse) of Book No. G-45 and enrolled in the Taluka Revenue Office of Bardez under No. 726 of the 3rd circumscription, fully described in Schedule hereunder written.

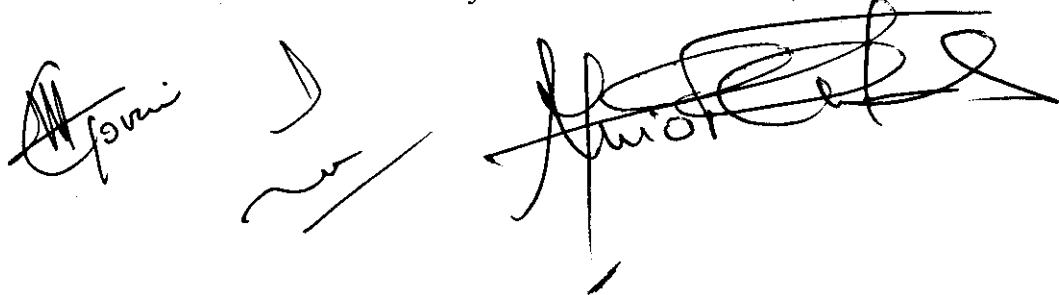


AND WHEREAS the property is described in the Land Registration office of Bardez under No. 9541 at pages 54 reverse of the Book B (New) 25 and inscribed in the same office under No. 42306 at pages 137 and 137 (reverse) of Book No. G-45 in favour of Rosario Filipe de Souza married to Maria Clementina de Souza, Landowner from Cunchelim.

AND WHEREAS by Deed of Gift dated 03/06/1978, duly registered in the Office of Sub-Registrar of Bardez under No. 577 at pages 254 to 257 to Book No.1, Volume 123, Rosario Felipe de Souza gifted the property to daughter Artimisia Fonseca alias Arty Fonseca and her husband Anthony Pascoal Fonseca.

AND WHEREAS Mrs. Artimisia Fonseca alias Arty Fonseca filed Partition Proceedings before the Deputy Collector of Mapusa bearing Partition Case No. 15/27/80/Part/Land for the purpose of Partitioning the area of 1492.25 sq. mts. that was gifted to her by her father Rosario Filipe De Souza . The Deputy Collector by his Order dated 23/10/2001 partitioned the area of 1492.25 sq.mts. and designated the same under survey No. 72 sub-division No. 19-A.

AND WHEREAS Inventory Proceedings bearing No. 118/2006/C was filed by Mrs. Artimisia Fonseca alias Arty Fonseca on the death of her husband Anthony Joseph Fonseca and I have seen Statement on Oath of Cabeça de Casal admitted and accepted by the court showing Artimisia Fonseca as widow and half sharer and Mrs. Averil Joseph Quintal (daughter) married to Joseph Quintal, Mr. Alan Allwyn Sebastian Fonseca (son) married to Mrs. Lina Fonseca and Mr. Andyson Albert Fonseca, unmarried



as the only legal heirs entitled to the estate and inheritance of their late father and father-in-law Anthony Joseph Fonseca.

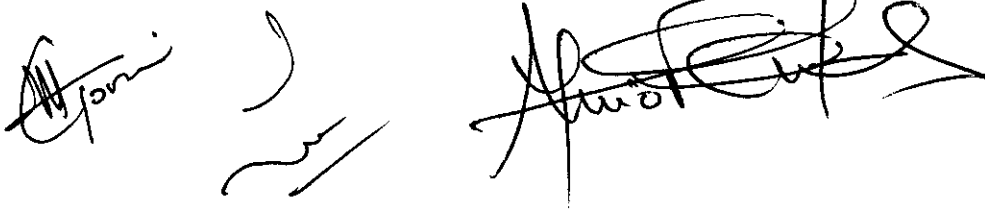
AND WHEREAS by Agreement for Sale dated 03/08/2006 Mrs. Artimisia Fonseca alias Arty Fonseca , Mr. Andyson Albert Fonseca, Mr. Allan Allwyn Sebastian Fonseca and his wife Mrs. Lina Fonseca and Mr. Averil Joseph Quintal and her husband Mr. Joseph Quintal agreed to sell the property described above to Marilyn Agasta Sebrina Judith Soares e Fernandes.

AND WHEREAS by Deed of Sale 30/11/2007 duly registered in the Office of Sub-Registrar of Bardez under No. 1461, at pages 282 to 303, Book No.I, Volume No. 2829, dated 20/08/2009, Mrs. Artimisia Fonseca alias Arty Fonseca , Mr. Andyson Albert Fonseca, Mr. Allan Allwyn Sebastian Fonseca and his wife Mrs. Lina Fonseca and Mr. Averil Joseph Quintal and her husband Mr. Joseph Quintal sold the property described above to Mrs. Marilyn Agasta Sabrina Judith Soares e Fernandes Goveia, Proprietress of M/S Goveia Developers.

AND WHEREAS Mrs. Marilyn Agasta Sabrina Judith Soares e Fernandes Goveia through a Deed of Partnership dated 14th November 2008 brought in the said property (item no (f)) as her capital into the partnership firm M/s GOVEIA DEVELOPERS.

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 as ratification of this Deed of Sale 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 in Survey Form D, name of Anthony Fonseca and Arty Fonseca appears in the Title Holders Column as owners of the property.

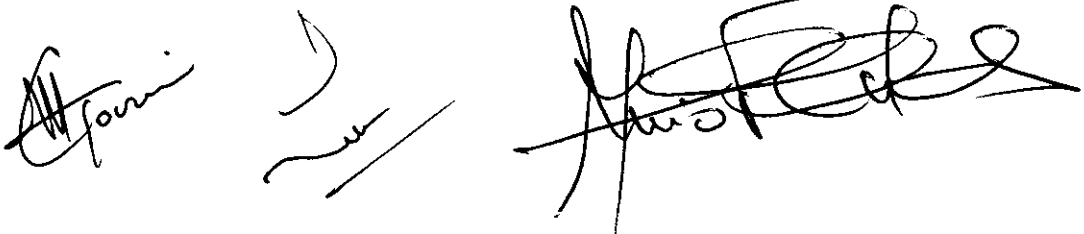
AND WHEREAS after Inventory Proceedings and Sale Deed dated 30/11/2007 name of M/S Goveia Developers appears in Survey Form D

AND WHEREAS Sanad dated 14/6/2002 is issued by Deputy Collector & S.D.O. Sub-Division Mapusa to the property bearing survey No. 72/19-A , for the purpose of residential purpose.

WHEREAS the VENDORS are desirous of selling and the Purchaser is desirous of purchasing the said Property, described in Schedule hereunder written, for a total consideration of **Rs.126,22,000/- (Rupees One hundred and twenty six lakhs twenty two 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.126,22,000/- (Rupees One hundred and twenty six lakhs twenty two thousand only)** { Rs. 126,220/- is paid as TDS in favour of Francisco Goveia PAN AORPG7065A and Mariyln Goveia PAN AJSPG1851E and the balance of Rs. 124,95,780/- 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), which is present market, paid by the Purchaser 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 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.

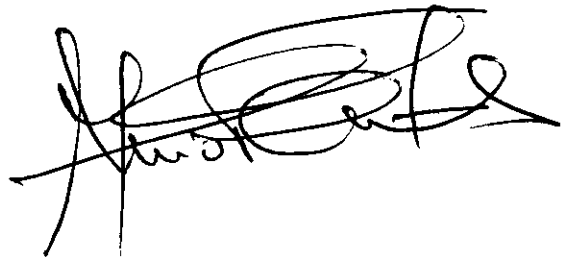
2. The Purchaser shall hereafter peacefully and quietly hold, convey, use and enjoy Property, hereby conveyed as their own, without hindrance, interruption, claims or demands by or from the Vendor or any person or persons whatsoever claiming through them.

3. The Vendors shall indemnify the Purchasers against all the person or persons claiming and demanding any rights, title and interest in the above the Property, or any other person or persons. The Vendor 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, 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 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 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

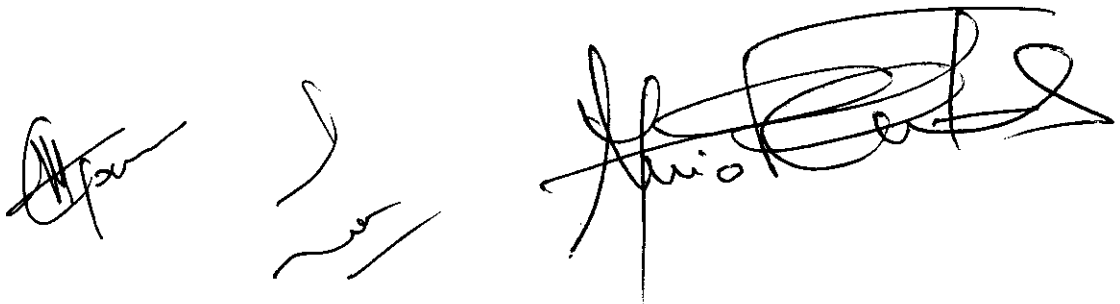
ALL THAT Property known as "PANTIOTACHEM BATTA", situated at Cunchelim, Mapusa, Bardez, Goa, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, and is presently surveyed under PT Sheet no 9, survey no 72 sub-division No. 19-A and admeasures 1492.25 sq. mts. The property is described in the Land Registration office of Bardez under No. 9541 at pages 54 reverse of the Book B (New) 25, inscribed in the same office under No. 42306 at pages 137 and 137 (reverse) of Book No. G-45 and enrolled in the Taluka Revenue Office of Bardez under No. 726 of the 3rd circumscription and is bounded as under:-

On the North :- By the property bearing survey No. 72/6,7 and 8.

On the South :- By the property bearing survey No. 72/20.

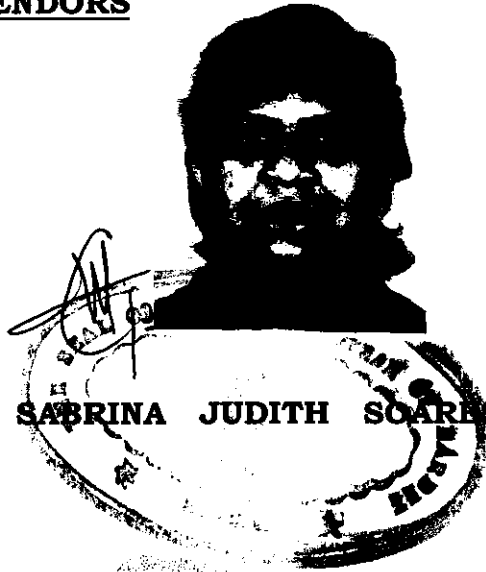
On the East :- By the property bearing survey No. 72/19.

On the West :- By the property bearing survey No. 72/5.



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. _____

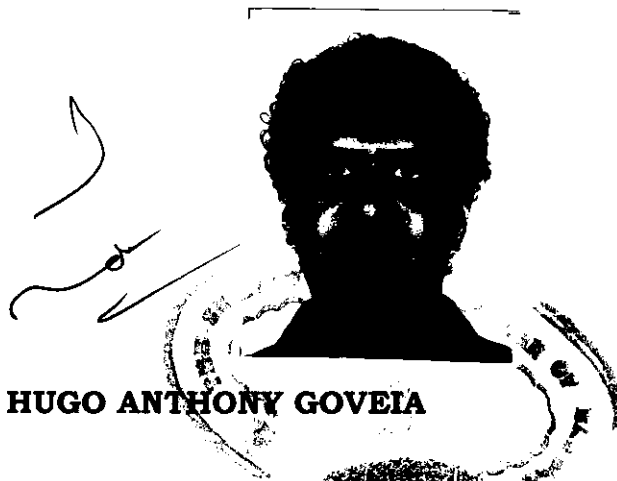
2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

[Handwritten signatures]



MR. FRANCISCO HUGO ANTHONY GOVEIA



1. _____ 1. _____



2. _____ 2. _____



3. _____ 3. _____



4. _____ 4. _____



5. _____ 5. _____

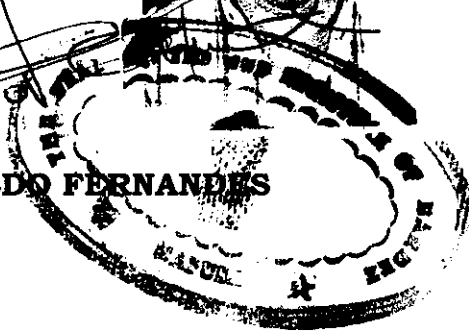
[Handwritten signatures and marks]

At the bottom of the page, there are three handwritten signatures or marks. The first is a stylized signature, the second is a simple mark, and the third is a large, complex signature.

PURCHASER



MR. MARIO BERALDO FERNANDES



1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

[Handwritten signatures and initials]

CONFIRMING PARTY

**MRS. MARILYN AGASTA SABRINA JUDITH SOARES
FERNANDES GOVEIA**

(As Attorney for MR. LUDOVICO SAGRADO GOVEIA and MRS.
CHRISTINA JOANN D'SOUZA)

1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

WITNESSES:- . Maria Pereira - *Maria Pereira*

2. Sanjay Tari *Sanjay Tari*

[Signatures]



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

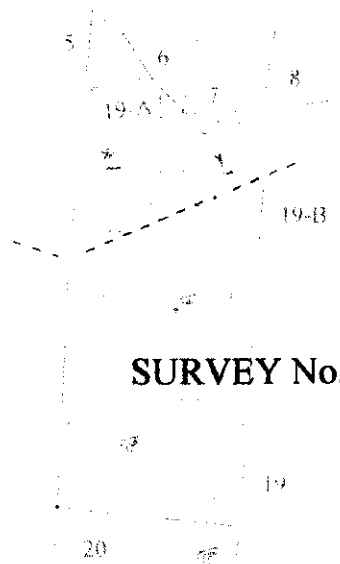
Plan Showing plots situated at

City : CUNCHELM

Taluka : BARDEZ

PT Sheet/Survey No./Subdivision No. : 09/ 72/ 19-A,20

Scale : 1 :1000



SURVEY No.72

(RAJESH R. PAT KUCHELKAR)
Inspector of Survey &
Land Records.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Generated By : Nitin M. Pikulkar (f.s)

On : 16-01-2019

Compared By:

Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 18-Jan-2019 01:01:05 pm

Document Serial Number :- 2019-BRZ-106

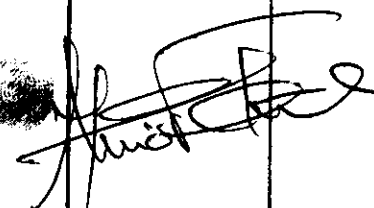
Presented at 01:01:15 pm on 18-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	568000
2	Registration Fee	441770
3	Processing Fee	430
Total		1010200

Stamp Duty Required :568000

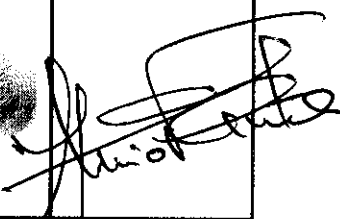
Stamp Duty Paid : 568000

Presenter

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

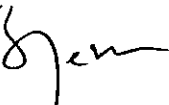
Executer

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 PONSULEM COLVALE BARDEZ GOA, Address2 - , PAN No.: AJSPG1851E			
2	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			

3	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			
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			
5	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			

Witness

I/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, HOUSE NO 357 KIRAN PANI PALIEM PERNEM GOA, HOUSE NO 357 KIRAN PANI PALIEM PERNEM GOA Paliem, Pernem, NorthGoa, Goa			
2	MARIA PEREIRA 403507, HOUSE NO 1A BALBOT BASTORA, HOUSE NO 1A BALBOT BASTORA Bastora, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Book :- 1 Document Registration Number :- BRZ-1-100-2019 Date : 21-Jan-2019
--

[Handwritten Signature]

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

**SUB-REGISTRAR
BARDEZ**

