



गोवा GOA

295

03/05/2025

162234

5000/-

Mr. Francisco Jose Nunes
Children of Mr. Diogo F. Nunes
Deed of Gift

There is no one more stamp paper for the execution of the deed and stamp.

[Signature]

[Signature]

By *[Signature]*



DEED OF GIFT

This DEED OF GIFT is made and executed at VASCO DA GAMA, Goa on this 24th day of May of the year Two Thousand Twenty Five (24.05.2025).

[Signature] for *[Signature]*

V. Fernandes



1049
27/5/25

BY AND BETWEEN

1. MR. CECILIO SEBASTIAO LOURDES MARIANO NUNES, son of Shri Diogo Francisco Ressurelcao Nunes, aged about 66 years, married, PAN Card No. ABQPN9602E, Aadhar Card No. 785173018551, Mobile No. 9823632627, and his wife 2A. MRS. LINA IVEN DE SOUZA, daughter of Shri Manuel Thomas De Souza, aged about 60 years, PAN Card No. ABWPD4932B, Aadhar Card no. 4923 3121 0688 both resident of 224, Bella Vista, Near Indian Bank, Chicalim, Goa- 403711 herein referred to as the "DONOR" (which expression shall unless repugnant to the context or meaning there of mean and include his heirs, executors, administrators, successors and assigns) of the ONE PART.

AND

2. MR. FRANCISCO JOSE NUNES, son of Shri Diogo Francisco Ressurelcao Nunes, aged about 62 years, married, PAN Card No. ABQPN9586M, Aadhar Card No. 260501123520, and his wife 1A. MRS. VENANT ROSY FERNANDES, daughter of Shri Alleluia Fernandes, aged about 57 years, married, housewife, PAN Card No. ADBPN5287A, Aadhar Card No. 662141281637, both resident of House No 223, Jopredones Bldg, Near Indian Bank, Chicalim, Goa- 403711, hereinafter jointly referred to as the "DONEES" (which expression shall unless be repugnant to meaning or context shall be deed to mean and include their respective legal heirs, representatives, successors and assigns) of the OTHER PART.

All the above parties are Indian Nationals.

WHEREAS the DONORS alongwith DONEES are the joint equal owners to an extent of fifty per cent each Inter alia in ALL THAT distinct, separate eight sub-divided plots identified under:

C. *Francisco*

L. *Nunes*

J. Nunes

V. *Fernandes*



- I. Plot No. 01 admeasuring an area of 1994.25 square meters,
- II. Plot No. 02 admeasuring an area of 365.00 square meters,
- III. Plot No. 13 admeasuring an area of 225.00 square meters,
- IV. Plot No. 14 admeasuring an area of 225.00 square meters,
- V. Plot No. 15 admeasuring an area of 225.00 square meters,
- VI. Plot No. 16 admeasuring an area of 225.00 square meters,
- VII. Plot no. 17 admeasuring an area of 225.00 square meters
and
- VIII. Plot No. 18 admeasuring an area of 225.00 square meters

all falling in the property surveyed under Survey No. 31 Sub Division No. 1-A of Dabolim Village, situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South, State of Goa, totally admeasuring an area of 3709.25.00 square metres, hereinafter jointly referred to as the "SAID PLOTS" all of which are shown hatched in green colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE - II hereunder written being part and parcel of the property as a whole known as 'Aforamento' described in the Conservatoria do Registo Predial under No. 45250 and enrolled in the Taluka Revenue Office under No. 87 (whole) surveyed under Survey No. 31/1 of Dabolim Village which is more particularly described in SCHEDULE - I hereunder written and herein after referred to as the SAID PROPERTY.

AND WHEREAS accordingly the DONORS along with the DONEES are jointly and equally entitled to the SAID PLOTS and the DONORS have agreed to gift, bequeath absolutely and forever ALL THEIR fifty per cent of half share in the SAID PLOTS unto and in favour of the DONEES, whereby the DONEES being already owners to an extent of 50 per cent or half share in the SAID PLOT and owing to gift/bequeathal by the DONORS of their share to an extent of 50 per cent or half share unto and in favour of the DONEES out of natural love and affection out of their free disposable share WITHOUT RESERVATION of usufruct, free from

Christians

L. Gomes

J. Gomes
V. Fernandez



encumbrances, charges and liens whereby the DONEES shall become the sole, absolute and exclusive owners of the SAID PLOTS consisting of eight sub-divided plots which are more particularly described in the SCHEDULE - II hereunder written and all the plots are shown hatched in brown colour in the plan annexed hereto.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That on account of natural love and affection the DONORS has with the DONEES, the DONORS without any monetary consideration and in consideration of natural love and affection which the DONORS bear to the DONEES for being their brother/brother-in-law/sister-in-law, the DONORS from their free disposable quota doth hereby grant, transfer, conveys, assign, bequeath and assures by way of gift ALL THEIR fifty per cent or half share in the SAID PLOTS being distinct, separate ~~fourteen~~ ^{eight} sub-divided plots identified under:

- I. Plot No. 01 admeasuring an area of 1994.25 square meters,
- II. Plot No. 02 admeasuring an area of 365.00 square meters,
- III. Plot No. 13 admeasuring an area of 225.00 square meters,
- IV. Plot No. 14 admeasuring an area of 225.00 square meters,
- V. Plot No. 15 admeasuring an area of 225.00 square meters,
- VI. Plot No. 16 admeasuring an area of 225.00 square meters,
- VII. Plot no. 17 admeasuring an area of 225.00 square meters and
- VIII. Plot No. 18 admeasuring an area of 225.00 square meters

totally admeasuring an area of 3709.25 square metres all falling in the property surveyed under Survey No. 31 Sub Division No. 1-A of Dabolim Village, situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South, State of Goa, all of which is shown

C. Fernandes

L. Alves

J. Nunes
V. Fernandes



hatched in green colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE - II hereunder written being part and parcel of the larger property more particularly described in the SCHEDULE - I hereunder written and accordingly deliver the possession of the same unto and in favour of the DONEES to HAVE AND TO HOLD the same for the exclusive use and benefit absolutely and unconditionally forever whereby the DONORS shall have become the sole, absolute and exclusive owners of the SAID PLOTS in entirety together with all the rights, liberties, structures, privileges, easements attached/standing thereto/thereon, ways, roads etc. but subject to the payment of all future taxes, rates, assessments, dues and duties now hereafter chargeable thereon.

2. The DONORS by themselves and their heirs, executors and administrators covenant with, assure and declare unto the DONEES, their successors and assigns:

(a) THAT the DONORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOTS to an extent of bequeathal and are lawfully entitled to gift the same in the manner hereby done which is being from their free disposable quota/share.

(b) THAT the SAID PLOTS hereby gifted is absolutely free from all or any encumbrances whatsoever.

(c) THAT the DONORS have gifted, bequeathed and transferred the SAID PLOTS unto the DONEES absolutely without reservation of usufruct, obstruction, claim, demand, without restrictions of any nature whatsoever.

(d) THAT the DONORS have put the DONEES in exclusive, sole, absolute possession and enjoyment of the SAID PLOTS in entirety.

C. Pacheco

L. Gomes

J. Gomes

V. Fernandes



(e) THAT the DONEES shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, occupy, possess and enjoy the SAID PLOT as its sole, absolute, exclusive owner without any claim or demand whatsoever from the DONORS or any other person whomsoever claiming by, from, under or in trust for them.

(f) THAT the DONORS hereby grant their explicit No Objection to cause necessary mutation of the SAID PLOTS solely in the name of the DONEES.

3. The DONORS as and when called upon to do by the DONEES, shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect DONEES' exclusive, sole and absolute title to the SAID PLOTS.

4. The DONEES accepts the aforesaid grant, transfer, assignment, bequeathing and assuring by way of gift of the SAID PLOTS herein and the DONEES hereby confirms of having today received the physical possession thereof.

5. For the purpose of stamp duty the present gift which is to the extent of 50 per cent or half share of the DONORS in the SAID PLOTS which totally admeasures an area of 3709.25 whereby fifty per cent or half share becomes 1854.625 square metres, calculated at the present circle rate of Rs. 20,000.00 per square metres, is totally valued at Rs. 3,70,92,500/- though there is no monetary consideration being gift which is within the family blood relation between brother and sister-in-law and accordingly fixed stamp duty is paid.

C. Fernandes

L. Gomes

J. Gomes

V. Fernandes



SCHEDULE - I

ALL THAT property surveyed under Survey No. 31 Sub Division No. 1-A of Dabolim Village, situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South, State of Goa, totally admeasuring an area of 11875.00 square metres, being part and parcel of ALL THAT larger property forming part of the property as a whole known as 'Aforamento" described in the Conservatoria do Registo Predial under No. 45250 and enrolled in the Taluka Revenue Office under No. 87 (whole) surveyed under Survey No. 31/1 of Dabolim Village.

SCHEDULE - II

ALL THAT fifty per cent or half share in the SAID PLOTS being distinct, separate eight sub-divided plots identified under:

- I. Plot No. 01 admeasuring an area of 1994.25 square meters,
- II. Plot No. 02 admeasuring an area of 365.00 square meters,
- III. Plot No. 13 admeasuring an area of 225.00 square meters,
- IV. Plot No. 14 admeasuring an area of 225.00 square meters,
- V. Plot No. 15 admeasuring an area of 225.00 square meters,
- VI. Plot No. 16 admeasuring an area of 225.00 square meters,
- VII. Plot no. 17 admeasuring an area of 225.00 square meters and
- VIII. Plot No. 18 admeasuring an area of 225.00 square meters

totally admeasuring an area of 3709.25 square metres all falling in the property surveyed under Survey No. 31 Sub Division No. 1-A of Dabolim Village, situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Sub District of Mormugao, District of South, State of Goa, all of which is shown hatched in green colour boundary line in the plan annexed

C. Fernandes

L. Gomes

J. Gomes

V. Fernandes



hereto being part and parcel of the larger property described in the SCHEDULE - I hereinabove written and the SAID PROPERTY surveyed under Survey No. 31/1-A of Dabolim Village is bounded as under:

On the North:- By the Sancoale Village Boundary and road

On the South:- By the survey No 31 Sub Division No 1

On the East:- By the survey No 32

On the West:- By the survey No 30/1

C. *Frederick*

L. *James* *James*

V. *Frederick*



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
by the within named DONORS
MR. FRANCISCO JOSE NUNES

F. J. Nunes



F. J. Nunes



LHTI



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

C. Pereira

L. Nunes

F. J. Nunes

V. Fernandes



MRS. VENANT ROSY FERNANDES

V.fernandes

LHTI



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

C. FernandesL. FernandesV.fernandes

SIGNED, SEALED AND DELIVERED
by the within named DONEES
MR. CECILIO SEBASTIAO LOURDES
MARIANO NUNES

Cecilio Nunes



LHTI



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

C. Cecilio Nunes

L. Nunes *J. Nunes*
V. Fernandes



MRS. LINA IVEN DE SOUZA

Lina*Lina*

LHTI



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



WITNESSES:-

1. Nicolau da Silva*Nicolau*2. ROYSTON PETER RODRIGUES*Rodrigues**C. Pereira**L. Sousa**J. Gomes**V. Fernandes*

EXISTING 10.00 M WIDE ROAD

CAUSEWAY

PLOT NO. 01
1972.28 Sqm.

APPROVED
JCC
DEVELOPMENT PERMISSION
Road Order No. MPDP/9-N-79/2019-20 185
Date 03/06/2019

MEMBER SECRETARY

8.00 M WIDE ROAD

PIPE CULVERT

CAUSEWAY

EXISTING 10.00 M WIDE ROAD

SRL NO.	
1.	TOT
2.	OPI
3.	ARE
4.	UTI
5.	ARE

PROJE
PROPO
S.NO.3
TALUR

OWNER'S S

MR. FRANG

ENGINEER



ENGINEER'S

Signatures

SITE PLAN

SCALE: 1:500





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-May-2025 12:01:12 pm

Document Serial Number :- 2025-MOR-1049

Presented at 11:57:52 am on 27-May-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugao along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5000
2	Registration Fee	5000
3	Mutation Fees	12500
4	Processing Fee	880
Total		23380

Stamp Duty Required :5000/-

Stamp Duty Paid : 5000/-







Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
	Francisco Jose Nunes ,Father Name:Diogo Francisco Ressureicao Nunes,,Age: 62, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - House no 223 Jopredones Bldg Near Indian Bank Chicalim Goa, Address2 - , PAN No.: ABQPN9586M			

Party Name and Address	Photo	Thumb	Signature
Cecilio Sebastiao Lourdes Mariano Nunes , Father Name:Diogo Francisco Ressureicao Nunes, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Other, 224 bella Vista Near Indian Bank ChicalimNGoa, PAN No.: ABQPN9602E			
Lina Iven De Souza , Father Name:Manuel Thomas De Souza, Age: 60, Marital Status: Married ,Gender:Female,Occupation: Housewife, 224 Bella Vista Near Indian Bank Chicalim Goa, PAN No.: ABWPD4932B			
Francisco Jose Nunes , Father Name:Diogo Francisco Ressureicao Nunes, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Other, House no 223 Jopredones Bldg Near Indian Bank Chicalim Goa, PAN No.: ABQPN9586M			
Venant Rosy Fernandes , Father Name:Alleluia Fernandes, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Housewife, House no 223 Jopredones Bldg Near Indian Bank Chicalim Goa, PAN No.: ADBPN5287A			

Witness:

We individually/Collectively recognize the Donor, Donee,

Sl. NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nicolau Da Silva, Age: 55, DOB: 1969-06-22, Mobile: 9822120807, Email: , Occupation: Business, Marital status: Married, Address: 403711, Chicalim Goa, Chicalim Goa, Chicalim, Mormugao, South Goa, Goa			
2	Name: Royston Peter Rodrigues, Age: 42, DOB: 1983-03-03, Mobile: 9822120807, Email: , Occupation: Business, Marital status: Married, Address: 403802, Mangor Hill Vasco da Gama Goa, Vasco Da Gama, Mormugao, South Goa, Goa			


Sub Registrar

MORMUGAO

Document Serial Number :- 2025-MOR-1049



Document Serial No:-2025-MOR-1049

Book :- 1 Document
Registration Number :- **MOR-1-991-2025**
Date : 27-May-2025

Handwritten signature

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

**SUB - REGISTRAR
MORMUGAO**



Certified True Copy

Handwritten signature of Adv. Suraj Kumar N. Nain

**Adv. Suraj Kumar N. Nain
NOTARY**

**STATE OF GOA
18, Ground Floor, Apna Bazar, Bldg.
VASCO-DA-GAMA, GOA - 403 802**

Date : 14/06/2025
Reg. No. : 10120/2025

