

980

0011

Plot No - 2



गोवा GOA

Sr. No. 755 Place of Vend Mapusa Date of

Issue 09/02/2010 Value of Stamp Paper

Rs. 20,000/ (Rupees Twenty thousand only)

Name of the purchaser Marina Gominde

residing at Fatasa son of

As there is no one single stamp paper for the value of Rs. 40,000/ additional stamp papers for the completion of the value is attached along with.

Signature of the ex-officio Vendor

Signature of Purchaser

022591

989/10

MARINA EUGINA GOMINDES

Marina

DEED OF SALE

...2/-

Marina

Balu Costa
RangAffente
Idolote



गोवा GOA

Dr. No. 758 Place of Vend Mapusa Date of

Issue 09.02.2010 Value of Stamp Paper

Rs. 20,000/- (Rupees Twenty thousand Only)

Name of the purchaser Marina Gominde

residing at Patola, son of

As there is no one stamp paper for the value of Rs. 40,000/- additional stamp papers for the completion of the value is attached along with.

Signature of the
ex-officio Vendor

Signature of Purchaser

022592



- 2 -

THIS DEED OF SALE is made at Margao, Goa, on
this 18th day of the month of February, of the year two
thousand and ten.

...3/-

Marina

18 de Fevereiro

Rupees

Chancelado

B E T W E E N

(1) MRS. BEMVINDA ALDA CASTELO, alias MRS. BEMVINDA ILDA CASTELO, alias MRS. BEMVINDA ALDA CASTELO DA COSTA, alias MRS. BEVINDA ALDA CASTELO COSTA, alias MRS. BEMVINDA ALDA CASTELO E D'COSTA, alias MRS. BEMVINDA ALDA CASTELO D'COSTA, alias MRS. BEMVINDA ALDA CASTELO DA COSTA, alias MRS. BEVINDA ALDA CASTELLO DA COSTA, daughter of Mr. Joaquim Francisco Xavier Castelo, widow of Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionizio Da Costa, alias Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionisio da Costa, alias Mr. Camilo Francisco Boaventura Perpetuo Socorro da Costa, alias Mr. Dionisio da Costa, alias Mr. Dionizio da Costa alias Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionisio D'Costa, alias Mr. Camilo Francis Boaventure de Perpetua Sucoor Dionisa da Costa, alias Mr. Camilo Francisco Dionisio Boaventura Perpetua Socorro da Costa, alias Mr. Camilo Francisco Boaventura Perpetua Socorro Dionisio da Costa, alias Mr. Camilo

...4/-

Marina

Bo da Costa
Bo da Costa

Alfons
Ida Costa



Francisco d Costa, alias Mr. Camilo Francisco Boaventura
P S Dionicio D'Costa, alias Mr. Camilo Francisco
Boaventura P. S. Dioncio D'Costa, aged about 69 years,
widow, Indian National, resident of House No. 191,
Varde Valaulicar Road, Margao, Goa,

- (2) MR. GLEN VIVEK BENTO DA COSTA, son of the
late Mr. Camilo Francisco Boaventura Perpetuo
Socorro Dionizio Da Costa, aged about 41 years,
bachelor(unmarried), service, Indian National, resident
of 191, Varde Valaulicar Road, Margao, Goa.
- (3) MRS. LOO RENITA ROSHAN DA COSTA, alias
MRS. LOU RENITA ROSHAN DA COSTA, alias
MRS. LOU RENITA ROSHAN DA COSTA BARNETO,
daughter of the late Mr. Camilo Francisco Boaventura
Perpetuo Socorro Dionizio Da Costa, aged about 40
years, married, service, and her husband:
- (4) MR. MOSES LAWRENCE BARNETO, son of the late
Mr. John Barneto, aged about 41 years, married, service,
both Indian Nationals and residents of House No. 605,
Orgao, Loutolim, Salcete, Goa.

...5/-

Marina *B de Costa* *Idalberto*
Quart



- (5) MR. KARL RAJ SEBASTIAO DA COSTA, son of the late Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionizio Da Costa, aged about 38 years, bachelor(unmarried), service, Indian National, resident of 191, Varde Valaulicar Road, Margao, Goa.
- (6) MR. IAN BRIMMOHAN ANTONIO DA COSTA, son of the late Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionizio Da Costa, aged about 37 years, bachelor(unmarried), service, Indian National, resident of 191, Varde Valaulicar Road, Margao, Goa.
- (7) MR. CLIVE RABI JOSE DA COSTA, son of the late Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionizio Da Costa, aged about 35 years, married, service, and his wife;
- (8) MRS. TULIP CABRAL, alias MRS. TULIP DA COSTA, daughter of Mr. Orlando Cabral, aged about 35 years, married, housewife, both Indian Nationals and residents of 191, Varde Valaulicar Road, Margao, Goa.
- (9) MRS. PEARL CHITRA BEMVINDA DA COSTA, alias MRS. PALLAVI B. DANGUI, daughter of the late Mr. Camilo Francisco Boaventura Perpetuo Socorro

... 6/-

Marina

B de Costa
Raia

Effect
Idalberto



Dionizio Da Costa, aged about 33 years, married, service, and her husband:

- (10) MR. BHAGAVANTA VISHNUDAS DANGUI, alias MR. UDAY DANGUI, son of Mr. Vishnudas Dangu, aged about 49 years, married, business, both Indian Nationals and residents of 191, Survey Vaddo, Guirim, Bardez, Goa.
- (11) Ms. RUTH DO CARMO ASHA DA COSTA, daughter of the late Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionizio Da Costa, aged about 30 years, spinster(unmarried), service, Indian National, resident of 191, Varde Valaulicar Road, Margao, Goa, hereinafter called or referred to as "THE VENDORS", (which expression shall where the context so require or permit, be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

A N D

...7/-

Marina

B de Costa
Ramada

Cheta
Jarbo

MRS. MARINA EUGINA GOMINDES, alias MRS. MARINA EUGINA PILLAI, daughter of Mr. Chandra Mohan Pillai, aged about 36 years, married, housewife, Indian National, resident of House No. 2/601, behind K. T. C. Bus Terminus, Fatorda, Salcete, Goa, hereinafter called or referred to as "THE PURCHASER", (which expression shall where the context so require or permit, be deemed to include her heirs, successors, legal representatives, administrators, executors and assigns) of the OTHER PART.

WHEREAS, the Vendors at serial Nos. (2), (3), (4), (5), (6), (9) and (10) of the First Part are represented in this act by their duly constituted Attorney, their mother/mother-in-law namely MRS. BEMVINDA ALDA CASTELO DA COSTA, the Vendor at serial No. (1) of the First Part, vide General Power of Attorney dated 12/11/2007 executed before the Notary, State of India, Philomena de Silva, at Margao under Registration No. 16084/07.

AND WHEREAS, at ward Gouvoly-Addy, of village Nuvem, there exists a property known as "GORA DERA

...8/-

Marina
B de Costa
B de Costa
Ch de Costa
Ida Costa

VISSUA", alias "GORADERA-VISSVO", bearing Survey No. 230, Sub-Division No. 3-A, of Village Nuvem, within the jurisdiction of the Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, found described in the Land Registration Office of Salcete, at Margao, Goa, under No. 7511 of Book N-29 of the Old Series, found enrolled in the Taluka Revenue Office of Salcete, under Matriz Nos. 195 and 216, hereinafter called or referred to as "THE ENTIRE PROPERTY", fully described in Schedule I hereunder.

AND WHEREAS, The Entire Property, fully described in Schedule I hereunder, admeasures an area of 15,820 sq. mts. (fifteen thousand eight hundred and twenty square meters) approximately.

AND WHEREAS, The Entire Property, fully described in Schedule I hereunder, is bounded in terms of the Land Description No. 7511 as under:

...9/-

Marina

P. de Costa

Quack

Alf

de Costa



ON THE EAST : By the hill till the running waters
downwards;

ON THE WEST : By the paddy field of the
Comunidade of Margao;

ON THE NORTH : By the property known as
"Bendixira" of Nicolao Baracho
and Piedade Curumbin;

AND

ON THE SOUTH : By the property "Gina" of the heirs
of Custodio Camello Futardo and
by the heirs of Patricio Fernandes.

AND WHEREAS, The Said Property, fully described
in Schedule I hereunder, is found inscribed in the name of
Mr. Camilo Francisco Boaventura Perpetuo Socorro Dionizio
Da Costa, under Inscription No. 44972 in the Land
Registration Office of Margao at Salcete Goa.

AND WHEREAS, the Vendor No. (1) of the First Part
is the widow of Mr. Camilo Francisco Boaventura Perpetuo
Socorro Dionizio Da Costa, and the Vendors from serial

...10/-

Marina
B da Costa
Bento
Chet
Ida Costa



Nos. (2) to (11) are his legal heirs/successors, as reflected in the Deed of Succession dated 09/03/2007 duly recorded at folio 102 overleaf to 104 of Deeds/Wills Book No. 1505 of the Office of the Notary Ex-Officio of Salcete at Margao, Goa.

AND WHEREAS, the Vendors abovenamed have demarcated, delineated and separated out a portion of The Said Property into twelve Plots being Plot No. 1 to Plot No. 12.

AND WHEREAS, vide Letter bearing Reference No. VP/NUV/SD/2008-09/12 dated 03/06/2008, the Office of the Village Panchayat of Nuvem, Salcete, Goa, has issued Final N.O.C. for Sub-Division of Plots in The Said Property. The said Final N.O.C. for Sub-Division has been issued by the Village Panchayat of Nuvem on the basis of the approval granted by the Town Planner vide Letter bearing No. TPM/Sub-Division/Nuvem, 230/3A/08/380 dated 24/01/2008. Also Conversion Sanad bearing No. SDO/SAL/CONV-18/96/875 dated 23/02/2001 has been issued by the Office of the Deputy Collector and S.D.O.

...11/-

Maning

Is de Costa

Quack

Officer

Salcete



Margao, Goa, in respect of the portion of The Said Property comprising the Plots from Nos. (1) to (12).

AND WHEREAS, the Plot No. 2, admeasures an area of 588.94 sq. mts. (five hundred and eighty-eight point ninety-four square meters) approximately, and is identified in the site-plan annexed to this Deed of Sale in red coloured boundary lines, which site-plan forms an integral part of this Deed of Sale. For brevity sake, the Plot No. 2 shall be hereinafter called or referred to as "THE SAID PLOT 2, fully described in Schedule II hereunder.

AND WHEREAS, The Said Plot 2, fully described in Schedule II, is bounded as under:

ON THE EAST : By Plot 3;

ON THE WEST : By Plot 1;

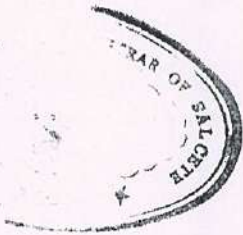
...12/-

Marina
de Costa

Ramachandra

1
de Costa

de Costa



ON THE NORTH : By the property known as
"BENDEXIRA" of Nicolao Baracho
and presently of Piedade Curumbin:

AND

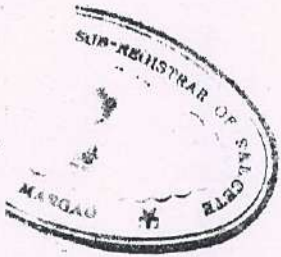
ON THE SOUTH : By the proposed 6.00 mts. wide
road through the property bearing
Survey No. 230/3-A.

AND WHEREAS, the Vendors of the First Part have
offered to sell and the Purchaser has agreed to purchase "The
Said Plot 2, fully described in Schedule II", for a total
consideration of Rs. 20,00,000/- (Rupees twenty-lakhs only),
which is the market value of "The Said Plot 2, fully
described in Schedule II" hereunder.

AND WHEREAS, the Vendors have not created any
hypothecation or any kind of lien on "The Said Plot 2,
fully described in Schedule II".

...13/-

Marina
Bo de Costa
Ricardo
Agost
Idalberto



AND WHEREAS, the Vendors do hereby declare to have good and full right to sell and convey "The Said Plot 2, fully described in Schedule II", hereby sold and conveyed unto the Purchaser in the manner aforesaid.

NOW THEREFORE THIS DEED OF SALE
WITNESSETH as under:

- (1) THAT, in pursuance of the above agreement and in consideration of the selling price of Rs. 20,00,000/- (Rupees twenty-lakhs only), as per the market value, which sum the Vendors do hereby acknowledge as having received from the Purchaser, vide Crossed Manager's Cheque bearing No. 107370 dated 08/02/2010 drawn on HDFC Bank, Margao Branch, Margao, Goa, in favour of the Vendor No. (1) Mrs. Bemvinda Da Costa, the Vendors do hereby sell, convey, transfer unto and to the use the Purchaser, "The Said Plot 2, fully described in Schedule II", and identified in the site-plan annexed to this Deed of Sale in red colour

...14/-

Marina
B. da Costa
Da Costa

Chase
Idalade



boundary lines, which site-plan forms an integral part of this Deed of Sale, togetherwith all trees, fences, ways, water courses, liberties, and privileges and easements and all other appurtenances whatsoever of the Vendors, alongwith all the shares, rights, title, interests, property claims, estate and demand whatsoever of the Vendors unto and upon "The Said Plot 2, fully described in Schedule II", hereby sold and conveyed unto the Purchaser absolutely and forever.

- (2) AND THAT, the Purchaser shall hereafter peacefully and quietly hold, use and enjoy "The Said Plot 2, fully described in Schedule II", as her own chattel and property without any hindrance, interruption, claim or demand by or from the Vendors or any other person or persons whomsoever claiming and demanding any right, title, interest in "The Said Plot 2, fully described in Schedule II", or any part thereof through the Vendors or any other person or persons as co-owners alongwith the Vendors.

...15/-

Marina
Is de Costa
Buach
CAJES
John Coste



- (3) AND THAT, the Vendors and all persons claiming and demanding under them shall and will from time to time upon the request and cost of the Purchaser, do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring "The Said Plot 2, fully described in Schedule II", hereby sold or any part thereof unto the Purchaser and placing her in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.
- (4) AND THAT, the Vendors shall indemnify the Purchaser against all persons claiming "The Said Plot 2, fully described in Schedule II", or any part thereof through the Vendors.
- (5) AND THAT, the Purchaser shall after this purchase, be the exclusive owner in title and possession of "The Said Plot 2, fully described in Schedule II".

Marina

Bo de Costa
Bo de Costa

Bo de Costa
Bo de Costa

...16/-

- (6) AND THAT, the Vendors do hereby give their free and voluntary No Objection to the Purchaser for the Mutation of her name in the Survey Records of The Said Property, bearing Survey No. 230, Sub-Division No. 3-A, of Village Nuvem.
- (7) THIS DEED OF SALE WRITTEN, on stamp papers of the value of Rs. 40,000/- (Rupees forty thousand only) in full and final settlement of the stamp duties in respect of this transfer.



SCHEDULE-I

ALL THAT, property known as "GORA DERA VISSUA", alias "GORADERA-VISSVO", situated at ward Gouvoly-Addy, bearing Survey No. 230, Sub-Division No. 3-A, of Village Nuvem, within the jurisdiction of the Village Panchayat of Nuvem, Taluka and Sub-District of Salcete,

...17/-

Marina *Bo de Costa* *Ram* *Chape* *Idal*

District of South Goa, State of Goa, found described in the Land Registration Office of Salcete, at Margao, Goa, under No. 7511 of Book N-29 of the Old Series, found enrolled in the Taluka Revenue Office of Salcete, under Matriz Nos. 195 and 216, admeasuring an area of 15,820 sq. mts. (fifteen thousand eight hundred and twenty square meters) approximately and is bounded in terms of the Land Description No. 7511 as under:

ON THE EAST : By the hill till the running waters downwards;

ON THE WEST : By the paddy field of the Comunidade of Margao;

ON THE NORTH : By the property known as "Bendixira" of Nicolao Baracho and Piedade Curumbin;

AND

ON THE SOUTH : By the property "Gina" of the heirs of Custodio Camello Futardo and by the heirs of Patricio Fernandes.

...12/-

Marina
B de Costa
Baracho
Patricio
Idalberto



SCHEDULE - II

ALL THAT, Sub-Divided Plot No. 2, of the property described in Schedule I above, admeasuring an area of 588.94 sq. mts. (five hundred and eighty-eight point ninety-four square meters) approximately, and is identified in the site-plan annexed to this Deed of Sale in red coloured boundary lines, which site-plan forms an integral part of this Deed of Sale, and is bounded as under:

ON THE EAST : By Plot 3;

ON THE WEST : By Plot 1;

...19/-

Mprina
Is de Costa
Buast
Shere
Ida Costa



ON THE NORTH : By the property known as
"BENDEXIRA" of Nicolao Baracho
and presently of Piedade Curumbin;

AND

ON THE SOUTH : By the proposed 6.00 mts. wide
road through the property bearing
Survey No. 230/3-A.

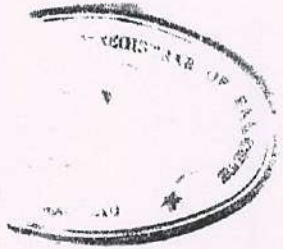


IN WITNESS WHEREOF, the Vendor at serial No. (1)
of the First Part for self and as duly constituted Attorney on
behalf of the Vendors at serial Nos. (2), (3), (4), (5), (6), (9)
and (10) of the First Part and the Purchaser, sign this Deed
of Sale at Margao, Goa, on the day, month and the year
hereinabove mentioned in the presence of two witnesses

...20/-

Marina *B de Costa*
Quarto *Idalberto*

THE VENDORS:



B de Costa

(1)

[MRS. BENVINDA ALDA CASTELO, for self and as duly constituted Attorney for and on behalf of the Vendors at serial Nos. (2), (3), (4), (5), (6), (9) and (10)]



(LEFT HAND IMPRESSIONS)



(RIGHT HAND IMPRESSIONS)

...21/-

Maria
B de Costa
Rosa
Ida Costa



(2)

[MR. CLIVE RABI JOSE DA COSTA,
the Vendor at serial No. 7)]



(LEFT HAND IMPRESSIONS)



(RIGHT HAND IMPRESSIONS)

...22/-

Marina *B. da Costa* *Dark* *Clive Jose*



Idalco

(3)

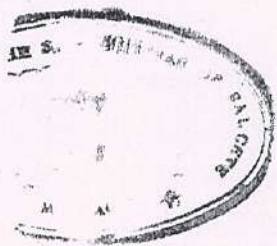
[MRS. TULIP CABRAL, alias MRS. TULIP
DA COSTA, the Vendor at serial No. (8)]

(LEFT HAND IMPRESSIONS)

(RIGHT HAND IMPRESSIONS)

...23/-

Maria
Da Costa
Recd
Idalco



(4)

Ruth
[Ms. RUTH DO CARMO ASHA DA
COSTA, the Vendor at serial No. (11)]



(LEFT HAND IMPRESSIONS)



(RIGHT HAND IMPRESSIONS)

...24/-

Marina
B de Costa
Ruth
Ida Costa

THE PURCHASER:



Marina

(1)

Marina

[MRS. MARINA EUGINA GOMINDES,
alias MRS. MARINA EUGINA PILLAI]



(LEFT HAND IMPRESSIONS)



(RIGHT HAND IMPRESSIONS)

...25/-

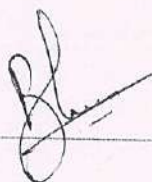
Marina

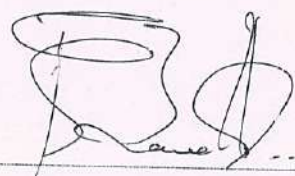
Bo de Costa

Quack

Idalole

THE WITNESSES:

(1)  BRYAN GOMES.

(2)  PIO K. BARRETO

Marina
B de Costa
Barreto
Idolado



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 18-02-2010 01:17:32 PM

Document Serial Number : 989

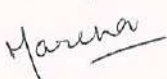
Presented at 12:45:00 PM on 18-02-2010 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	40000.00
2	Processing Fees	380.00
	Total :	40380.00

Stamp Duty Required: 40000.00

Stamp Duty Paid: 40000.00

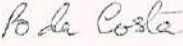
Mrs Marina Eugina Gomindes presenter

Name	Photo	Thumb Impression	Signature
Mrs Marina Eugina Gomindes ,D/o. Chandra Mohan Pillai , Married,Indian,age 36 Years,House- Wife,r/oH.No. 2/601, behind KTC Bus Stand, Fatorda, Salcete, Goa			

Endorsements

Executant

1 . Bemvinda Alda Castelo alias Bemvinda Ilda Castelo alias Bemvinda Alda Castelo Da Costa, alias Bevinda Alda Castelo Costa, alias Bemvinda Alda Castelo E D'Costa,, d/o.Joaquim Francisco Xavier Castelo, Married,Indian,age 69 Years,House- Wife,r/oHno.191,Varde Valaulikar Road,Margao,Goa. Forself as Vendor No. 1 and as constitute Attorney of Vendor No. 2, 3, 4, 5, 6, 9 and 10, Mr. Glen Vivek Bento Da Costa, Mrs. Loo Renita Roshan Da Costa, Mr. Moses Lawrence Barneto, Mr. Karl Raj Sebastiao Da Costa, Mr. Ian Brijmohan Antonio Da Costa, Mrs. Pearl Chitra Bemvinda Da Costa and Mr. Bhagavanta Vishnudas Dangui, dated 12/11/2007 before the Notary Philomena De Silva under Reg No. 16084 at Margao

Photo	Thumb Impression	Signature
		

2 . Clive Rabi Jose Da Costa , S/o. Late Camilo Francisco Boaventura Perpetua Socorro Dionizio Da Costa , Married,Indian,age 35 Years,Service,r/o191, Varde Valaulikar Road, Margao, Goa

Photo	Thumb Impression	Signature
		

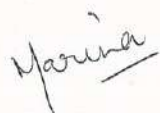
3 . Tulip Cabral , D/o. Orlando Cabral , Married,Indian,age 35 Years,House-Wife,r/o191, Varde Valaulikar Road, Margao, Goa

Photo	Thumb Impression	Signature
		

4 . Ruth Do Carmo Asha Da Costa , D/o. Late Camilo Francisco Boaventura Perpetua Socorro Dionizio Da Costa , UnMarried,Indian,age 30 Years,Service,r/o191, Varde Valaulikar Road, Margao, Goa

Photo	Thumb Impression	Signature
		

5 . Marina Eugina Gomindes , D/o. Chandra Mohan Pillai , Married,Indian,age 36 Years,House-Wife,r/oH.No. 2/601, behind KTC Bus Stand, Fatorda, Salcete, Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Pio Barreto , S/o. Ivo Barreto ,Married,Indian,age 40 Years,Service,r/o Nuvem, Salcete, Goa	


REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-00980-2010
CD Number MGOD9 on
Date 18-02-2010

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune