



गोवा GOA

Serial No. 213 Place of Vendor MARGAO Date 25/5/2020 **598483**  
Value of Stamp Paper: 1000/-  
Name of Purchaser: Mr. INESIO A. COUTINHO  
Residence: PER. SERRAVAL Name of Father: JOSE ALMEIDA COUTINHO  
Purpose: DEED Transacting Parties }  
As there is no one single paper for the value of Rs. 1000/-  
Additional stamp papers for the completion of the value are  
attached along with.  
Stamp Vendor's Sign, [Signature]  
Mrs. SALONI S. KOLWALKAR  
Lic. No. JUD/VEN-LIC/2016/AC-1  
Margao-Goa  
Signature of Purchaser [Signature]

Inesio Almeida Coutinho [Signature]



DEED OF SALE

...2/-



This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this ELEVENTH day of AUGUST of the Year Two Thousand and Twenty (11/08/2020)

BETWEEN

1. Mrs. PEARL EMILIA ROMANA FERNANDES alias Mrs. PEARL EMILIA ROMANA D'SILVA, daughter of late Hermano Joseph Xavier Fernandes, aged 61 years, housewife, U.S. National of Indian origin, Holder of OCI No. [REDACTED], and Pan No. [REDACTED], resident at 1500, Sheridan Road, Wilmette, Illinois, U.S.A., AND HER HUSBAND,

2. Dr. ROQUE MILBHOR D'SILVA, son of Luis Albert D'Silva, aged 62 years, inservice, U.S. National of Indian origin, Holder of OCI No. [REDACTED], resident at 1500, Sheridan Road, Wilmette, Illinois, U.S.A.,

3. Miss. LEELA MARGARET PATRICIA FERNANDES, daughter of late Hermano Joseph Xavier Fernandes, unmarried, aged 53 years, inservice, U.S. National of Indian origin, Holder of





OCI No. [REDACTED], resident at 3455, Brent Wood Court, Ann Arbor, MI 48108 USA,

All of them hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context include their respective heirs, assigns and legal representatives), OF THE ONE PART,

AND

M/s RELIANCE BUILDERS, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having the registered Office at Reliance House, Isidorio Baptista Road, Margao, Salcete, Goa, Holding Pan No. [REDACTED] and TAN No. [REDACTED], herein represented by its Managing Partner, Mr. INESIO ALMEIDA COUTINHO alias Mr. INEZ ALMEIDA COUTINHO, son of late Jose Pedro Longuinho Almeida Coutinho, aged 70 years, businessman, married, Holder of Pan No. [REDACTED], and Aadhaar No. [REDACTED], Indian National, resident at 7 Donum Dei, Behind Hotel Colva Plaza, Per-Seraulim, Salcete, Goa, hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context include the Partners, their heirs, assigns and



successors) OF THE OTHER PART, and  
WITNESSES:

WHEREAS at Margao city of Salcete Taluka, Goa, there exists a property known as "ROSOTI" alias "ROZOTY", alias "RAZOTI", alias, "RASOTY", "ZAIVOTI" or "NAVELIM O PEQUENO (DOIS NONOS DO NORTE)" situated at Colmorod, within the jurisdiction of Margao city limits, which is described in the Land Registration Office of Salcete, under No.44427 New Series, and enrolled in the Land Revenue Office under Matriz No.1122, and surveyed under Chalta No.70 of P.T. Sheet No.306 of Margao city, admeasuring 1,271 sq.mts., which includes the residential house bearing H. No.890 situated therein, and which property is fully described in the SCHEDULE below;

AND WHEREAS the said entire property was originally owned and possessed by Salvador Patrocinio Fernandes and his wife Benedicta Romana Fernandes;

AND WHEREAS vide Gift Deed dated 19/2/1974, registered before the Sub-Registrar of Salcete, at Margao under No.271, at pages 382 to





385 of Book No.I, Volume No.122, dated 19/3/1974, the said Salvador Patrocinio Fernandes and his wife Benedicta Romana Fernandes disannexed the western part of the property, and gifted the same to Enrica Diana Fernandes, alias Rica Fernandes;

AND WHEREAS vide Deed of Sale dated 18/3/1974, executed before the Sub-Registrar of Salcete, at Margao under No.287, at pages 100 to 103, of Book No.I, Volume No.123 dated 20/3/1974, the said Salvador Patrocinio Fernandes and his wife Benedicta Romana Fernandes sold the remainder eastern part of the said property, to the said Enrica Diana Fernandes alias Rica Fernandes;

AND WHEREAS the said Enrica Diana Fernandes and her husband Dr. Hermano Joseph Xavier Fernandes therefore came to be the absolute and exclusive owners in possession of the entire property described in the SCHEDULE below;

AND WHEREAS the said Enrica Diana Fernandes and her husband Dr. Hermano Joseph Xavier Fernandes have both expired, leaving THE VENDOR Nos. 1 and 3 as their only heirs, as



witnessed by records of Regular Inventory  
Proceeding bearing No.154/2015/I;

AND WHEREAS THE VENDORS are therefore  
the absolute and exclusive owners in possession of  
the said property described in the SCHEDULE  
below;

AND WHEREAS THE VENDORS have agreed to  
sell and THE PURCHASER has agreed to purchase  
the said property, along with the residential house  
and structures therein situated, which are fully  
described in the SCHEDULE below, for the total  
consideration of Rs. 2,80,00,000/- (Rupees Two  
Crores Eighty Lakhs Only), free from any  
encumbrance or charge whatsoever;

AND WHEREAS THE VENDOR Nos. 1 and 2  
are herein represented by their duly constituted  
Attorney, Mr. Inesio Almeida Coutinho, above-  
mentioned, the Managing Partner of THE  
PURCHASER above-named by virtue of Special  
Power of Attorney executed on 11<sup>th</sup> June 2020,  
before the Notary Public, State of Illinois, duly  
stamped by the Consulate General of India,





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Chicago, and attested by the Additional Collector II, South Goa at Margao, on 31/07/2020;

AND WHEREAS THE VENDOR No. 3 is herein represented by her duly constituted Attorney, Mr. Inesio Almeida Coutinho, above-mentioned, the Managing Partner of THE PURCHASER above-named by virtue of Power of Attorney executed on 16/03/2020, before the Notary Public, State of Michigan, duly stamped by the Consulate General of India, Chicago, U.S.A., and attested by the Additional Collector II, South Goa, Margao, read with Special Power of Attorney executed on 11<sup>th</sup> June 2020, before the Notary Public, State of Illinois, duly stamped by the Consulate General of India, Chicago, and attested by the Additional Collector II, South Goa at Margao, on 31/07/2020;

AND WHEREAS stamp duty of Rs.12,60,000/- (Rupees Twelve Lakhs Sixty Thousand Only) has been duly paid at the time of attestation dated 31/07/2020, of the above-mentioned Special Power of Attorney, executed by THE VENDORS in favour of the Managing Partner of THE PURCHASER, so as to authorize him to act on their behalf in the signing and executing of the present Deed, as witnessed by

...8/-



Certificate bearing No.JUD/POA/STP-DUTY/2020,  
dated 31/07/2020, of the Additional Collector-II  
South Goa, at Margao;

NOW THEREFORE THIS DEED WITNESSES  
AS FOLLOWS:-

1. In pursuance of the consideration of  
Rs.2,80,00,000/- (Rupees Two Crores Eighty Lakhs  
Only), paid by THE PURCHASER to THE VENDORS,  
as mentioned in para 2 below, (the receipt whereof  
THE VENDORS do hereby acknowledge and  
whereof THE VENDORS do hereby grant full  
discharge) THE VENDORS do hereby TRANSFER  
BY WAY OF SALE to THE PURCHASER, the said  
entire property bearing Chalta No. 70 of P.T. Sheet  
No.306 of Margao City, along with the residential  
house bearing House No. 890 and other structures  
therein situated, which are fully described in the  
SCHEDULE below, TO HOLD the same, ever  
hereafter as their own absolutely, free from any  
encumbrance or charge whatsoever;



2. The consideration of Rs.2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only), is paid by THE PURCHASER to THE VENDORS as follows:

- (a) Rs. 2,46,08,003/- vide Cheque bearing No. 007373, dated 11/08/2020, drawn on the Kotak Mahindra Bank, Margao branch, in the name of THE VENDOR No.1;
- (b) Rs. 33,91,997/- is deposited vide Bank Ref No.0015903647, with the Income Tax Department towards tax deductible at source, as acknowledged by TDS/TCS Challan Receipt No. ITNS 281, pursuant to Certificate under Section 197, bearing Ref. No.197(1)/BFEPD8088K/2020-21/1, dated 20/06/2020, issued by the Income Tax Department, Bengaluru;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only); As stamp duty to an extent of Rs.12,60,000/- (Rupees Twelve Lakhs Sixty Thousand Only) has already been paid at the time of attestation dated 31/07/2020, by Additional Collector-II of Special



 ...10/-




Power of Attorney, above-mentioned, executed by the VENDORS in favour of the Managing Partner of THE PURCHASER, authorizing him to act on their behalf in the signing and executing of the present Deed, as certified by Certificate bearing No.JUD/POA/STP-DUTY/2020, dated 31/07/2020, of the Additional Collector-II South Goa, at Margao, the same is reduced from the stamp duty payable, as per Article 48 Explanation III of the Indian Stamp Act 1899, as amended by the Indian Stamp (Goa Amendment) Act 2013;

4. THE VENDORS do hereby covenant with THE PURCHASER as follows:-

- a) That the title of THE VENDORS in the property hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whensoever reasonably required THE VENDORS shall at the cost of THE

11/-





PURCHASER do all that should be necessary or convenient to ensure that THE PURCHASER peaceably holds and enjoys the property hereby sold to them.

- d) That in the event THE PURCHASER is ever dispossessed from the property hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASER and shall save THE PURCHASER from loss.

5. THE VENDORS hereby give their requisite consent/NOC to THE PURCHASER to delete the name of Enrica Diana Fernandes from the Occupants Column of Form D in respect of Chalta No.70 of P.T. Sheet No. 306 of Margao City and mutate the name of THE PURCHASER therein, and to transfer the House Tax, Electricity and Water Meters to the name of THE PURCHASER;

6. The Parties hereby declare that there is no violation of FEMA Regulations;

7. The Parties further declare that the sale consideration is paid through Banking channel only;

8. The Parties further declare that the Office of the Civil Registrar of Salcete (CRSR) will not be held responsible in case of any violation under FEMA;

9. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

#### SCHEDULE

ALL THAT PROPERTY known as "ROSOTI" alias "ROZOTY", alias "RAZOTI", alias, "RASOTY", "ZAIVOTI" or "NAVELIM O PEQUENO (DOIS NONOS DO NORTE)", situated at Colmorod, within the jurisdiction of Margao City of Salcete Taluka, Sub-





District, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.44427, New Series, and is enrolled in the Land Revenue Office under Matriz No.1122 and is surveyed under Chalta No.70 of P.T. Sheet No.306 of Margao City, and includes the residential house bearing No. 890 and other structures situated therein; the said property is admeasuring 1271 sq.mts. and is BOUNDED on the EAST by the property of Joazinho Gonsalves, now bearing Chalta No. 78 of P.T. Sheet No.306, on the WEST by the Public Road, on the NORTH by the property of Mohidin and others bearing Chalta Nos.68 and 73 of P.T. Sheet No.306, and on the SOUTH by the property of Angela de Souza, under Chalta No.71 of P.T. Sheet No.306.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto have set and affixed their photographs, signatures and finger prints and in the presence of Witnesses.



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THE VENDORS,  
herein represented by their  
duly constituted Attorney, the  
Managing Partner of THE  
PURCHASER:



(Mr. INESIO ALMEIDA  
COUTINHO alias Mr. INEZ  
ALMEIDA COUTINHO)



(Right hand finger impressions of Mr. INESIO  
ALMEIDA COUTINHO alias Mr. INEZ ALMEIDA  
COUTINHO)



(Left hand finger impressions of Mr. INESIO  
ALMEIDA COUTINHO alias Mr. INEZ ALMEIDA  
COUTINHO)





THE PURCHASER,  
herein represented by its  
Managing Partner:

(Mr. INESIO ALMEIDA  
COUTINHO alias Mr. INEZ  
ALMEIDA COUTINHO)



(Right hand finger impressions of Mr. INESIO  
ALMEIDA COUTINHO alias Mr. INEZ ALMEIDA  
COUTINHO)



(Left hand finger impressions of Mr. INESIO  
ALMEIDA COUTINHO alias Mr. INEZ ALMEIDA  
COUTINHO)

WITNESSES:

1. W7

2.



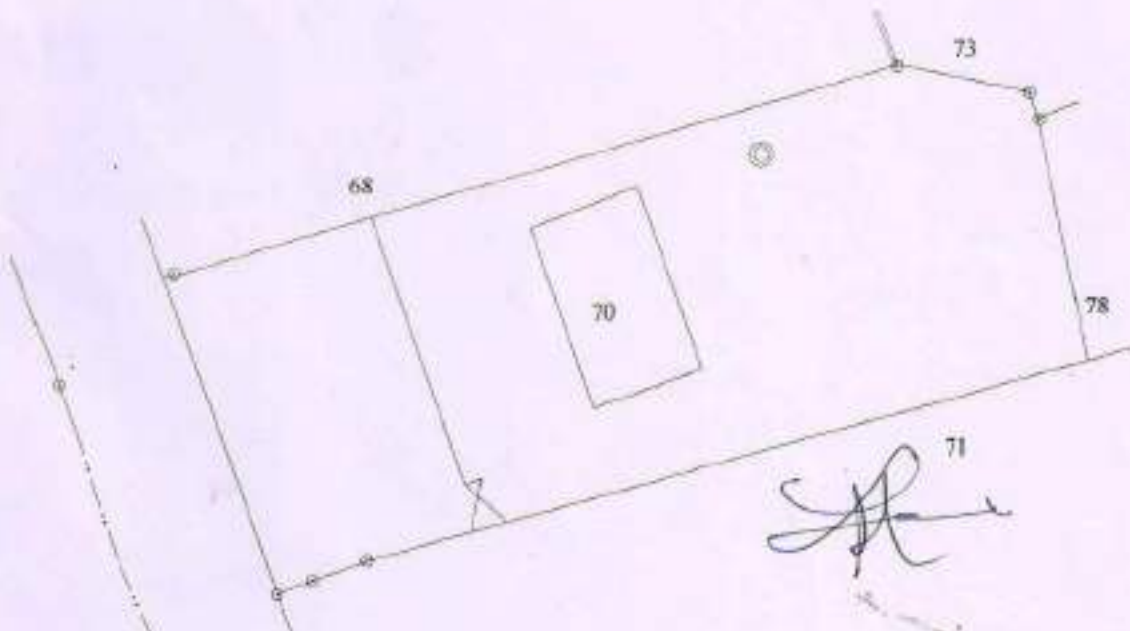
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA

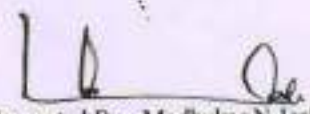
31/26.05 :CMAR20/23313



Plan Showing plots situated at  
Village : MARGAO  
Taluka : SALCETE  
P.T.Sheet No.306/ Chalta No.70  
Scale : 1:500

  
(Savio C. Sequeira)  
Inspector of Survey & Land Records  
Margao-Goa



  
Generated By : Madhukar N. Joshi  
On : 28.05.2020

  
Compared By : K. B. Gaude



**Government of Goa**

**Document Registration Summary 2**

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




Print Date & Time : - 13-Aug-2020 11:08:45 am

Document Serial Number :- 2020-MGO-2116







Presented at 11:08:23 am on 13-Aug-2020 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	Registration Fee	980000
2	Mutation Fees	2500
3	Processing Fee	450
<b>Total</b>		<b>982950</b>

**Presenter**



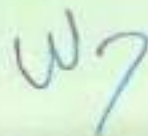
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	INESIO ALMEIDA COUTINHO Alias INEZ ALMEIDA COUTINHO, S/o - D/o Jose Pedro Longuinho Almeida Coutinho Age: 70, Marital Status: , Gender: Male, Occupation: Business, Address1 - , Address2 - , PAN No.: [REDACTED]			




**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	INESIO ALMEIDA COUTINHO Alias INEZ ALMEIDA COUTINHO, S/o - D/o Jose Pedro Longuinho Almeida Coutinho Age: 70, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - Reliance House, Isidorio Baptista Road, Margao, Salcete, Goa, Address2 - Margao, PAN No.: [REDACTED]			
2	INESIO ALMEIDA COUTINHO Alias INEZ ALMEIDA COUTINHO, S/o - D/o Jose Pedro Longuinho Almeida Coutinho Age: 70, Marital Status: , Gender: Male, Occupation: Business, Address1 - , Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Cesar Vas, 50 , ,9822159227 , ,Advocate , Marital status : Married 403601 Margao, Salcete, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Nevil Soares, 33 , ,9420977971 , ,Advocate , Marital status : Married 403602 Margao, Salcete, SouthGoa, Goa			

  
Sub Registrar  
Civil Registrar  
-Cum-  
Sub Registrar  
Salcete



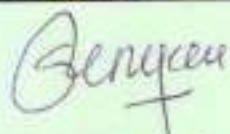


Document Serial No:-2020-MGO-2116

Book :- 1 Document

Registration Number :- **MGO-1-2052-2020**

Date : 13-Aug-2020



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