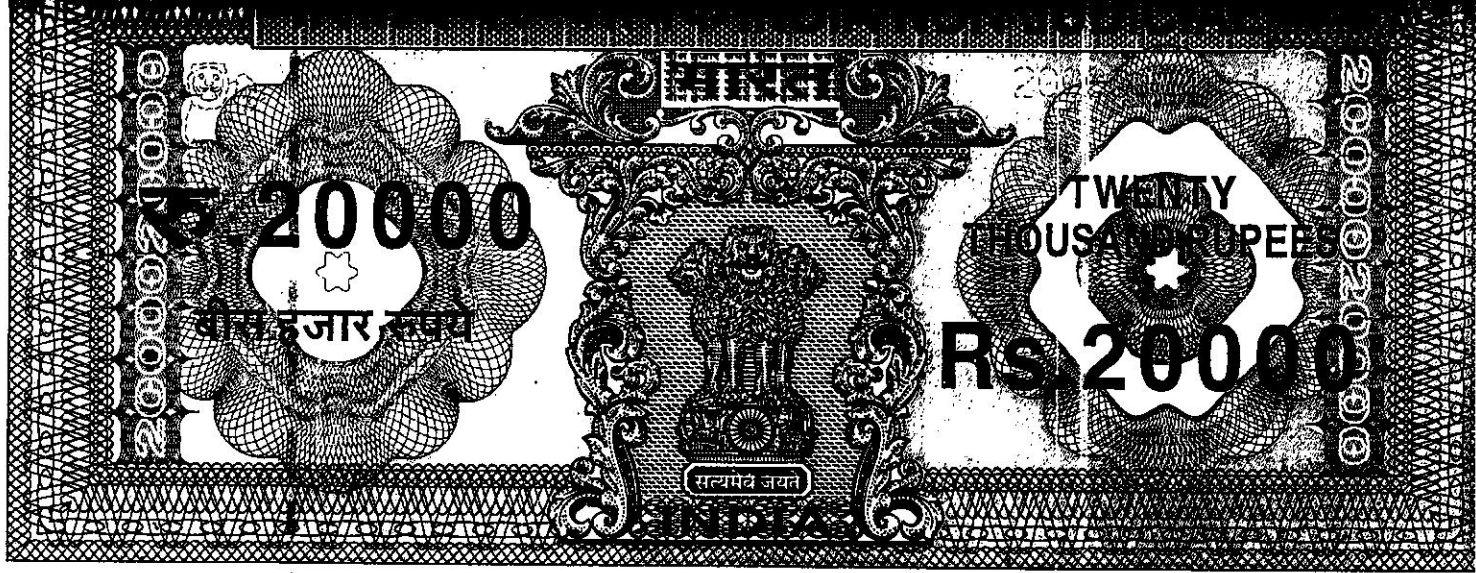




गोवा GOA

Serial No. 452 Place. MARGAO. Date 12/6/15

051653

Value of Stamp Paper : Twenty One

Name of Purchaser Antonio B. Da Costa Gracías

Residence _____ Father's Name. _____

Purpose _____ Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser

ANTONIO BLASCO DA COSTA GRACIAS

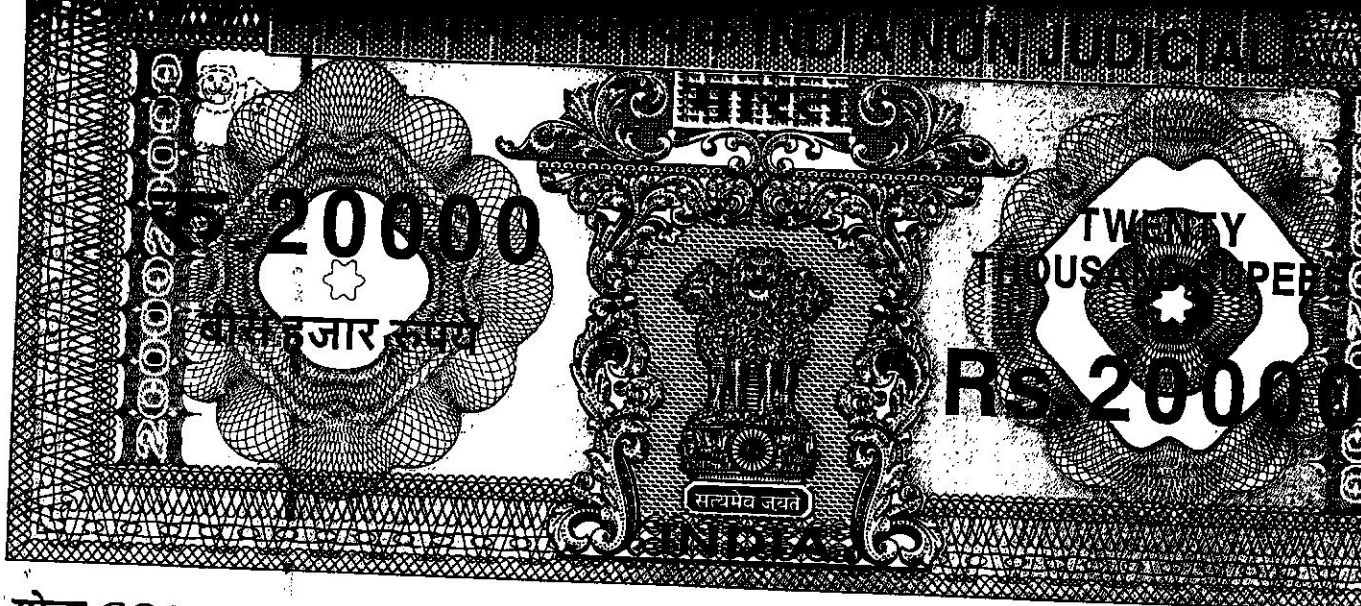
Antonio Gracías

DEED OF SALE

Antonio Gracías

Gracías
M. Coutinho
Amas





गोवा GOA

Serial No. 452 Place MARGAO, Dts 12/6/19

Value of Stamp Paid

Name of Buyer

Residence

Purpose

Sign Stamp Vendor

CARLO FRANCIS TREVOR BRAZ

License No. JUD/STP/2/99/SALCETE

12/6/19

Tristram

Antonio Blasco Da Costa Gracias

Patron's Name

Transacting

Parties

Signature of Purchaser



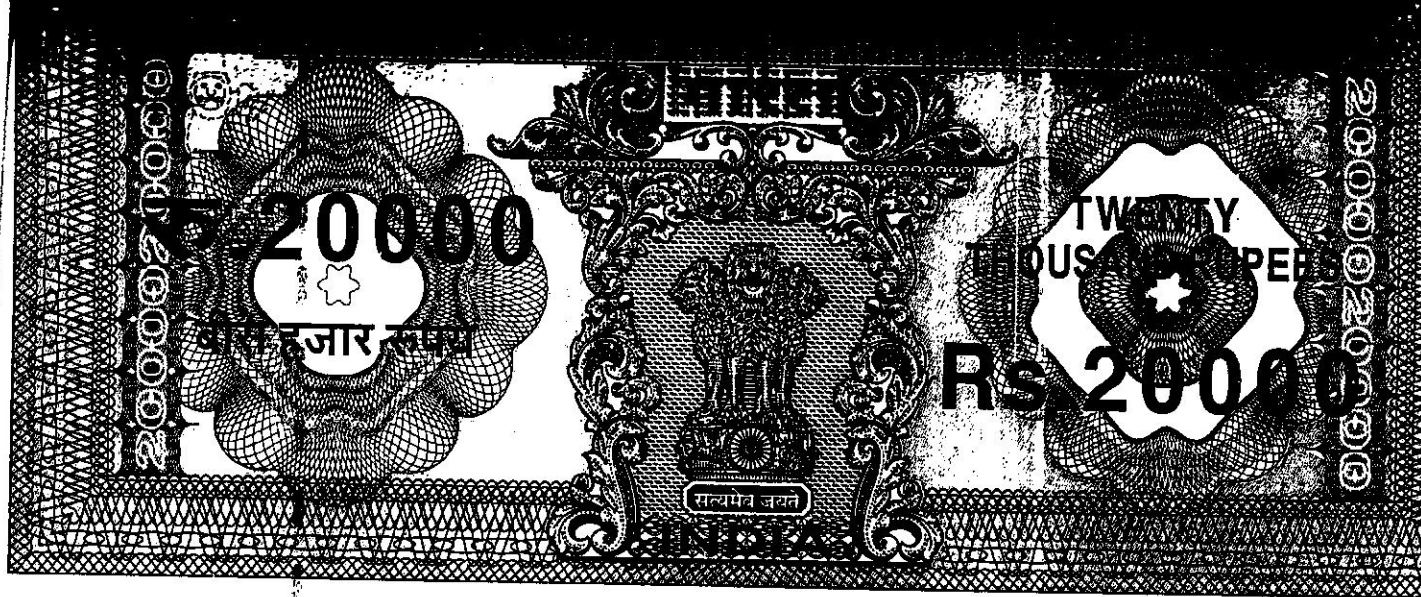
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DEED OF SALE

António Blasco da Costa

*Gracias
Abacinho*



गोवा GOA

05165



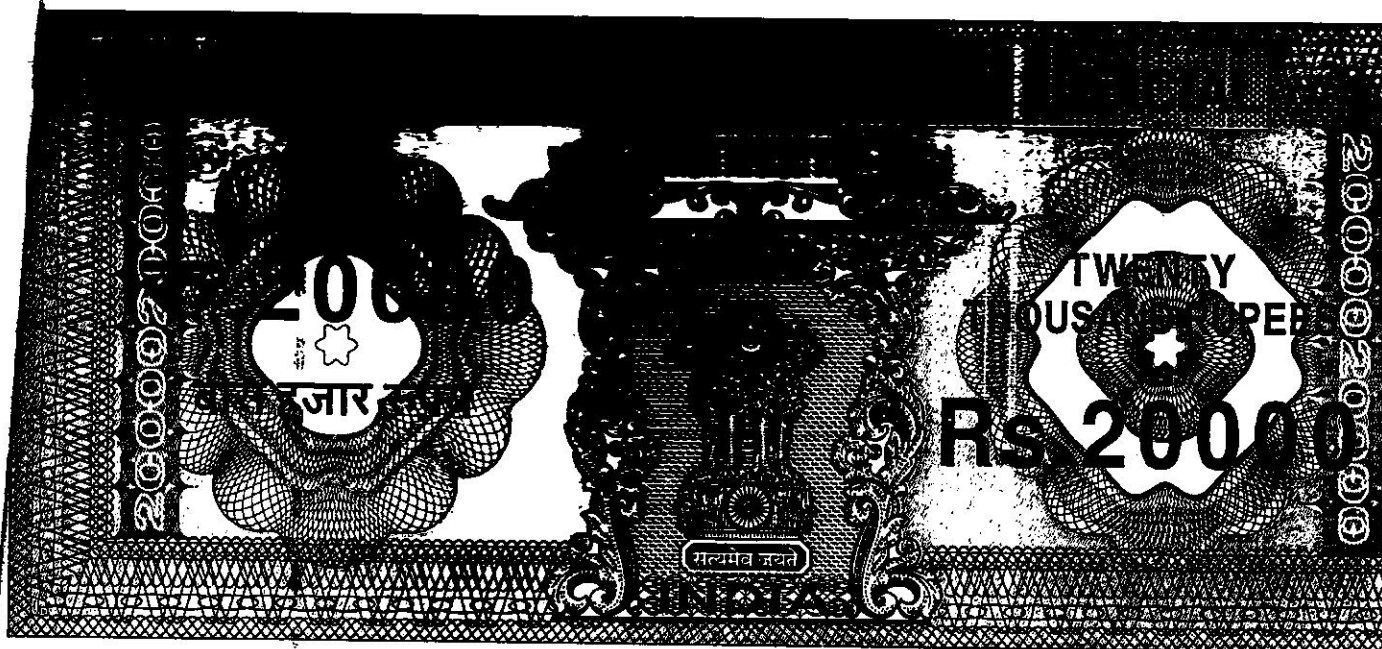
Serial No. 452 Place. MARGAO. Date 12/6/19
Value of Stamp Paper Fifty
Name of Purchaser Antonio B. Da Costa Gracias
Residence _____ Father's Name _____
Purpose _____ Transacting Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser

DEED OF SALE

Antonio B. Da Costa Gracias
Antonio B. Da Costa Gracias
Antonio B. Da Costa Gracias



गोवा GOA

051

Serial No. 452 Place MARGAO. Date 12/6/19

Value of Stamp Paid Twenty Rupees

Name of Purchaser Antonio B. da Costa, Gracias

Residence _____ Name _____

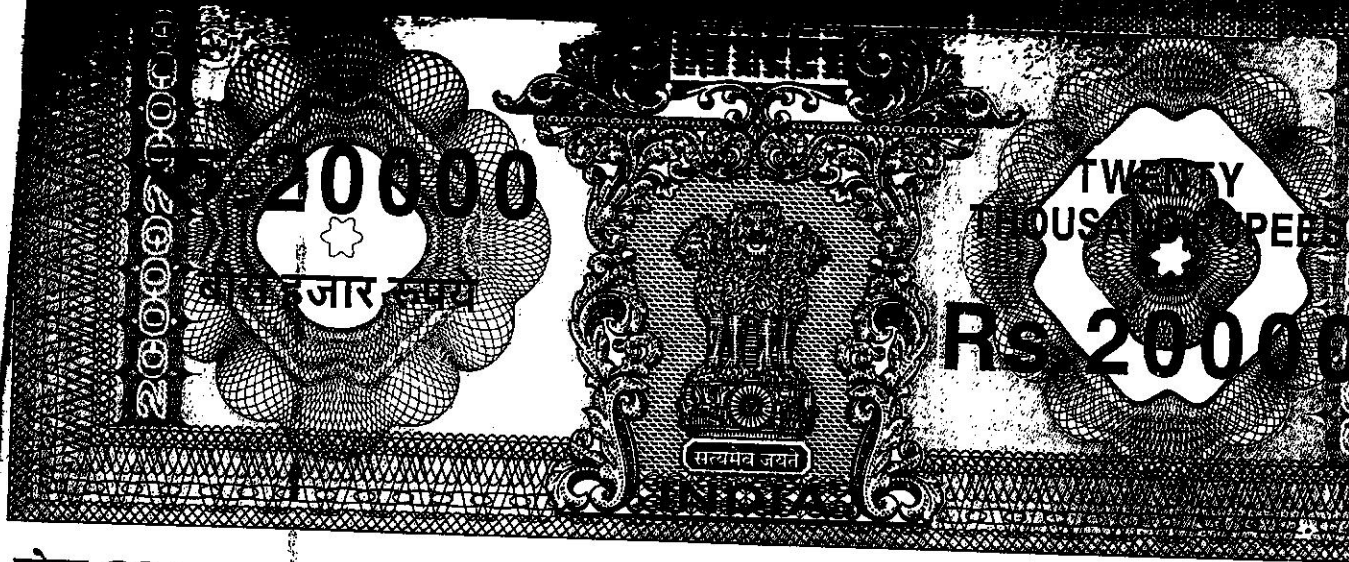
Purpose _____ Transacting Parties _____

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDSTP/2/99/SALCETE

Signature of Purchaser

DEED OF SALE

Antonio B. da Costa
Gracias
M. Coutinho
da Silva



गोवा GOA

Serial No. 652 Place MARGAO, Date 12/6/19
Value of Stamp Rs. 20000
Name of Purchaser Antonio B. Da Costa Gracia
Residence _____ Seller's Name _____
Purpose _____ Transacting Parties _____

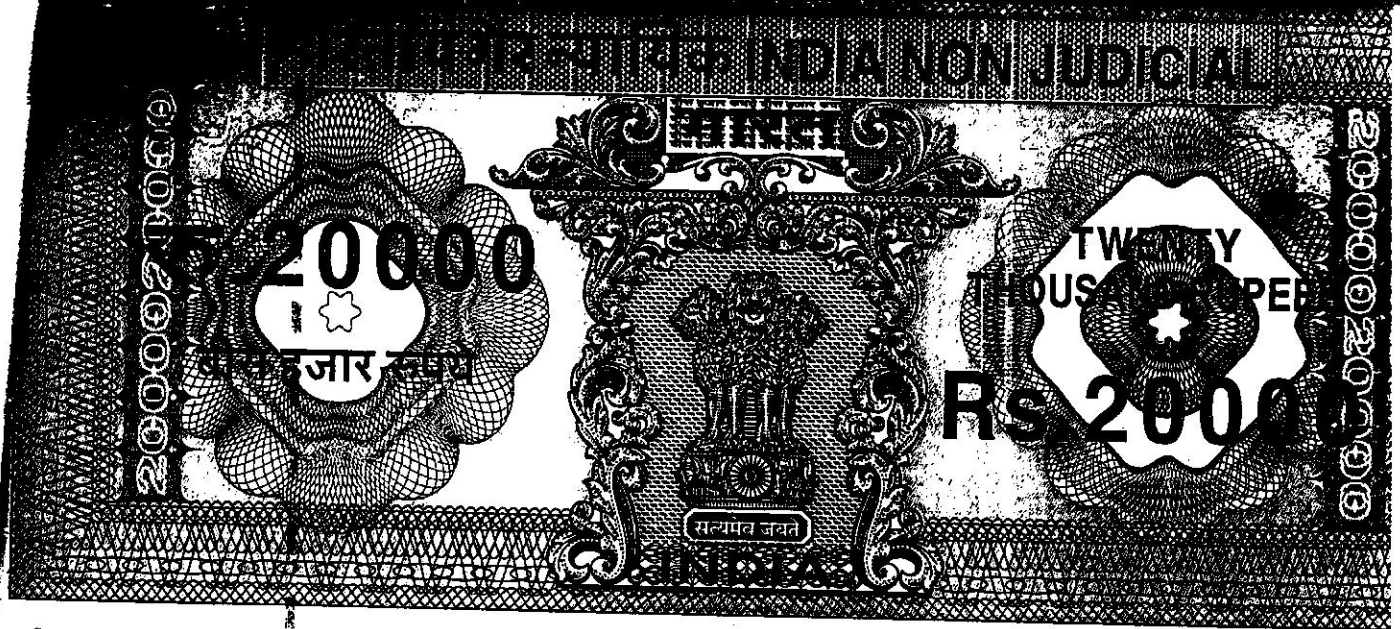
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



DEED OF SALE

Antonio B. Da Costa Gracia
Antonio B. Da Costa Gracia
Antonio B. Da Costa Gracia



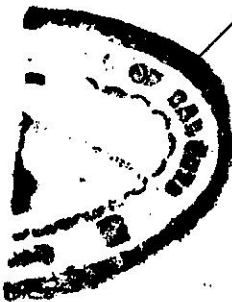
गोवा GOA

051

Serial No. 452 Place MARGAO Date 12/6/19
Value of Stamp Twenty
Name of Purchaser Antonio B. Da Costa Gracia
Residence _____ Father's Name _____
Purpose _____ Transacting Parties _____

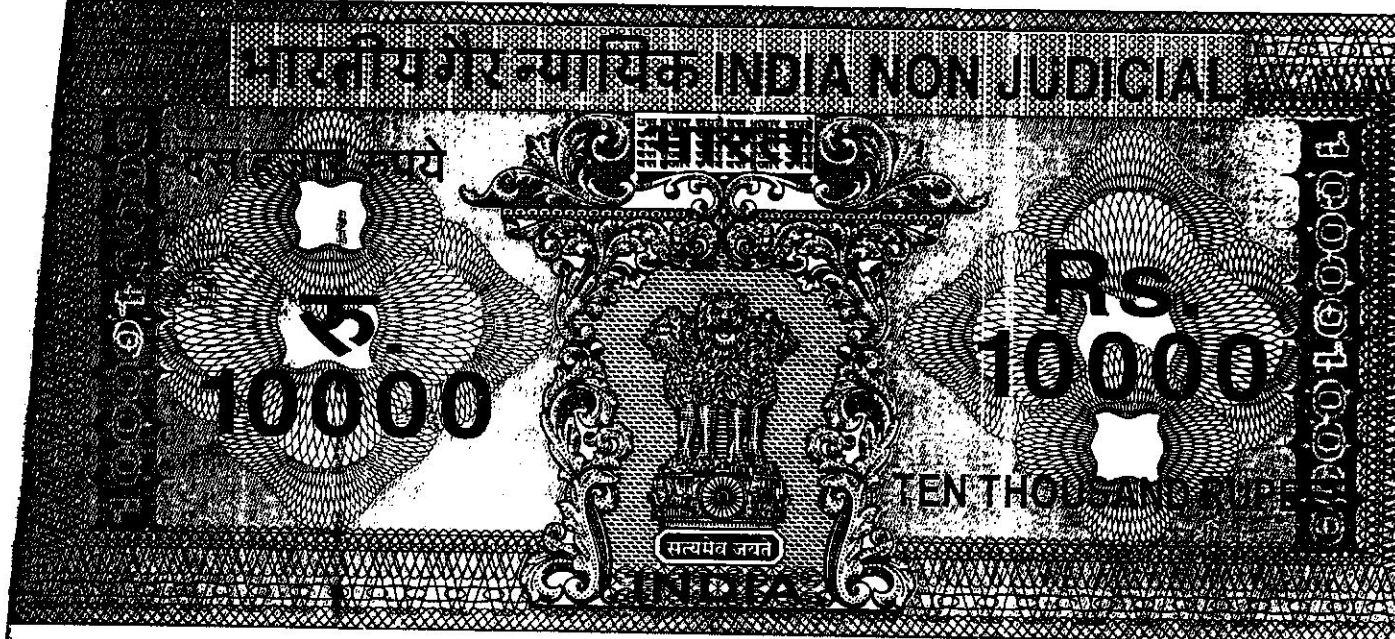
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser AK



DEED OF SALE

Antoniogracia
Gracia
M. Coutinho
D. M. D.



गोवा GOA

Serial No. 1453 Place. MARGAO, Date 12/6/13

08950

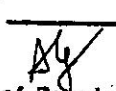
Value of Stamp Paper : Tenth Thousand

Name of Purchaser Antonio - B. Da Costa Gracian

Residence _____ Father's Name. _____

Purpose _____ Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTP/2189/SALCETE


Signature of Purchaser



DEED OF SALE

Antônio Gracian

*Gracian
M. Abautinho
B. m. a.*



THIS DEED OF SALE is executed at Margao Goa on this 14th day of June of year two thousand nineteen.

BETWEEN

Mr. JOSE CARLOS DA VEIGA GRACIAS, son of late Francisco Xavier Noe Gracias, aged about 63 years, bachelor, Architect, PAN ADWPG8941K Aadhaar 8887 0685 9254 resident of Borda, Margao, Salcete, Goa, Mob 9850471243 Email zecarlos@rediffmail.com hereinafter referred to as the "THE VENDOR" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the FIRST PART;

AND

2. Mr. ANTONIO BLASCO DA COSTA GRACIAS, son of late Francisco Blasco Gracias, aged 35 years, medical practitioner, married, Pan Card Holder No. AMOPG2873P Aadhaar 5466 2843 8867 Indian National, resident of Borda, Margao, Salcete Goa, Mob 7798230120 Email dr.Antonio_gracias@rediffmail.com hereinafter referred to as "THE PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of THE SECOND PART.

AND

3a. Mrs. MARIA DOS ANJOS DA VEIGA GRACIAS COUTINHO daughter of late Francisco Xavier Noe Gracias also known as Francisco Gracias aged 68 years, housewife, PAN AIAPD9852F Aadhaar 2766 9632 8931 and her husband

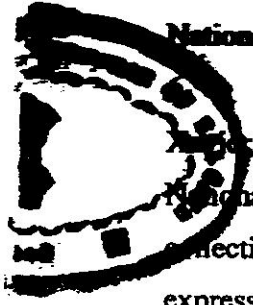
3b. Mr. JOSE FRANCISCO SALES DA VEIGA GRACIAS COUTINHO, son of Manuel Coutinho, aged about 71 years, married, retired, PAN ACJPD3144P Aadhaar 9100 8123 5490 both Indian Inhabitants and Nationals residing at Borda, Margao, Salcete, Goa,

4. Ms. MARIA DO CEU VEIGA GRACIAS, daughter of late Francisco Xavier Noe Gracias also known as Francisco Gracias aged 66 years, retired, unmarried, residing at Borda, Margao, Salcete, Goa, Portuguese National and holder of OCI No. A1078156, PAN AHBPV0762G

5. Mr. VITOR MANUEL DA VEIGA GRACIAS, alias VICTOR MANUEL DA VEIGA GRACIAS son of late Francisco Xavier Noe Gracias.

Antonio Gracias
Gracias
Antonio
Gracias

aged about 56 years, bachelor, PAN AKTPG4941K Indian Inhabitant and National residing at Margao, Salcete, Goa,



Mr. ALAN DO CARMO VEIGA GRACIAS, son of late Francisco Noe Gracias, aged about 69 years, married outside Goa, Portuguese National and holder of OCI No. A1187253 residing at Portugal, hereinafter collectively referred to as the "THE CONSENTING PARTIES" (which

expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the THIRD PART;

The CONSENTING PARTY No. 4 and 5 are represented in this Deed by their duly constituted attorney and brother the VENDOR herein by virtue of POA executed before Notary Francisco Monte Silva registered under no. 5678 dated 7.7.1988,

The CONSENTING PARTY No. 6 is represented in this Deed by his duly constituted attorney and brother the VENDOR by virtue of POA executed before the Embassy of India at Lisbon and duly adjudicated by the Addl Collector of South Goa,

WHEREAS there exists a property known as PREDIO RUSTICO URBANO DE CASA DE MORADA situated at Borda, Margao within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No 43572 New Series, enrolled in the Land Revenue Office of Salcete under Matriz No 677 and 679 and bounded as under:

On the East: by the property of the heirs of Floriano Miranda and Joaquim Salvador Andrade ;

On the West: by the property of Joaquim Salvador Andrade ;

On the North: by public road ; and

On the South: by the top of the hill surveyed under Chalta no. 8 and 9 of PTS No. 155 ;

AND WHEREAS the said entire property shall hereinafter be referred to as the said entire property

AND WHEREAS the southern portion of the above mentioned said entire property bearing Chalta no. 6 of PTS No. 194 admeasuring an area of 9450 sq. mts was a joint common property owned by the Vendors and other co-owners by way of inheritance.

Antoniogracias
Gracias
Monte Silva
Monte Silva

AND WHEREAS by Deed of Family Partition dated 20th August 1997 duly registered in the office of the Sub-Registrar of Salcete under No 1946 at pages 173 to 175 of Book No 1 Vol 769 dated 24.10.1986, the southern portion of the said entire property was partitioned into fourteen plots after making a provision for an access road running from the public road on the North to the top of the hill on the South along the western boundary of the said entire property and amongst the said 14 subdivided plots and Plots Nos. 6 and 7 were allotted to the VENDOR herein namely i.e Jose Carlos da Veiga Gracias

AND WHEREAS aforesaid Plot 6 has been now partitioned into a distinct, separate and independent Plot and is admeasuring an area of 319 sq. mts and which is presently surveyed under Chalta no. 15 of PT Sheet No. 194 of Margao City for brevity sake is referred to as SAID PLOT and more particularly described in SCHEDULE hereunder and stands in the name of the VENDOR herein said Jose Carlos da Veiga Gracias;

AND WHEREAS subsequent to the partition Fausta Do Rosario Veiga Coutinho e Gracias who was the mother of the VENDOR and of the CONSENTING PARTIES herein passed away on 07.07.1999 and since the ownership and possession is exclusively in the name of the VENDOR and as a matter of abundant caution the CONSENTING PARTIES are made party to this Deed who do hereby state that they have no objection nor claim whatsoever in the present deed executed in favour of the PURCHASER exclusively by the VENDOR herein;

AND WHEREAS the VENDOR has agreed to sell to the PURCHASER the said plot and the PURCHASER has agreed to purchase the said plot for a total consideration of Rs 49,80,000/- (Rupees Forty Nine Lakhs Eighty Thousand only) on the following terms and conditions agreed between both the parties.

The said price is the market value presently prevailing in the locality.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :-

1. In pursuance of the said agreement and in consideration of the sum of Rs. 49,80,000/- (Rupees Forty Nine Lakhs Eighty Thousand only) only which has been paid by the PURCHASER to the VENDOR and the VENDOR does hereby admit and acknowledge as having received the said full consideration price and in lieu thereof the VENDOR does hereby grant, convey, transfer by way of the sale UNTO THE PURCHASER ALL THAT said Plot described in the SCHEDULE

Antoniogracias
Gracias
M. Abautinho
Ames



land more particularly depicted on the plan annexed herewith and marked in red boundary lines together with corresponding right, title and demand whatsoever of the VENDORS in the said Plot transferred and very part thereof TO HAVE, TO HOLD, TO CONVEY AND TO POSSESS the said Plot unto the PURCHASER as its absolute and lawful owners.

2. The VENDOR covenants with the PURCHASER as follows:-

- (i) That the VENDOR has good right, full power and absolute authority to sell the said PLOT to the PURCHASER.
- (ii) The VENDOR further declares that he has clear and marketable title over the said PLOT hereby sold and the same is free from encumbrances.
- (iii) The VENDOR further declares that he has not agreed to sell the SAID PLOT to any third party.
- (iv) The VENDOR declares that there are no litigation pending in any Court of Law as regards to the said PLOT.
- (v) The said PLOT, is not subject matter of any Land Acquisition Proceedings nor any part thereof.
- (vi) No person is claiming any right in the said PLOT under Agricultural Tenancy Act, Mamlatdar Act or any other law.
- (vii) The said PLOT is not the subject matter of any attachment proceedings, arising out of any Court Proceedings.

3. The PURCHASER may hereafter peacefully and quietly possess, hold, use and enjoy, the said PLOT as his own without any interruption or disturbance, claim or demand on the part of the VENDOR or on the part of any person/s claiming through or under them.

4. The PURCHASER has thoroughly verified and inspected the said PLOT as well as the title documents before purchasing the ownership title of the VENDOR.

5. The VENDOR finally covenant with the PURCHASER that he shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds, things, matters for further and more perfectly conveying and assuring the said PLOT hereby conveyed and every part thereof, as also placing the PURCHASER in possession of same according to the true intent and meaning of this Deed as shall or may be reasonably required.

Antonio
Gracia
M. Coutinho
B. M. S.



The **VENDOR** hereby states that he will assist the **PURCHASER** to include the name of the **PURCHASER** in the Form No. D of Records of Rights City Survey Margao;

The **CONSENTING PARTIES** do hereby covenant that they have **NO OBJECTION** nor **CLAIM** whatsoever in the present Deed of Sale being executed by the **VENDOR** in favour of the **PURCHASER** and hereby indemnify the **PURCHASER** and his heirs at all times to the extent of this Plot conveyed in his favour. Further each of the **CONSENTING PARTIES** are enjoying the exclusive rights to the respective plots allotted to them as per the said Family Partition dated 20th August 1997

8. The said plot hereby sold is not owned/ nor reserved for any Schedule Caste or Schedule Tribe.

9. The **VENDOR** has secured **NOC** for Sale of the below mentioned plot issued by **SGPDA** vide No. **SGPDA/R/6172/281/19-20** dated 13.05.2019

SCHEDULE

ALL THAT LANDED Plot denominated as Plot 6 which was earlier part of a bigger property known as **PREDIO RUSTICO URBANO DE CASA DE MORADA** situated at Borda, Margao within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No 43572 New Series, enrolled in the Land Revenue Office of Salcete under Matriz No 677 and 679 and the said Plot which is presently surveyed under Chalta no. 15 of PT Sheet No. 194 of Margao City **admeasuring 319 sq. mts** and bounded as under:

On the East: by Chalta no. 7 of PTS No. 194 ;

On the West: by Chalta no. 6 of PTS 194 and 6 mts wide road ;

On the North: by Chalta no. 14 of PTS No. 194 ;and

On the South: by Chalta no. 16 of PTS No. 194 ;

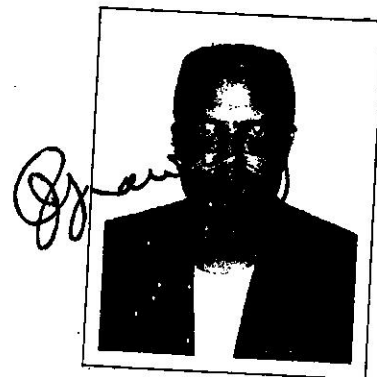
A copy of the Plan is annexed hereto which shall form an integral part and parcel of this Deed

IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands on the day, month and the year herein above written.

Antoniogracia
Gracia
Monteiro
[Signature]



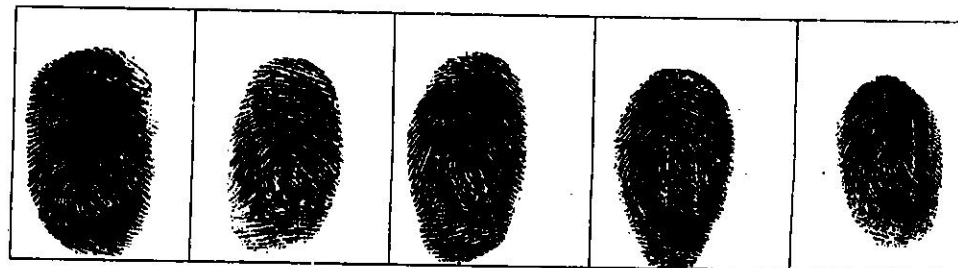
SIGNED AND DELIVERED by the
withinnamed VENDOR



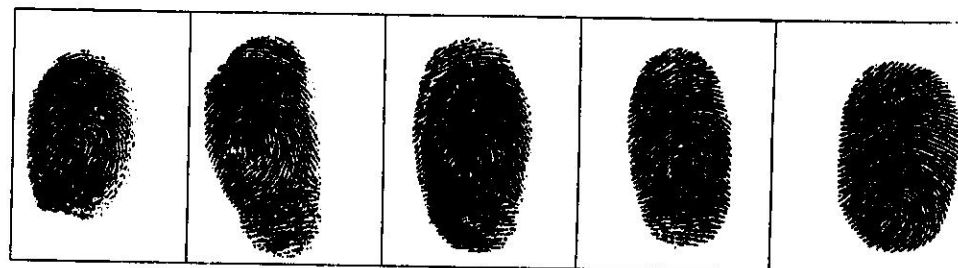
Gracias

Mr. JOSE CARLOS DA VEIGA GRACIAS
For self and as
Constituted attorney of Consenting Parties

Right hand fingerprints



Left hand fingerprints



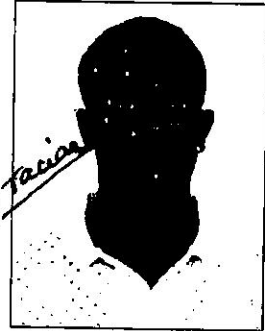
Antônio Gracias
Gracias
M. Coutinho
Amorim



SIGNED AND DELIVERED by the
withinnamed PURCHASER

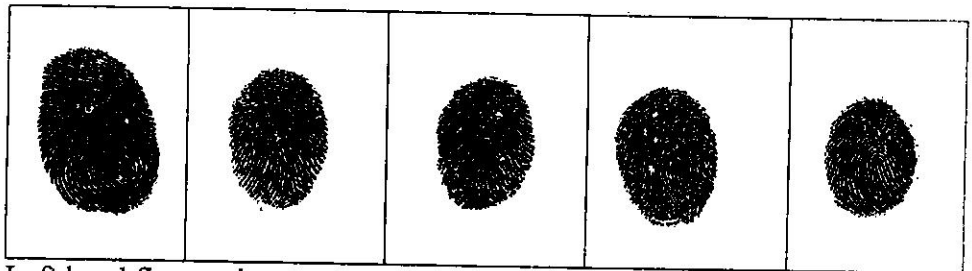
Antoniogracias

Antoniogracias

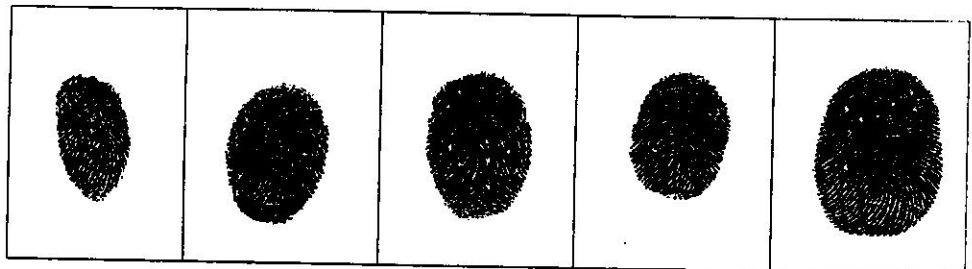


Mr. ANTONIO BLASCO DA COSTA GRACIAS

Right hand fingerprints



Left hand fingerprints



Antoniogracias
Gracias
Montinho
Blasco



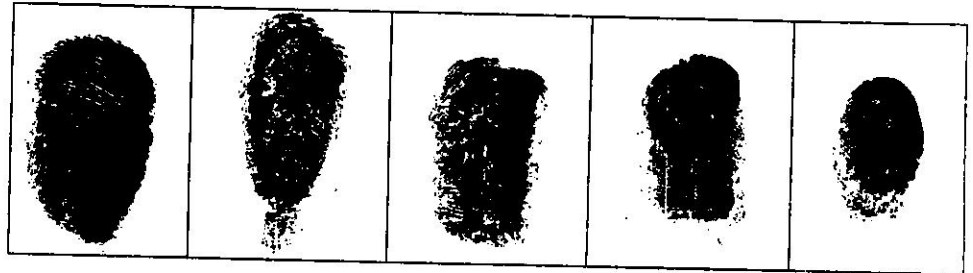
SIGNED AND DELIVERED by the
withinnamed CONSENTING PARTIES



M. Coutinho

Mrs. MARIA DOS ANJOS DA VEIGA GRACIAS COUTINHO

Right hand fingerprints



Left hand fingerprints



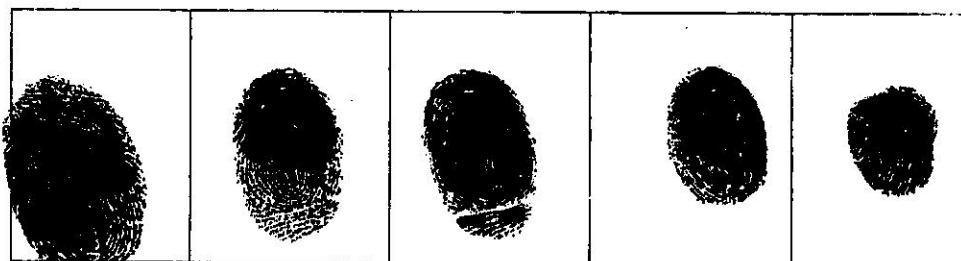
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Gracias
M. Coutinho
[Signature]



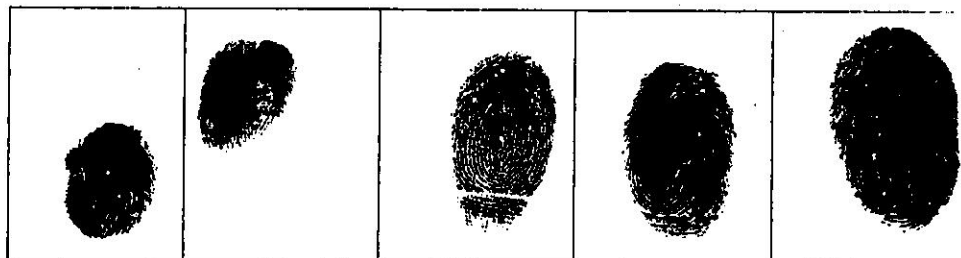
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Mr. JOSE FRANCISCO SALES DA VEIGA GRACIAS COUTINHO

Right hand fingerprints



Left hand fingerprints

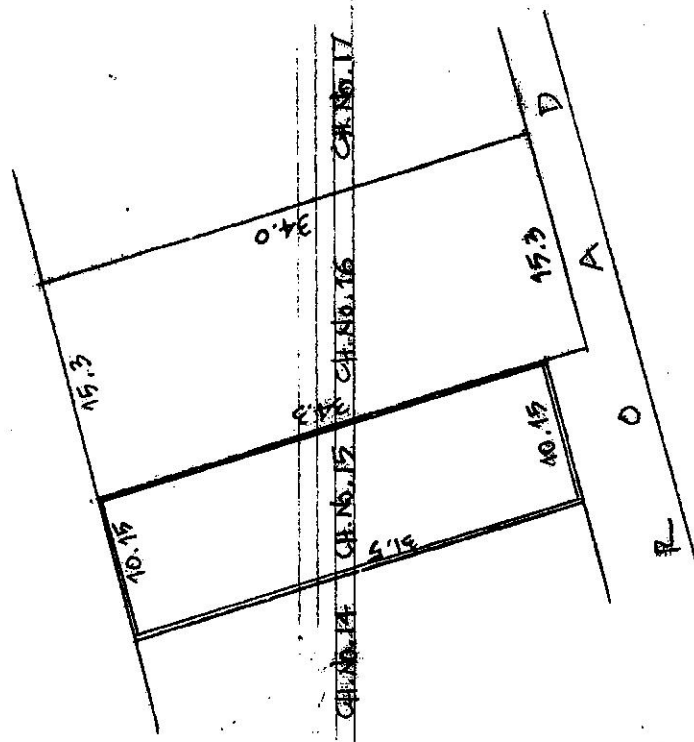


WITNESSES

1. *[Handwritten signature]*
Francis Pora
480 175 Velam
Sulcote Goa.

2. *[Handwritten signature]*

[Handwritten signature]
Graves
M. Coutinho
[Handwritten signature]



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Handwritten signature

PLAN SHOWING PLOTS SURVEYED UNDER P.T. & 1924 / CH. NO. 15 & 16
 SITUATED AT BORDA.
 Scale: 1:500 Date: 01/08/19



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Jul-2019 11:07:04 am

Document Serial Number :- 2019-MGO-1724

Presented at 11:07:20 am on 05-Jul-2019 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	149400
2	Registration Fee	99600
3	Mutation Fees	1000
4	Processing Fee	810
Total		250810

Stamp Duty Required :149400

Stamp Duty Paid : 149400

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Antonio Blasco Da Costa Gracias ,S/o - D/o Francisco Blasco Gracias Age: 35, Marital Status: Married ,Gender:Male,Occupation: Medical Practishoner, Address1 - Borda Margao Salcete Goa, Address2 - , PAN No.: AMOPG2873P			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jose Carlos Da Veiga Gracias ,S/o - D/o Francisco Xavier Noe Gracias Age: 63, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - Borda Margao Salcete Goa, Address2 - , PAN No.: ADWPG8941K			
2	Antonio Blasco Da Costa Gracias ,S/o - D/o Francisco Blasco Gracias Age: 35, Marital Status: Married ,Gender:Male,Occupation: Medical Practishoner, Address1 - Borda Margao Salcete Goa, Address2 - , PAN No.: AMOPG2873P			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<p>Jose Francisco Sales Da Velga Gracias Coutinho ,S/o - D/o Manuel Coutinho</p> <p>Age: 71,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Other,</p> <p>Address1 - Borda Margao Salcete Goa, Address2 - ,</p> <p>PAN No.: ACJPD3144P</p>			
	<p>Marla dos Anjos Da Velga Gracias Coutinho ,S/o - D/o Francisco Gracias</p> <p>Age: 68,</p> <p>Marital Status: Married ,Gender:Female,Occupation: Housewife,</p> <p>Address1 - Borda Margao Salcete Goa, Address2 - ,</p> <p>PAN No.: AJAPD9852F</p>			
5	<p>Jose Carlos Da Velga Gracias ,S/o - D/o Francisco Xavier Noe Gracias</p> <p>Age: 63,</p> <p>Marital Status: ,Gender:Male,Occupation: Other, Address1 - Borda Margao Salcete Goa, Address2 - ,</p> <p>PAN No.: ADWPG8941K</p>			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Consenting party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Socorro Pereira, 52 , ,7798230120 , ,Service , Marital status : Married</p> <p>403601, 63, 63, Borda Margao, Salcete, SouthGoa, Goa</p>			
2	<p>Camilo Francis Trevor Braz, 57 , ,9420685253 , ,Business , Marital status : Married</p> <p>403723, 175 Velim Salcete Goa, 175 Velim Salcete Goa Velim, Salcete, SouthGoa, Goa</p>			

Sub Registrar

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~~REGISTRAR~~
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Document Serial No:-2019-MGO-1724

Book :- 1 Document

Registration Number :- **MGO-1-1676-2019**

Date : 05-Jul-2019

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


REGISTRAR
- CUM -
REGISTRAR
SALCETE