For CITIZENCREDIT™
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAMARIA BERRIER CO-OP, HSG SOCIETY LTD
ST JOQUIM ROAD, BORDA,
MARGAO - GOA 403 601

D-5/STP(V)/CR./35/3/2011-RD

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Rs.0007300/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser MARIO MELBON IGIDIO D'COSTA

THE SEAL OF THE SUB-REGISTRAR OF SALCETE

Mario Melbon Igidio D'costa

TRUE XEROX COPY

NOTARY LAZARUS F. VIEGAS GOA Regd. No. F-5/1964 Judl GOVERNMENT OF INDIA

DEED OF SALE

(1)

THIS DEED OF SALE is executed at Margao, Goa, on this 30th day of November in the year Two thousand and Twelve.

BETWEEN

1. Smt. MARIA ADOLFINA LEITAO, aged about 76 years, housewife, widow of late Shri. Minguel Anunciacao Leitao alias Minguelina Leitao and her son,

M.A. Leitao

2. Shri. JOFCEY ALADIN LEITAO, aged about 48 years, bachelor, son of late Shri. Minguel Anunciacao Leitao alias Minguelino Leitao, residents of Bathim, Cuncolim, Salcete Goa. Hereinafter referred to as ''VENDORs'' (which expression shall unless repugnant the context or meaning thereof, be deemed to mean and include as well their heirs, executors, administrators, legal representatives, successors and assigns) OF THE ONE PART.

3. Mr.MARIO MELBON IGIDIO D'COSTA, son of Teotonio R. D'costa, aged 49 years, businessmen, married, with pan card No, [redacted] resident of Voddy, Cuncolim, Salcete Goa, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include as well his heirs, executors, administrators, legal representatives, successors and assigns) OF THE SECOND PART.

All the parties hereto are Indian Nationals.

The VENDOR No. 1 is represented herein and hereby her lawful ATTORNEY Shri. MARIO MELBON IGIDIO D'COSTA, aged about 49 years, businessman married, son of late Teotonio R.D'Costa, residents of Voddy, Cuncolim, Salcete Goa.

WHEREAS there exist a property known as " COMMBA PARRICOTTO", situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District

and State of Goa, not described in the Land Registration office of Salcete Judicial Division but enrolled in the Taluka Revenue Office for Matriz under No.3980 and identified by different survey Nos. (a) 398/67 admeasuring 550 sq.mts (b) 398/75 admeasuring 525 sq.mts. (c) 398/82 admeasuring 75 sq.mts (d) 398/88 admeasuring 125 sq.mts, (e) survey No. 398/93 admeasuring 175 sq.mts, all of Village Cuncolim, Salcete Goa. Totally admeasuring to 1450 sq.mts. the VENDORS own half of the undivided share of 1450 sq.mtrs. This properties are hereinafter referred to as the Said Properties" better described in Schedules hereunder

AND WHEREAS the said properties are described under different Schedules such as:-

(a) Property under survey No. 398/67 admeasuring 550.00 sq.mts is described in Schedules-I hereunder.

(b) Property under survey No. 398/75 admeasuring 525 sq.mts is described in Schedules-II hereunder.

(c) Property under survey No. 398/82 admeasuring 75sq.mts is described in Schedules-III hereunder

(d) Property under survey No. 398/88 admeasuring 125sq.mts is described in Schedules-IV hereunder

(e) Property under survey No. 398/93 admeasuring 175 sq.mts is described in Schedules- V hereunder

AND WHEREAS all this properties described in Schedule-I to V, totally admeasuring 1450 sq.mts., and better shown on the plan annexed to the present deed. The VENDORS owns half of 1450 sq.mtrs.

AND WHEREAS the said properties was originally owned by ancestors of VENDORs and thereafter it came into the possession of the parents/husband of the VENDORs and his uncle and upon the death of said Shri Minguel Anunciacao Leitao , Smt. MARIA ADOLFINA LEITAO and her son Shri. JOFCEY ALLADIN LEITAO were owners in possession of half of the undivided property of 1450 sq.mtrs of the said properties an deed of succession is drawn in the office of Notary Public Ex-officio of Judicial Division of Quepem at Quepem which is recorded in Book No.586 at pages 84 To 85 Dated 22-7-2011, declaring the VENDORs as the legal successors to the said properties.

AND WHEREAS since then present VENDORS are owners in possession of the said Properties of Village Cuncolim, Salcete Taluka, state of Goa.

AND WHEREAS VENDORs have decided to sale their half undivided share of the said properties totally admeasuring 725 sq.mts., consisting of five survey Nos: Property under survey No. 398/67 admeasuring 550.00 sq.mts is described in Schedules-I hereunder. Property under survey No. 398/75 admeasuring 525 sq.mts is described in Schedules-II hereunder. Property under survey No. 398/82 admeasuring 75.00 sq.mts is described in Schedules-III hereunder, Property under survey No. 398/88 admeasuring 125 sq.mts is described in Schedules-IV hereunder, Property under survey

Costo Leitao

No. 398/93 admeasuring 175.00 sq.mts is described in Schedules-V hereunder.

AND WHEREAS the VENDORS has approached the PURCHASER for the sale of the said properties.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER the said half of the undivided share of the properties, totally admeasuring to 725 sq.mts., for total consideration of Rs.362500/- (Rupees three lakhs sixty two thousand five hundred only) as it is fair market value considering the properties are undeveloped.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of the sum of Rs.362500/- (Rupees three lakhs sixty two thousand five hundred only) the amount of Rs.362500/- shall be paid by 4 cheque " 1. an amount of Rs. 100000/- (one lakh only) shall be paid to Smt. MARIA ADOLIFINA LEITAO by cheque No 328260 dated 28th November 2012, (2.) an amount of Rs. 100000/- (one lakh only) shall be paid to Smt. MARIA ADOLIFINA LEITAO by cheque No 328661 dated 28th November 2013, (3.) an amount of Rs. 100000/- (one lakh only) shall be paid to Smt. MARIA ADOLIFINA LEITAO by cheque No328262. dated 28th November 2014, (4.) an amount of Rs. 62500/- (sixty two thousand five hundred only) shall be paid to Smt. MARIA ADOLIFINA LEITAO by cheque No. 328263

dated 28th November 2015 paid by the PURCHASER to the VENDORs, the receipt whereof the VENDOR do hereby expressly admit and acknowledge, the VENDORs as beneficial owners do hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER all that the said properties, totally admeasuring 725 sq.mts., as described in Schedules hereunder and delineated in red color on the plan annexed to this Deed, together with all rights, title, and easements whatsoever to the said properties and every part thereof, without any limitation of reservation to the PURCHASER in the said properties as described in Schedules hereto with all the rights thereof, domain, actions and appurtenances whatsoever to the use of the absolutely and forever free of any encumbrances, charges and liens.

2. The VENDORs covenants with the PUCHASER as follows:

a) That the VENDORs have a good rights, full power and absolute authority to sell the said properties as described in Schedules hereunder in the manner aforesaid.

b) That the said properties hereby sold are free from encumbrances.

c) That the said properties are not subject to any Land Acquisition proceedings, nor subject to any attachment or lien of any Court or person whatsoever.

d) That the PURCHASER shall have a quiet possession enjoyment of the said properties hereby sold, conveyed

and granted, free from any interference and/or disturbance by the VENDORs or any person or persons claiming through or under them.

e) That the PURCHASER is deprive of the enjoyment and possession of the said properties due to defect of ownership of the said properties, the VENDORS undertake the responsibility to compensate the PURCHASER fully and adequately in all respect.

3. That the VENDORS and all person claiming under them shall and will from time to time upon the request and at the cost of the PURCHASER do and execute all such acts, deeds and things whatsoever for further and more perfectly and absolutely granting and assuring the said properties and every part thereof unto the PURCHASER and placing the PURCHASER in possession of the same according to the true intent and meaning of this Deed or as shall or may be reasonably required and shall sign all and/or any of the documents that may be required to be signed to make changes in the survey records.

4. The VENDORS hereby declare that the said properties of 725 sq.meters hereby sold is not belonging to Schedule Caste or Schedule Tribes.

SCHEDULE – I

ALL THAT Half of undivided property know as " " COMMBA PARRICOTTO'' situated at Cuncolim, Salcete Goa, within the

jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/67 of village Cuncolim. Salcete Goa, and admeasuring 550.00 sq.mts., and is bounded as under: .

On the East : By property under survey No. 398/57

On the west : By property under survey No. 398/18

On the North : By property under survey No. 398/64, 65, 66

On the South : By property under survey No. 398/68

SCHEDULE – II

ALL THAT Half of undivided property know as " " COMMBA PARRICOTTO'' situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/75 of village Cuncolim. Salcete Goa, and admeasuring 525.00 sq.mts., and is bounded as under: .

On the East : By property under survey No. 398/76

On the west : By property under survey No. 460

On the North : By property under survey No. 398/73, 74

On the South : By property under survey No. 398/78

SCHEDULE – III

ALL THAT Half of undivided property know as " " COMMBA PARRICOTTO'' situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/82 of village Cuncolim. Salcete Goa, and admeasuring 75.00 sq.mts., and is bounded as under: .

On the East : By property under survey No. 398/83

On the west : By property under survey No. 398/80, 81

On the North : By property under survey No. 398/79

On the South : By property under survey No. 399/1

SCHEDULE – IV

ALL THAT Half of undivided property know as " " COMMBA PARRICOTTO'' situated at Cuncolim, Salcete Goa, within the

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jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/88 of village Cuncolim. Salcete Goa, and admeasuring 125.00 sq.mts., and is bounded as under: .

On the East : By property under survey No. 398/89

On the west : By property under survey No. 398/87

On the North : By property under survey No. 398/79

On the South : By property under survey No. 399/1, 2

SCHEDULE – V

ALL THAT Half of undivided property know as " " COMMBA PARRICOTTO'' situated at Cuncolim, Salcete Goa, within the jurisdiction of Cuncolim Municipal Council, Taluka Salcete, South Goa District and State of Goa, not described in the Land Registration office of Salcete, but enrolled in the Taluka Revenue Office for Matriz under No. 3980 and identified as COMBA under survey No 398/93 of village Cuncolim. Salcete Goa, and admeasuring 175.00 sq.mts., and is bounded as under:.

On the East : By property under survey No. 398/94, 97

On the west : By property under survey No. 398/92

On the North : By property under survey No. 398/79

On the South : By property under survey No. 3993

The said properties are herein marked with red to the plan annexed to the present deed and forms and distinct and separate unit in itself.

IN WITNESS WHEREOF, the parties here to have set and subscribed their respective hands hereunto on the day and place first hereinabove written in the presence of two witnesses.

VENDORS:

1. Mr. MARIO MELBON IGIDIO D'COSTA
(As Attorney for VENDOR No 1)

NOTARY
LAZARUS F. VIEGAS
GOA
Regd. No. F-5/164/98
GOVERNMENT OF INDIA

VENDORS: Leitão

2. Shri. JOFCEY ALLADIN LEITAO

Left hand finger prints

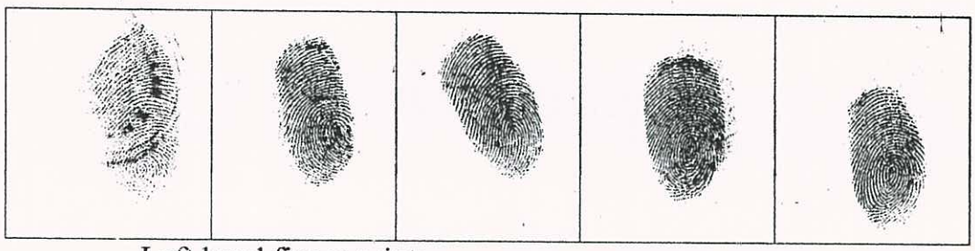
Right hand finger prints

Leitão

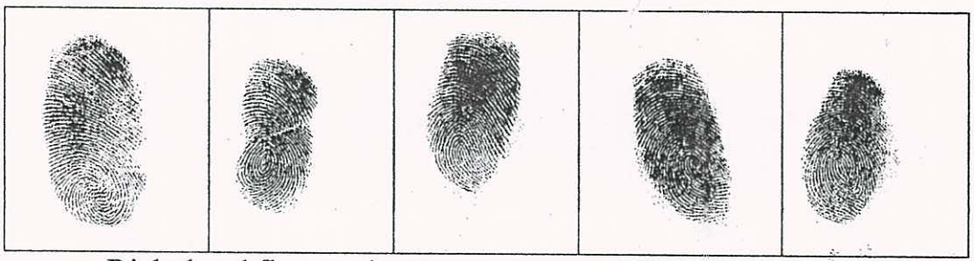
NOTARY
LAZARUS F. VIEGAS
GOA
GOVERNMENT OF INDIA

PURCHASER:

1. Mr. MARIO MELBON IGIDIO D'COSTA



Left hand finger prints

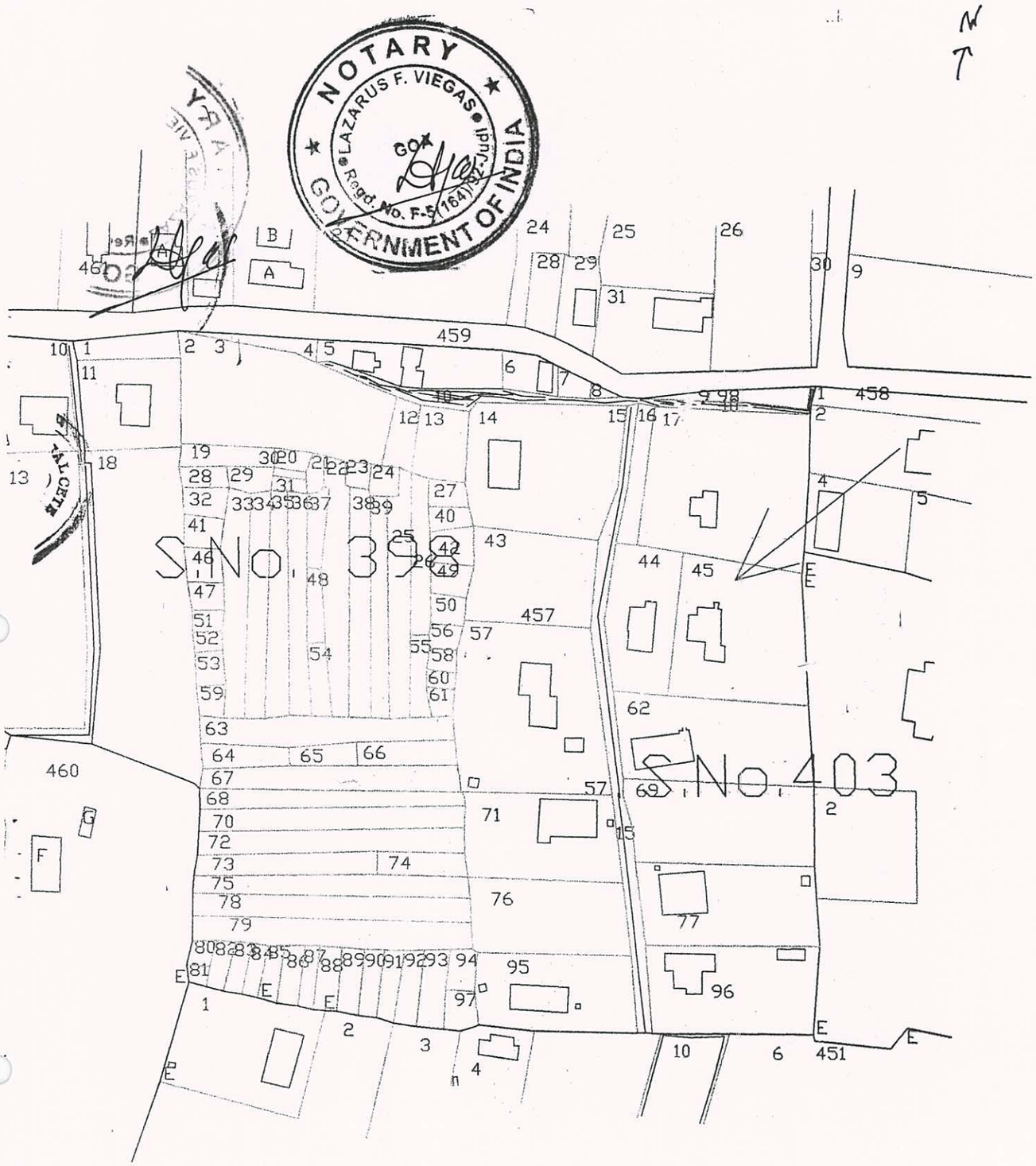


Right hand finger prints

WITNESSES:

1.

2.



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VENDORS

Zeas to

PURCHASER

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 04-12-2012 11:54:41 AM

Document Serial Number : 6535

Presented at 11:35:00 AM on 04-12-2012 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	7250.00
2	Processing Fees	230.00
	Total :	7480.00

Stamp Duty Required: 7260.00 Stamp Duty Paid: 7300.00

Mario Melbon Igidio D'Costa presenter

Name	Photo	Thumb Impression	Signature
Mario Melbon Igidio D'Costa,S/o. Teotonio R. D'Costa , Married,Indian,age 49 Years,Business,r/oR/o. Voddy, Cuncolim, Salcete, Goa. For self as Purchaser and as POA of Vendor No. 1 vide POA dated 23/11/2012 executed before Notary Lazarus Francis Viegas under reg No. 5766/2012			

Endorsements

Executant

1 . Jofcey Alladin Leitao, S/oinguel Anunciacao Leitao, UnMarried,Indian,age 48 Years,Business,r/oR/o. Bathim, Cuncolim, Salcete, Goa.

Photo	Thumb Impression	Signature

2 . Mario Melbon Igidio D'Costa, S/o. Teotonio R. D'Costa, Married,Indian,age 49 Years,Business,r/oR/o. Voddy, Cuncolim, Salcete, Goa. For self as Purchaser and as POA of Vendor No. 1 vide POA dated 23/11/2012 executed before Notary Lazarus Francis Viegas under Reg. No. 5766/2012

Photo	Thumb Impression	Signature

Identification

Sr. No.	Witness Details	Signature
1	Augusto Rebello , S/o. Late Pio Rebello,Married,Indian,age 44 Years,Business,r/o R/o. Cuncolim, Salcete, Goa	

Sub-Registrar
Suraj R. Vernekar
Sub Registrar

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NOTARY LAZARUS F. VIEGAS GOA Regd. No. F-5/1994 GOVERNMENT OF INDIA

Certified to be a true xerox copy of the original document which I have initialled and returned.

Adv. LAZARUS FRANCIS VIEGAS
NOTARY
(GOVERNMENT OF INDIA)
Abade Faria Road, MARGAO-GOA
Place Margao
Date. 16/2/18.
Regd. No. 1622/18

Book-1 Document
Registration Number MGO-BK1-06506-2012
CD Number MGOD64 on
Date 04-12-2012

Sub-Registrar (Salcete/Margao)
Suraj R. Vernekar)
Sub-Registrar

NOTARY
LAZARUS F. VIEGAS
GOA
Regd. No. F-5(164)/92-Judl
GOVERNMENT OF INDIA

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune