



## FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE MARGAO  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 05/Apr/2013 01:10 PM

Date of Receipt: 05/Apr/2013

Receipt No: 168

Serial No. of the Document: 2017

Nature of Document: Sale

Received the following amounts from Sri Cajitaho Mario Pereira for Registration of  
above Document in Book-1 for the year 2013

Rs. Pa

Registration Fee	667020.00
Processing Fees	200.00
<b>Total :</b>	<b>667220.00</b>

Amount in words: Rupees Six Lakh Sixty Seven Thousand Two Hundred  
Twenty Only.

Probable date of issue of Registered Document: 8/4/2013

Signature of the Sub-Registrar

~~NOT TO BE USED FOR THE PURPOSE OF HANDING OVER REGISTERED DOCUMENTS~~

Please handover the Registered Document to the person named below:

Name of the Person Authorized: \_\_\_\_\_

Specimen Signature of the Person Authorized

Signature of the Presenter

~~NOT TO BE USED FOR THE PURPOSE OF HANDING OVER REGISTERED DOCUMENTS~~

The Registered Document has been handed over to \_\_\_\_\_  
on 8/4/13

Signature of the person receiving the Document

Signature of the Sub-Registrar

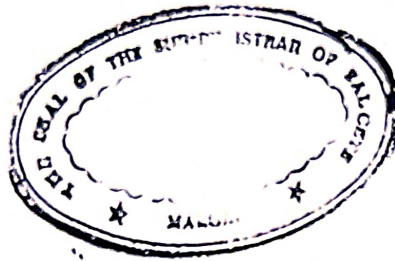
Designed and Developed by C- DAC ,ACTS Pune.

**CITIZEN CREDIT**  
Co-operative Bank Ltd.  
Bastardo  
Portland Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD.  
BRANCH: BASTARDO, PORTLAND  
BRANCH: BASTARDO, PORTLAND  
BRANCH: BASTARDO, PORTLAND

STAMP 84302  
190429  
APR 03 2013  
11:26  
R.0400500/-PB7223  
INDIA STAMP DUTY GOA

Name of Purchaser CAPTAIN MARIO PEREIRA



Captain Mario Pereira Pereira

### DEED OF SALE

Pereira

Pereira

Pereira

THIS DEED OF SALE is made at Margao, Goa, on this  
05th day of April, 2013 - B E T W E E N -

(1) MRS. LAURA E RODRIGUS E D'COSTA alias LAURA  
D'COSTA alias LAURA EGENIO D'COSTA, daughter of  
late Eugenio Rodrigues, aged 41 years, service,  
PAN No.           , married and her husband MR.  
JUDAS J.P.S. D'COSTA alias JUDE D'COSTA, son of  
late Joaquim Caetano D'Costa, aged 48 years,  
occ:service, PAN Card No.           , both Indian  
Nationals and residents of H.No.252, Madel Pequeno,  
Margao, Goa and hereinafter referred to as the  
"VENDORS" of the ONE PART - AND -

(2) MR. CAJITANO MARIO PEREIRA alias MARIO PER-  
EIRA, son of Mr. Manuel Joao Pereira alias Antonio  
Joao Pereira, aged 54 years, married, businessman,  
Sole Proprietor of M/s. DREAM HOUSE BUILDERS, PAN  
No.           , Indian National, resident of  
H.No.303/1, Sinquetim, Navelim, Salcete, Goa,  
hereinafter referred to as the "PURCHASER" of the  
OTHER PART.

*[Signature]*

*[Signature]*

*[Signature]*



Each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to their respective heirs, executors, administrators and assigns.

WHEREAS -

a) there exists a property, namely property known as PADRE INACIO SALDANHA, situated at Navelim, within the area of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33,242 of new series, not enrolled in the Land Revenue Office of Salcete but surveyed under No.84/5 of Navelim village, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

b) Cofre da Confraria de Nossa Senhora de Conceicao also known as Cofre da Confraria da Imaculada, Conceicao de Nossa Senhora, a juridical body constituted under the "Regulamento das Confrarias"

*[Signature]*

*[Signature]*

*[Signature]*



having its office at Holy Spirit Church, Margao, Goa was owner of the said property inscribed in their name in the Land Registration Office under Inscription No.25316 at folios 77 of Book G No.31;

c) said Cofre da Confraria put on in public auction a part of the said property after obtaining permission/order dt.24th February 2007 from Vicar General or Archdiocese of Goa and Daman, as required, wherein Mr. Alexandre Rosario Custodio Rodrigues alias Alexandre Rodrigues was declared highest and successful bidder and based on which the said part of said property, described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot" was conveyed and sold to him by Deed of Sale dt.8th September 2008 registered in the office of the Sub-Registrar of Salcete, Margao under No.4645 at pages 176 to 198 of Book No.I Vol.3120 dt.18.09.2008;

d) said Mr.Alexandre Rosario Custodio Rodrigues alias Alexandre Rodrigues was a widower and his wife, Mrs.Fatima Gonsalves having expired on 15th

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February 1995;

e) further said Mr. Alexandre Rosario Custodio Rodrigues alias Alexandre Rodrigues by virtue of Deed of Gift dt. 3rd March 2010 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-01235-2010 dt. 5th March 2010 gifted the said plot to the Vendor, Mrs LAURA E. RODRIGUES E D'COSTA;

f) thus VENDORS are now sole owners and possessors of the said plot;

AND WHEREAS the VENDORS have represented to the PURCHASER that -

a) the VENDORS are sole owners and possessors of the said plot and no other person/s have any right, title or interest therein of whatsoever nature;

b) the said plot is free from all encumbrances,





charges, liens or defects in title whatsoever;

c) the said plot is not subject to any previous agreement or any transactions;

d) the said plot is not subject to any acquisition, attachment, encroachment, litigations etc;

e) the VENDORS have clear and marketable title to the said plot;

AND WHEREAS considering the said representations as true, the PURCHASER approached the VENDORS for purchase of the said plot;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said plot for total consideration of Rs.1,00,00,000/- (Rupees one crore only);



*[Signature]*

*[Signature]*

*[Signature]*



NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuant to the said agreement and in consideration of Rs.1,00,00,000/- (Rupees one crore only) which has been paid by the PURCHASER to the VENDORS at the time of execution of these presents by two cheques of Rs.50,00,000/- each, namely (a) Cheque No.779300 drawn on The Bicholim Urban Co-op. Bank Ltd, Margao dt. 05.04.2013 and (b) Cheque No.301340 drawn on Corporation Bank, Navelim dt. 05.04.2013, the receipt whereof the VENDORS hereby admit and acknowledges, subject to realisation of said cheques, THEY the VENDORS as owners and possessors do hereby convey and transfer by way of sale unto the PURCHASER ALL THAT portion of land, admeasuring 2375 sq.mts, forming part of the property known as PADRE INACIO SALDANHA, situated at Navelim, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto TOGETHER WITH ALL the things permanently attached thereto or standing thereon AND ALL the privileges, easements, profits, advantages, rights and appurtenances whatsoever to







the said land or any part thereof belonging or  
anywise appurtenant thereto AND ALL the estate,  
rights, title, interest, use possession, benefit,  
claim and demand whatsoever at law or otherwise of  
the VENDORS to the said plot of land hereby con-  
veyed 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 VENDORS hereby covenant with the PURCHAS-  
ER that -

a) The PURCHASER may from time to time and at  
all times hereafter peaceably and quietly enter  
upon, occupy or possess and enjoy the said land and  
premises hereby conveyed with their appurtenances  
without any suit, lawful eviction or interruption,  
claim and demand whatsoever from or by them, the  
VENDORS or their successors or any of them or by  
any person/s claiming or to claim, from under or in  
trust for them or any of them;

b) the VENDORS and all persons having or claiming

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*Smith*

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any estate, right, title or interest in the said land, and premises hereby conveyed or any part thereof by from, under or in trust for the VENDORS or their successors, executors, administrators and assigns 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, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his heirs, executors, or administrators and assigns shall be reasonably required;

4  
c) However, in case due to any defects in the title of the VENDORS, the PURCHASER is deprived of the said plot or any part thereof, the VENDORS undertake to indemnify and compensate the PURCHASER fully and adequately in all respects.

*Wesley*

*Sumit*

*Quince*



3. The VENDORS declare that they do not belong to Schedule caste or Schedule Tribe community and further declare that the said plot hereby sold was not the property of Schedule caste or Schedule tribe at any time.

4. For the purpose of stamp duty the said plot is valued at Rs.1,33,40,375/- (Rupees one crore thirty three lakhs forty thousand three hundred seventy five only) calculated at minimum rate of Rs.5617/- fixed under Goa Stamp Rules, 2003.

SCHEDULE "A"

(Description of the said property)

ALL THAT property known as PADRE INACIO SALDANHA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33,242 of new series, not enrolled in the Land Revenue Office of Salcete but surveyed under No.84/5 of Navelim village, having an area of

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16325 sq. mts and bounded on the east by property of the heirs of Roque Herodiano Rodrigues, water drain and properties of heirs of Jose Luis Caaetano da Cunha Alvares and those of Venacio Soares, on the west by that of Jose Fenelon da Piedade Rebello and Zoivonta Sinai Carapurkar and heirs of the said Venacio Soares, on the north by that of Fabrica da Igreja de Navelim and on the south by those of Vicente Fernandes and Barvina Fernandes, Fabrica of the said Church, with a drain in between, heirs of said Venacio Soares and Roque Noronha.

SCHEDULE "B"

(Description of the said plot)

All that portion of land admeasuring 2375 (two thousand three hundred and seventy five) sq. mts, forming part of the property decrbed in the SCHEDULE "A" above, formerly part of the property surveyed under No.84/5 of Navelim village, now after partition of said survey holding is independently

*Wesley*

*Sumit*

*Roberto*



surveyed under No.84/5-C of Navelim village, forming an independent and separate property and bounded on the east by the road to Coldem and the remaining portion of the said property, on the west by properties surveyed under Nos.86/6 and 86/9 of Navelim village, on the north by remaining portion of the said property and on the south by property surveyed under No.84/13 of Navelim village.

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

VENDORS:

*[Signature]*

*[Signature]*

*[Signature]*

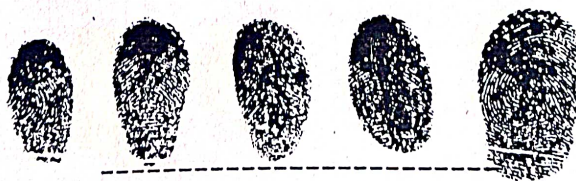




LAURA E RODRIGUES E D'COSTA  
alias LAURA D'COSTA



right hand finger prints



left hand finger prints



*W. L. C.*

*Janet*

*W. L. C.*

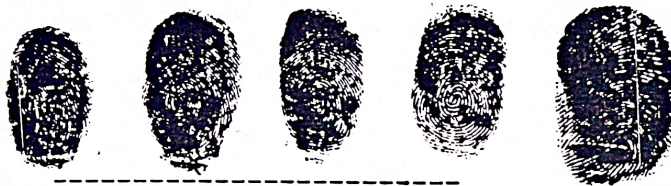


*Print*

JUDAS J.P.S.D'COSTA alias  
JUDE D'COSTA



right hand finger prints



left hand finger prints

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*Barrie*





PURCHASER:



*[Handwritten signature]*

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CAJITANO MARIO PEREIRA alias  
MARIO PEREIRA



right hand finger prints



left hand finger prints

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WITNESSES:

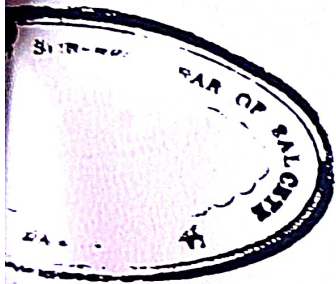
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2. Ignatius Miranda foad

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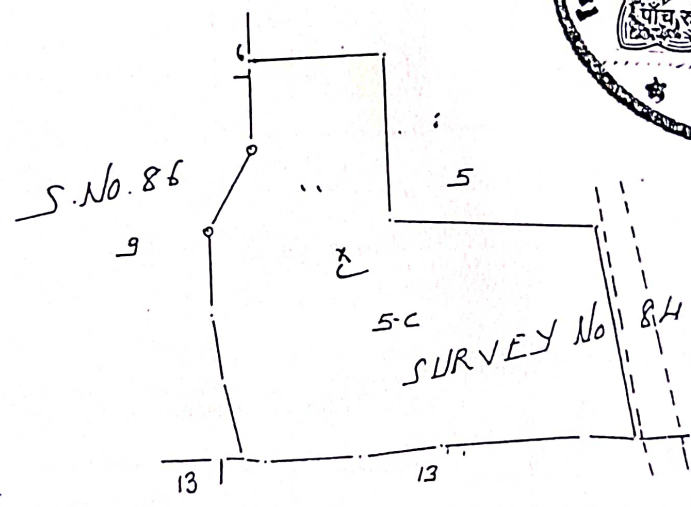
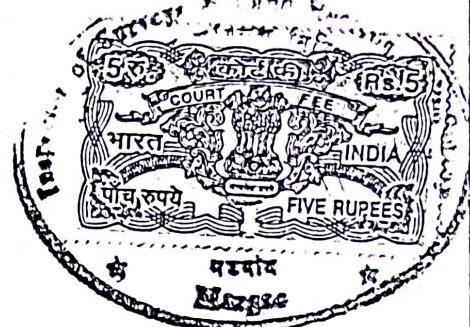
GOVERNMENT OF GOA  
DIRECTORATE OF SETTLEMENT &  
LAND RECORDS

PLAN  
SHOWING THE PLOTS SITUATED  
AT NAVELIM VILLAGE  
OF SALCETE TALUKA  
S. NO. 1 SUB DIV. NO. 84/5-C  
SCALE - 1:1000



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I.S. & L.R.



*Handwritten signature*  
CHECKED BY *22/1/09*

*Handwritten signature*

TRACED FROM P.T. SHEET NOS. 14  
OF NAVELIM VILLAGE ON 22/7/09  
BY J.S. NAIK (PS)  
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Office of Sub-Registrar Salcete/Margao

Government of Goa

Date & Time : 05-04-2013 01:10:45 PM

Document Serial Number : 2017



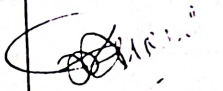
Presented at 12:03:00 PM on 05-04-2013 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	667020.00
2	Processing Fees	200.00
	Total :	667220.00

Stamp Duty Required: 325230.00

Stamp Duty Paid: 400500.00

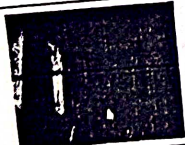


Cajitano Mario Pereira presenter

Name	Photo	Thumb Impression	Signature
Cajitano Mario Pereira ,S/o. Manuel Joao Pereira , Married,Indian,age 54 Years,Business,r/oH.No. 303/1, Sinquetim, Navelim, Salcete - Goa As Sole Proprietor of M/s. Dream House Builders.			




Endorsements

Executant




1 . Laura E Rodrigues e D'Costa , D/o. Late Eugenio Rodrigues , Married,Indian,age 41  
Years,Service,r/oH.No. 252, Madel Pequeno, Margao, Goa

Photo	Thumb Impression	Signature
		

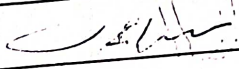
2. Judas J.P.S. D'Costa , S/o. Late Joaquin Caetano D'Costa , Married, Indian, age 48  
Years, Service, r/o H.No. 252, Madel Pequeno, Margao, Goa

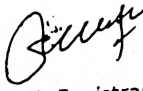
Photo	Thumb Impression	Signature
		

3. Cajitano Mario Pereira , S/o. Manuel Joao Pereira , Married, Indian, age 54 Years, Business, r/o H.No. 303/1, Sinquetim, Navelim, Salcete - Goa As Sole Proprietor of M/s. Dream House Builders.

Photo	Thumb Impression	Signature
		

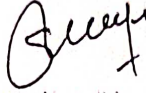
Identification

Sr No.	Witness Details	Signature
1	Francis D'Silva , S/o. Timotio D'Silva , Married, Indian, age 63 Years, Service, r/o Sernabatim, Colva, Salcete - Goa	

  
Sub-Registrar  
Suraj B. Vernekar)  
Sub Registrar



Book-1 Document  
Registration Number MGO-BK1-01979-2013  
CD Number MGOD67 on  
Date 05-04-2013



Sub-Registrar (Salcote/Margao) (Mekor)  
Sub Registrar

Scanned By:- Sadhana Dessai

Signature:-



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