

Rupess Two lakhs Sevenhoun Thousand onl.

CITIZEN CREDIT CO-OPERATIVE BANK LTD  
SUPREMA BEBBER CO-OP. HSS SOCIETY LTD  
ST JOSEPH ROAD, BOZDA  
MANGLO - GOA 403 602  
D-5/ST(V)/CLL/35/3/2011-RD  
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R.02170000/-P87223

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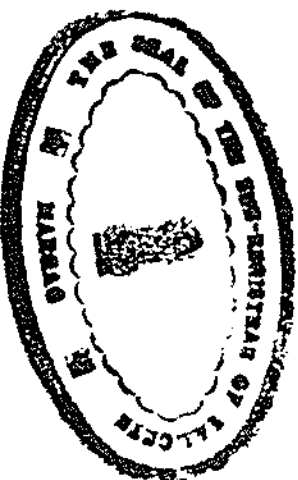
Name of Purchaser DRIL GONSALVES

FOR CITIZEN CREDIT CO-OP. BANK LTD.



Signature  
Authorized Signatory

4923/17



DRIL GONSALVES  
Signature

## DEED OF SALE

Signature

Signature



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THIS DEED OF SALE is made at Margao, Goa, on this 17th day of October 2017 - B E T W E E N -

(1) MR.SAVIO NORONHA, son of late Joaquim M. Noronha, aged 42 years, unmarried, occ: service, PAN Card No.BEOPN0796M, Aadhaar Card No.3599 1125 1497, Indian National, resident of H.No.38, Comba, Margao, Goa, represented herein through his attorney, his sister MRS. SUNITA ANCY NORONHA, daughter of late Joaquim M. Noronha, aged 40 years, married, housewife, PAN Card No.AFI PN6146F, Aadhaar Card No.9908 1936 0112, Mobile No.9819317394, Indian National and resident of H.No.38, Comba, Margao, Goa, constituted by virtue of General Power of Attorney dt. 26th November 2016 executed before the Notary Prakash V. Borker of Margao under Reg.No.2140/11/2016, true copy of which is filed herewith, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the ONE PART - AND -

*Savio*

*Sunita*



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(2) MR. ORVIL GONSALVES, son of Mr. Eduardo Gonsalves, aged 40 years, married, businessman, PAN No.AMLPG0172A, Aadhaar Card No.5103 2456 5478, Mobile No.7798999921, sole proprietor of M/s. SAVILLE BUILDERS & REAL ESTATE DEVELOPERS, having office at Colaco Residency A, Shop No.4, Opp.Vibes, Comba, Margao, Goa and resident of H.No.112/A, Deusua, Chinchinim, Salcete, Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS -

a) there exists an immovable property known as "BOGTANCHO DANDO" also known as "COMBA", in which there exists one residential house, situated at Comba ward of Margao City, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State

*Boatman*

*Boatman*



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of Goa, described in the Land Registration Office of Salcete under No.30,355 of New Series and formerly 1/1000th part of the property described in the Land Registration Office of Salcete under No.8011 of Old Series, enrolled in the Land Revenue office of Salcete under Matriz No.1239 and surveyed under Chalta Nos.131, 132 and 133 of P.T.Sheet No.214, having an area of 1394 sq.mts, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";

b) the said property originally belonged to Mr. Jose Bento Dias, hailing from Margao and on whose death an Orphanological Inventory Proceedings were initiated wherein the said property was allotted to Mrs. Maria Teodolinda Dias alias Maria Carlota Vitoria Teodolinda Dias alias Teodolinda Dias and her husband Mr. Joaquim Jose Santana Regalado Fernandes alias Joaquim Fernandes;

c) Subsequently by Deed of Sale drawn on 07th

*Amis*  
*Amis*



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July 1922 recorded at folios 101 overleaf onwards of Book No.358 and 359 said Mrs. Maria Teodolinda Dias and her husband Mr. Joaquim Fernandes sold and conveyed the said property to Smt. Josefina de Noronha, widow, who by same deed gifted the said property to her brother, Mr. Manoel Glemiano Noronha alias Manuel Glemiano Noronha from Margao;

d) Said Manuel Glemiano Noronha was married to Conceicao Fernandes at first nuptials;

e) Said Mrs. Conceicao Fernandes expired leaving behind her husband Mr. Manoel Glemiano Noronha alias Manuel Glemiano Noronhas as her moiety share and as her sole and universal heir, her only daughter, Miss Marcelina Purificacao Noronha;

f) thereafter said Manoel Glemiano Noronha alias Manuel Glemiano Noronha got married to Marcelina da Silva alias Marcelina D'Silva Noronha in second nuptials;

*Manoel*

*Noronha*



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g) Upon the death of said Manoel Glemiano Noronha alias Manuel Glemiano Noronha an Inventory Proceedings were initiated under No.144/1935 in the Comarca Court of Salcete by the said Marcelina da Silva alias Marcelina D'Silva Noronha and in which Inventory Proceedings, the said property was listed under Item No.1 and was allotted in equal shares i.e. half share each to said Marcelina Purificacao Noronha, daughter of the first nuptials and Mr. Joaquim Noronha, son of the second nuptials of said Manoel Glemiano Noronha alias Manuel Glemiano Noronha;

h) said Marcelina Purificacao Noronha expired as a spinster and without any disposition of her last wish but leaving behind her step brother said Mr. Joaquim Noronha alias Joaquim Maria Noronha married to Mary Fermina Nazareth as her sole and universal heir;

i) thereafter the said Mr. Joaquim Noronha alias Joaquim Maria Noronha and his wife Mary Fermina Nazareth expired on 08.04.2013 and 06.12.2010 respectively leaving behind three



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children, namely (1) Manuel Cyril de Santo Antonio Noronha, (2) Mr. Savio Noronha and (3) Mrs. Sunita Ancy Noronha married to Mr. Darryl Philip Noronha and they have been qualified so by virtue of Deed of Succession drawn on 23rd July 2013 by Ex-Officio Notary of Salcete, Margao recorded at folios 66V to 67V of Deeds Book No.1590;

j) Further said Mrs. Sunita Ancy Noronha initiated Special Inventory Proceedings under No.42/2014/1 in the Court of the 1st Addl. Civil Judge, Sr. Dvn, Margao on the death of her parents said Mr. Joaquim Noronha alias Joaquim Maria Noronha and his wife Mary Fermina Nazareth and her step paternal aunt Miss Marcelina Purificao Noronha, wherein the said property was listed under Item No.1 and was allotted in equal shares i.e. one third share each to (1) Manuel Cyril de Santo Antonio Noronha, (2) Mr. Savio Noronha and (3) Mrs. Sunita Ancy Noronha married to Mr. Darryl Philip Noronha;

AND WHEREAS thus the VENDOR herein i.e. said Mr. SAVIO became co-owner and co-possessor of the



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said property, being entitled for one third (1/3rd) undivided share, right, title and interest therein;

AND WHEREAS the VENDOR alongwith other co-owners have agreed to sell their respective shares in the said property to the PURCHASER;

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase said one third (1/3rd) share, rights, title and interest of the VENDOR in said property, for total consideration of Rs.62,00,000/- (Rupees sixty two lakhs only);

AND WHEREAS the said one third (1/3rd) undivided share, right and interest in the said property corresponds to around 465 sq. mts and the said consideration of Rs.62,00,000/- (Rupees sixty two lakhs only) is fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in

*Vendor* *Purchaser*





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consideration of the sum of Rs.62,00,000/- (Rupees eighty five lakhs only) which has been paid by the PURCHASER to the VENDOR before execution of these presents, namely Rs.62,000/- paid to Income Tax Department on account of the VENDOR as 1% TDS under Sec.194-1A of Income Tax Act and balance amount of Rs.61,38,000/- paid by the PURCHASER to the VENDOR through his attorney by (a) Rs.5,00,000/- by Cheque No.404550 drawn on Corporation Bank, Margao Branch dt.15.10.2016, (b) Rs.15,00,000/- by Cheque No.430877 drawn on Corporation Bank, Margao Branch dt. 20.02.2017, (c) Rs.20,00,000/- by Cheque No.430907 drawn on Corporation Bank, Margao Branch dt.02.03.2017, (d) Rs.10,00,000/- by Cheque No.816780 drawn on State Bank of India, Margao dt. 24.07.2017, (e)Rs.10,00,000/- by Cheque No.816805 drawn on State Bank of India, Margao dt. 03.08.2017, (f) Rs.1,00,000/- by Cheque No.673512 drawn on The Madgaum Urban Co-op. Bank Ltd, Margao Branch dt. 21.09.2017 and (g) Rs.38,000/- by Cheque No.673522 drawn on The Madgaum Urban Co-op. Bank Ltd, Margao dt.29.09.2017, the receipt whereof the VENDOR hereby admits and acknowledges, HE the



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VENDOR as owner and possessor do hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THEIR one third (1/3rd) share in the said property, situated at Comba, Margao, Goa, TOGETHER WITH all the things permanently attached thereto or standing thereon including house existing therein with benefits of all licences, permissions, approvals, conversions, NOCs etc and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenanting thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR to the said one third right, share and interest in said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDOR hereby covenants with the PURCHASER that -

*Signature*  
*Signature*



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a) the VENDOR now have in himself good right and full power to convey and transfer by way of sale the said one third (1/3rd) share, right and interest in said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said share, right, title and interest hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him, the VENDOR or by any person/s claiming or to claim, from, under or in trust for him or any of them;

c) the VENDOR and all persons having or claiming any estate, right, title or interest in the said share, right and interest hereby conveyed or any part thereof by, from, under or in trust for the

*W. S. Kumar*

*A. S. S. S. S.*



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VENDOR or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said undivided share, right and interest and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his executors or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said undivided share, right, title and interest hereby conveyed free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the PURCHASER or by any person/s claiming or to claim by, from, under or in trust for him.

*[Signature]*

*[Signature]*



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3. The PURCHASER shall be purchasing the remaining two third share from remaining co-owners and the VENDOR hereby gives his consent and confirmation to the same.

4. The VENDOR hereby authorize the PURCHASER to get transferred in his name the said property purchased by him from VENDOR and other co-owners alongwith all licences, permissions, approvals, conversions, NOCs etc. obtained for construction of proposed building and the VENDOR unconditional-ly gives no objection for transfer of such records and carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the said property and hereby waives all notices that may be required to be addressed to him under any law in force.

#### SCHEDULE

ALL THAT immovable property known as "BOGTANCHO DANDO" also known as "COMBA", in which there exists one residential house, situated at Comba

*Boigtanch*

*Boigtanch*



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ward of Margao City, within the area 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.30,355 of New Series and formerly 1/1000th part of the property described in the Land Registration Office of Salcete under No.8011 of Old Series, enrolled in the Land Revenue office of Salcete under Matriz No.1239 and surveyed under Chalta Nos.131, 132 and 133 of P.T.Sheet No.214, having an area of 1394 sq.mts, and bounded on the east by barren land of lote No.11 of Ana Maria Pacheco, on the west with the land of Joaquim Jose Santana Regalado Fernandes and his wife, on the north with property of said Joaquim and his wife Maria Teodolinda in which is projected one road behind which lies the house of Agostinho Fernandes and more the land of Lote No.12 of said Joaquim and his wife and on the south with the reserved land for the passage belonging to said Joaquim and his wife Maria Teodolinda.

*Handwritten signature*

*Handwritten signature*



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IN WITNESS WHEREOF the parties hereto have here-  
unto set and subscribed their respective hands and  
signatures on the day, month, year and place first  
hereinabove mentioned.

SIGNED AND DELIVERED  
BY THE WITHINNAMED  
VENDOR:

*A. Noronha*

*A. Noronha*



SUNITA ANCY NORONHA,  
constituted attorney of the  
VENDOR



-----  
right hand finger prints



-----  
left hand finger prints

*A. Noronha*

*A. Noronha*



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SIGNED AND DELIVERED  
BY THE WITHINNAMED  
PURCHASER:



ORVIL GONSALVES



right hand finger prints



left hand finger prints





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WITNESSES:

1. Froug  
FLORETA ASSUMPTION MOURA  
FLAT NO. 142410, NEAR SHYAM GARAGE  
DAMON RATA, SALCETE-UDA

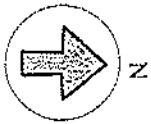
2. Siva  
Richard D'Silva  
H/o 36 Chandramado fatorsda  
Saleeta CoA.

Ambrin

Aparorshi



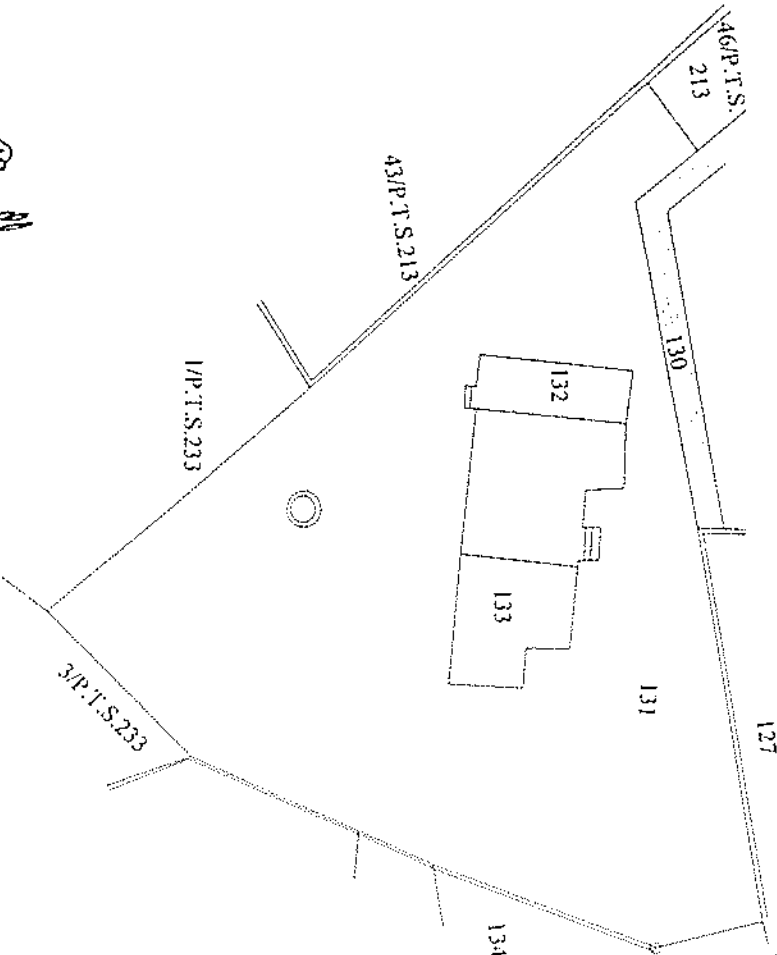
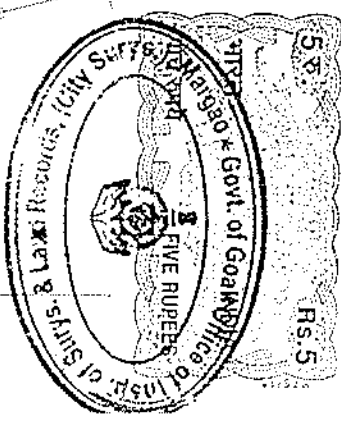
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA



Plan Showing plots situated at  
Village : MARGAO  
Taluka : SALCETE  
P.T. Sheet No.214/ Chalia No.131,132 & 133  
Scale : 1:500

Invard No. 457

(*Santa-C. Saveria*)  
Inspector of Survey & Land Records  
Margao - Goa



Generated By : *T. Shankh*  
On : 05-06-2017

Compared By : *R. B. Gaud*

Office of Sub-Registrar Salcete/Margao  
Government of Goa

Print Date & Time : 19-10-2017 10:53:36 AM




Document Serial Number : 4975

Presented at 09:47:00 AM on 19-10-2017 in the office of the Sub-Registrar( Salcete/Margao) Along with fee paid by the presenters:

Sr. No	Description	Rs. Ps
1	Registration Fee	155000.00
2	Mortgaging Fees	390.00
Total :		155390.00

Stamp Duty Required: 217000.00 Stamp Duty Paid: 217000.00




Orvil Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Orvil Gonsalves, s/o Eduardo Gonsalves , Married, Indian, age 40 Years, Business, r/o H No. 112/A Deusua Chinchim Salcete Goa As Sole Proprietor of M/s Saville Builders & Real Estate Developers			




Endorsements

Executant


1 . Sunita Ancy Noronha, d/o late Joaquim M Noronha, Married, Indian, age 40 Years, House Wife, r/o H No. 112/A Deusua Margao Goa As power of attorney for the Vendor Savio Noronha executed before Notary Public as a broker of Margao under no. 2140/11/2016 dated 26.11.2016

Photo	Thumb Impression	Signature
		

2 . Orvil Gonsalves, s/o Eduardo Gonsalves, Married, Indian, age 40 Years, Business, r/o H No. 112/A Deusua Chinchim Salcete Goa As Sole Proprietor of M/s Saville Builders & Real Estate Developers

Photo	Thumb Impression	Signature
		

**IDENTIFICATION**

S. No.	Witness Details	Signature
1	Adv. Kausthikant Pai, s/o Narsinh Pai, Married, Indian, age 57 Advocate, r/o Margao Goa	

Scanned By:-


Signature:-

Designed and Developed by C-DAC, ACTS, Pune

**Certified that Mutation Fees of**  
**Rs. 2500/-** has been paid  
**Vide Challan No. 2017-00754667**  
**Dated 19/10/2017**



**GOVT. REGISTRY**  
**GOA**  
**REGISTRAR**  
**MARGAO**

  
**GOVT. REGISTRY**  
**GOA**  
**REGISTRAR**  
**MARGAO**



Book-1 Document

Registration Number MGO-BK1-04867-2017

CD Number MGOD117 on

Date 19-10-2017

Sub-Registrar (Salcedo/Margao)

GOVT. REGISTRAR

- CUM

Sub-Registrar

SALCEDO

Scanned By:-

Signature:-

*Alia*  
*Gruy*

Designed and Developed by C-DAC, ACTS, Pune