

(Rupees six lakh sixteen thousand only)

Phone No: 9223166311
Sold To: Issued To
Francis Viegas
For: Khon/ID Proof
Aadhaar



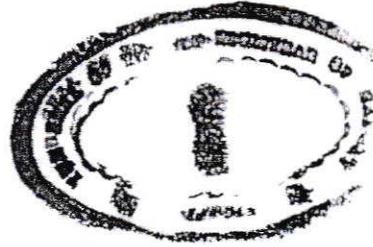
For CITIZEN OF
CO-OP. BANK

Cardenas

Authorized Signatory

Name of Purchaser

Francis Viegas



2021-BRZ-4773

13/12/2021

DEED OF SALE

.....2/-

Rodrigues

Rodrigues

Rodrigues

Jeff

Dastro

This Deed of Sale is made at Mapusa, Goa, on this 13th day of December, 2021.

BETWEEN

1. **MRS. CONNIE RODRIGUES** alias **CONNIE DESOUZA E RODRIGUES**, wife of late Michael Agnelo Guilherme Rodrigues, age 50 years, married, landlady holder of Aadhaar Card No. [REDACTED], PAN Card No. [REDACTED];



2. **MISS MILENA RODRIGUES**, daughter of late Michael Agnelo Guilherme Rodrigues, age 24 years, unmarried, unemployed, holder of Aadhaar Card No. [REDACTED] and PAN Card No. [REDACTED] and;

3. **MR. MELROY RODRIGUES**, son of late Michael Agnelo Guilherme Rodrigues, age 22 years, unmarried, service, holder of Aadhaar Card No. [REDACTED] and PAN Card No. [REDACTED], all residents of House No.419, Firguem Bhat, Perxette, Guirim, Bardez, Goa, all presently residing at Nazri Residency, Lobo Vaddo, Parra, Bardez, Goa, hereinafter called the "**VENDORS**" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their Successors, Legal Representatives and Assigns) of the **FIRST PART**.

Con. Rodrigu.
M.Rodrigues
M.Rodrigues

[Signature]
[Signature]

.....3/-

AND

1. **MR. FRANCIS VIEGAS**, son of late Francis Xavier Viegas, aged about 56 years, married, business, holder of PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] and residing at House No.293/B, Sonar Vaddo, Verla, Parra, Bardez, Goa;

2. **MR. ROMEO CASTRO**, son of Mr. Mariano Castro, aged about 41 years, married, business, holder of PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] residing at House No.649/2, Near Mr. Farmer's Nursery, St. Anthony's Wado, Guirim, Bardez, Goa 403507, hereinafter called the "**PURCHASERS**", (which expression shall, hereinafter wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their Successors, Legal Representatives and Assigns) of the **SECOND PART**.



Whereas all the parties are Indian Nationals.

AND WHEREAS, there existed a property coconut palm grove known as "**FIRANGE BHAT**" also known as "**FIRGUEM BHAT**" also known as "**MODDA CULAGOR**" also known as "**MADA CULAGOR**" also known as "**FIRGUENCHEM BATA**", which originally admeasured an area of 4,100 sq. mts. and which was surveyed

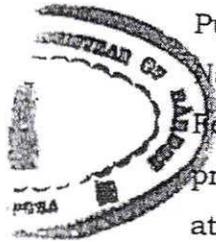
do. Rodriguez
Rodrigues

Rodrigues
Rodrigues

.....4/-

under Survey No. 86/3, originally admeasured 4,000 sq. mts., and Survey No. 86/14, originally admeasured an area of 100 sq. mtrs. This property is described in the Land Registration Office of Bardez, under Description No.30036 at Folio 82V of Book B-77, falls within the limits of Village Panchayat of Guirim, Bardez, Goa. This property is hereinafter referred to as the "**Entire Property**", for sake of brevity.

AND WHEREAS the said entire property was purchased by **Maria Adelina Castro** the grandmother (father's mother) of the husband of the Vendor No.1 i.e. late Michael Agnelo Guilherme Rodrigues, vide Deed of Purchase and Sale dated 28/01/1930 from Mr. Napoleao Januario Duarte and his wife Mrs. Fremiota Helecidade Brito e Duarte and accordingly the said property came to be inscribed at Inscription No.23035 at folios 147 of Book G-29 of the Inscriptions of Transfer in the Land Registration Office of the Judicial Division of Bardez in favour of the said Maria Adelina Castro.



AND WHEREAS the said Maria Adelina Castro was married to Lourenco Miguel Rodrigues.

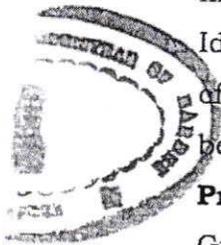
AND WHEREAS the said Lourenco Minguel Rodrigues and Maria Adelina e Castro e Rodrigues expired on 15/03/1947 and 15/09/1963 respectively leaving behind them their only son Mr. Mathew Rodrigues also known as Matheo Rodrigues also known as Mateus Rodrigues as their sole heir.

*Robitquel-
Rodrigues*

M. Rodrigues
lego
Castro

.....5/-

AND WHEREAS vide Deed of Qualification of Heirs dated 28/11/1967 duly executed before the Notarial Office of Judicial Division of Bardez and Registered at folios 29(V) onwards of Book No. 690 the said Mr. Mathew Rodrigues is declared as the sole and universal heir of the said Maria Adelina de Castro e Rodrigues and said Lourenco Minguel Rodrigues. The said Mathew Rodrigues was also known as Matheo Rodrigues also known as Mateus Rodrigues.



AND WHEREAS the said Mr. Mathew Rodrigues was married to Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues, under the Communion of Assets, and as such being the moiety holder, she became the half sharer in respect of the "**Entire Property**". Thus, Mathew Rodrigues and his wife Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues became the absolute owners of the said entire property.

AND WHEREAS the said Mr. Mathew Rodrigues and his wife Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues out of their marriage had three (3) children viz:-

.....6/-

Mathew Rodrigues

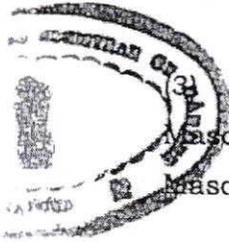
M. Rodrigues

M. Rodrigues

Gracy Rodrigues
Castro

(1) Eldest daughter, Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas, married to Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias Velentino Vaz alias Valantino Vaz,

(2) Second son, Mr. Michael Agnelo Guilherme Rodrigues, married to Mrs. Connie Rodrigues (The Vendor No. 1 herein) and;



(3) Third daughter, Mrs. Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas; as their heirs.

AND WHEREAS the said Mathew Rodrigues expired on 22/02/2004, without any testamentary disposition, and the said Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues expired on 29/01/2011 on executing a 'Will' dated 13/01/2011, bequeathing the disposable quota of her share in respect of the entire property to her three grandchildren viz:- (1) Miss Mischelle Rodrigues, (2) Miss Milena Rodrigues and (3) Master Melroy Rodrigues.

do her heirs
Rodrigues

Rodrigues7/-
J.F.
Rastro

AND WHEREAS the above said Mischelle Rodrigues expired as spinster on 27/10/2014 and as such her share devolved on to her parents i.e. Mrs. Connie Rodrigues and the late Mr. Michael Agnelo Guilherme Rodrigues the vendor No. 1 herein and her late husband.

AND WHEREAS as such the entitlement/shares to the entire property were as follows:-

1) Mrs. Margaret Adline-1/8thShare i.e. Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas, married to Mr. Valentino-1/8th Share i.e. Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias VelentinoVaz alias ValantinoVaz,



2) Mr. Michael Agnelo - 1/6th + 12th + 12th = 1/3rd Guilherme Rodrigues married to Mrs. Connie Rodrigues and

3) Mrs. Merline Rodrigues -1/4th Share e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas

4) (a) Miss Milena Rodrigues and - 1/12th Share
(b) Master Melroy Rodrigues- 1/12th Share

Note: The shares at Point 2, 3 and 4 works out to 3/4th share of the said property.

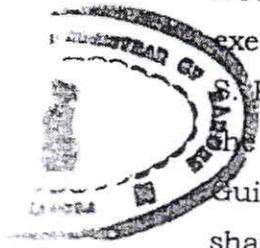
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Ch. Rodrigues
M. Rodrigues

M. Rodrigues
[Signature]
R. Santos

AND WHEREAS the Vendor No.1 and her late husband took care and looked after the said Mathew and Gracy Rodrigues till their death and stayed together with them in their house bearing House No. 419, Firguem Bhat of Village Panchayat Guirim standing in the "**Entire Property**" thus exclusively holding and enjoying the "**Entire Property**".

AND WHEREAS, vide Agreement for Sale and Development executed on dated 29/04/2014, duly executed and registered before the Notary Public Adv. D. S. Petkar and registered under Serial No. 13610/2013, the Vendors along with the said late Michael Agnelo Guilherme Rodrigues agreed to sell their undivided share in the above said "Entire Property" to the Purchasers herein.



AND WHEREAS a part of the "**Entire Property**" i.e. Survey No.86/14 admeasuring 100 sq. mts., originally was a mundkarial house of one late Gajanan Sawant who is succeeded by his wife Smt. Bandini Sawant, their son Jeetendra Gajanan Sawant and daughter-in-law Rajeshree Sawant (wife of Jeetendra G. Sawant).

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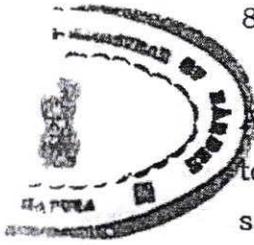
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MRodrigues

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*Luiz
Rodrigues*

AND WHEREAS vide Deed of Sale dated 20/03/2014 duly registered before the Sub Registrar of Bardez, at Book -1 Document under Registration No. BRZ-BK1-01340-2014, CD. No. BRZD654 on 01/04/2014 executed in favour of the said Mundkars by the Vendors Nos. 1, herein and her late husband, sold an area of **458** sq. mts. of the "**Entire Property**"(i.e.) Survey No. 86/14, admeasuring 100 M2 and Sy. No. 86/3(part) admeasuring 358 Sq. mts. This Mundkarial area be referred to as the "**Said Mundkarial Plot**" for the sake of brevity for all purposes of this Deed. This Mundkarial plot is partitioned and bears Survey No. 86/3-A of Village Guirim, Bardez, Goa.



AND WHEREAS as said above, the "**Entire Property**" totally admeasured 4100 sq. mts., deducting the above said mundkarial plot area of 458 sq. mts., sold to the said Mundkar the Sawant family there remained the effective balance area of 3642 sq. mts. The said area of 3642 sq. mts., shall be referred to as the "**Said Property**" for the sake of brevity.

AND WHEREAS vide Deed of Sale dated 06/03/2014 duly registered before the Sub Registrar of Bardez at Book -1 Document, under Registration No. BRZ-BK1-01089-2014, CD Number BRZD644 on dated 20/03/2014, the Purchasers Nos. 1 and 2 herein purchased the undivided 1/8th share/ right / title of the

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Rodrigues

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Rodrigues

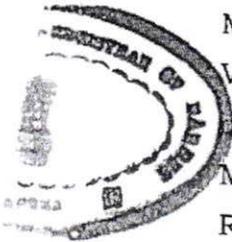
Castro

Said Property from the above said Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias Velentino Vaz alias Valantino Vaz, the husband of the Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas eldest sister-in-law of the Vendor No.1. The said undivided 1/8th share/ right in the "**Said Property**", approximately admeasures 455.25 sq. mts.

AND WHEREAS subsequently vide Application dated 26/12/2014 the above said Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas, the eldest sister-in-law of the Vendor No.1 herein initiated Inventory Proceeding No. 1 of 2015 before the Civil Judge Senior Division "A" Court Mapusa after the death of the above said Mr. Mathew Rodrigues and Mrs. Gracy Rodrigues as regards the estate left behind by them for devolving the same as per the prevailing laws of succession in Goa.

AND WHEREAS during the pendency of the said Inventory Proceeding No. 1/15/A, vide Deed of Sale dated 29/12/2016 duly registered at Book -1 Document under Registration No. BRZ-BK1-00007-2017, CD Number BRZD784 on dated 02/01/2017, the Purchasers No. 1 herein purchased from the said Mrs. Margaret Adline Angela Vaz alias Margaret Adline

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M. Rodrigues

M. Rodrigues

[Signature]
[Signature]

Angela Vas alias Margaret Adline A. Vas the said eldest sister-in-law of the Vendor No.1, sold her undivided 1/8th share/ right in the "Said Property", (The said undivided 1/8th share approximately admeasures 455.25 sq.mts.)

AND WHEREAS these undivided 1/4th right / share / title (each 1/8th + 1/8th) purchased vide Deeds of Sale dated 06/3/2014 and 29/12/2016 as stated hereinbefore shall be referred to as the "Said Undivided 1/4thRight/ Share / title already purchased". These Deeds of Sale were placed on record of the Inventory Proceedings bearing No. 1/2015/A.



AND WHEREAS the husband of Vendor No. 1, who was subsequently appointed Cabeça de Casal in the said Inventory Proceeding No. 1 of 2015/A before the Civil Judge Senior Division "A" Court Mapusa and took in auction the "Entire Property" vide Minutes of Auction dated 18/01/2020.

AND WHEREAS the said Inventory was concluded vide Judgement and Decree dated 14/08/2020, and as such the Vendor No.1 and her late husband the said Michael Agnelo Guilherme Rodrigues became the rightful owners of the said property entitled to dispose the said property. And whereas the balance undivided 3/4 share/ right / title of the Vendors works out to 2731.50/3642 sq. mts., which is subject matter of this

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M Rodrigues

.....12/-
Rodrigues
Castro

Deed and shall be referred to as **"the undivided 3/4th Right/Share/ Title/ Ownership of the Said Property Hereby Sold"**, which is explained in detail at **Schedule-II** hereunder.

AND WHEREAS subsequent to the conclusion of the said Inventory Proceedings, the Vendor No.1 and her late husband got their names mutated in the occupant's column in respect of the Said Property bearing Sy. No. 86/3 of village Guirim.

AND WHEREAS subsequently vide Order dated 17/11/2020 passed by the learned Deputy Collector & S.D.O., Bardez at Mapusa, in Partition Application bearing No. 15/74/2016/PART/LAND/II, the above Said Mundkars got their area of 458 sq. mts., partitioned and separated from the Entire Property, and as such the "Said Property" presently admeasures an area of 3642 M2., and bears Survey No. 86/3 of Village Guirim which is described in detail at Schedule I hereunder to this Deed, which is also shown delineated in red colour in the sketch annexed to this deed, which sketch shall form part of this Deed.

AND WHEREAS since the undivided share/ rights/ title of the above said Mrs. Merline Rodrigues e Mascarenhas, second sister-in-law of the Vendor No.1 and her husband Mr. Joseph Ferdinand Mascarenhas

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M Rodrigues

M Rodrigues
E. Castro

was taken in auction dated 18/01/2020 by the husband of, Vendor No.1 herein, the share of the Vendor No.1 and her late husband in respect of the Said Property increased to 3/4 from the 1/2 as was originally agreed in terms of Agreement dated 29/04/2014.

AND WHEREAS the said Michael Agnelo Guilherme Rodrigues expired on 03/03/2021 leaving behind him as his heirs and successors, his wife Mrs. Connie Rodrigues and children namely Milena Rodrigues and Melroy Rodrigues the Vendor No.s1,2 and 3 herein.



AND WHEREAS vide Deed of Succession dated 15/04/2021 duly executed before the office of, Special Notary of Judicial Division of Bardez and Registered at folios 85-87(V) on Book No. 873 the Vendors herein are declared as universal heirs of the said Michael Agnelo Guilherme Rodrigues and as such the Vendor Nos.2 and 3 having acquired rights/ shares / title in the said property are added as party Vendors to this Deed.

AND WHEREAS on the strength of the said Deed of Succession executed on 15-04-2021 the Vendors Nos. 2 and 3 got their names included in the occupants column of the form I and XIV of the Said Property by deleting the name of Michael Agnelo Guilherme Rodrigues.

the lawyer

M. Rodrigues

M. Rodrigues

.....14/-

[Signature]
Castro

AND WHEREAS the Vendors requested for directly executing the deed of sale in respect of their share / right / title after the Cancellation of the earlier Agreement dated 29/04/2014 basically as they are in need of money, and also as their share being altered/ changed substantially from the one which was the subject matter of the said agreement dated 29/04/2014.

And Whereas vide Agreement for Cancellation of Agreement of Sale and Development dated 09/07/2021 the above said Agreement for Sale and Development dated 29/04/2014 stands cancelled and rescinded for all legal purposes.



AND WHEREAS, similarly an Agreement for Sale and Development dated 27.05.2013 was executed between Mrs. Merlin Rodrigues E Mascarenhas, Mr. Joseph Ferdinand Mascarenhas as parties of the First Part and Mr. Romeo Castro in respect of the 1/4 undivided share / right / title of the Said Property.

AND WHEREAS the said 1/4th undivided share / right / title in respect of the Said Property was taken in auction by late Michael Agnelo Guilherme Rodrigues the husband of the Vendor No.1 vide auction dated 18/01/2020 in inventory proceedings 1/2015 / (A Court) before the Civil Judge Senior Division Mapusa on

.....15/-

Michael Agnelo Guilherme Rodrigues

M. Rodrigues

M. Rodrigues

R. Castro

account of which the Said agreement for sale and Development dated 27/05/2013 was cancelled and rescinded vide Agreement for Cancellation of Agreement for Sale dated 02.07.2021.



AND WHEREAS, the names of the Vendors are recorded in the occupants column of Form I and XIV in respect of the said property, along with the names of Purchasers herein in respect of the share/ right/ title already purchased vide the above Deed of Sale as said above.

AND WHEREAS the Vendors herein have approached the Purchasers for executing the Deed of Sale thereby selling their undivided 3/4 share / right / ownership / title of the "**Said Property**". The Purchasers herein have consented/ agreed to purchase "**Said Property**" to the extent of the balance undivided 3/4th share / right / ownership / title i.e. approximately admeasuring 2731.50 sq. mts., of the "**Said Property**" bearing Survey Nos. 86/3 for a total consideration of Rs.63,46,600/- (Rupees Sixty Three Lakhs Forty Six Thousand Six Hundred Only).

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:-**

Chobrigues

M Rodrigues

.....16/-

M Rodrigues

[Signature]
Castro

1) That in consideration of Rs.63,46,600/- (Rupees Sixty Three Lakhs Forty Six Thousand Six Hundred Only), the Vendors do hereby sell, convey, transfer and assign unto the Purchasers, their 3/4 undivided share/ right in the said property approximately admeasuring 2731.50 sq. mt., which is more specifically explained in detail in the Schedule No. II hereunder.

2) That, the consideration is paid to the Vendors as follows:-

(i) Paid by the Purchaser No. 2 to the Vendors:

1. Rs.2,00,000/- (Rupees Two Lakhs Only) paid vide cheque bearing No. 580309 dated 17/05/2012 in favour of Vendors drawn on SBI, Mapusa Midtown Branch;
2. Rs.2,00,000/- (Rupees Two Lakhs Only) paid vide cheque bearing No. 580308 dated 18/05/2012 in favour of Vendors drawn on SBI, Mapusa Midtown Branch;
3. Rs.1,00,000/- (Rupees One Lakhs Only) paid vide cheque bearing No. 580310 dated 21/05/2012 in favour of Vendors drawn on SBI, Mapusa Midtown Branch;
4. Rs.1,00,000/- (Rupees One Lakhs Only) paid vide cheque bearing No. 580313 dated 15/05/2013 in favour of Vendors drawn on SBI, Mapusa Midtown Branch;

M Rodriguez

M Rodriguez 17/-

Castro

5. Rs.3,00,000/- (Rupees Three Lakhs Only) paid vide cheque bearing No. 350614 dated 07/02/2014 in favour of Vendors drawn on SBI, Mapusa Midtown Branch; Total amounting to **Rs.9,00,000/- (Rupees Nine Lakhs Only)**, paid by the Purchaser No.2 to the Vendors, the receipts of which, the Vendors do hereby admit, acknowledges and discharges both the Purchasers therefrom;



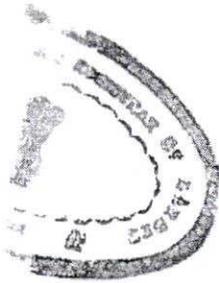
(ii) Paid by the Purchaser No. 1 to the Vendors:

1. Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) paid vide cheque bearing No. 48649 dated 01/03/2014 in favour of Vendors drawn on HDFC Bank, Mapusa Branch;
2. Rs.2,00,000/- (Rupees Two Lakhs Only) paid vide cheque bearing No. 48656 dated 29/04/2014 in favour of Vendors drawn on HDFC Bank, Mapusa Branch;
3. A sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide Cheque No. 48810 dated 15/04/2016,, drawn on HDFC Bank, Mapusa Branch;
4. A sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide Cheque No. 48858 dated 20/10/2016 drawn on HDFC Bank, Mapusa Branch;
5. A sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide Cheque No. 48923 dated 19/12/2016, drawn on HDFC Bank, Mapusa Branch;

Chibregas
M Rodriguez

M Rodriguez 18/-
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E. Ostra

6. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 48930 dated 01/02/2017, drawn on HDFC Bank, Mapusa Branch;
7. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 48989 dated 03/03/2017, drawn on HDFC Bank, Mapusa Branch;
8. A sum of Rs.20,000/- (Rupees Twenty Thousand Only) vide Cheque No. 48999 dated 30/03/2017, honoured on 30/03/2017, drawn on HDFC Bank, Mapusa Branch;
9. A sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 49026 dated 27/04/2017, honoured 27/04/2017 drawn on HDFC Bank, Mapusa Branch;
10. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 6351 dated 06/06/2017, honoured 06/06/2017 drawn on HDFC Bank, Mapusa Branch;
11. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49014 dated 06/07/2017 honoured on 06/07/2017, drawn on HDFC Bank, Mapusa Branch;
12. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49025 dated 04/08/2017, honoured on 04/08/2017, drawn on HDFC Bank, Mapusa Branch;



M. Rodrigues

M. Rodrigues

.....19/-

M. Rodrigues

[Signature]
[Signature]

13. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49046 dated 01/09/2017 honoured on 01/09/2017, drawn on HDFC Bank, Mapusa Branch;
14. A sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide Cheque No. 49055 honoured on 28/09/2017, drawn on HDFC Bank, Mapusa Branch;
15. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49065 dated 08/11/2017 honoured on 08/11/2017, drawn on HDFC Bank, Mapusa Branch;
16. A sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 49108 dated 04/12/2017, honoured on 04/12/2017, drawn on HDFC Bank, Mapusa Branch;
17. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49071 dated 05/01/2018 honoured on 05/01/2018, drawn on HDFC Bank, Mapusa Branch;
18. A sum of Rs.35,000/- (Rupees Thirty Five Thousand Only) vide Cheque No. 49076 dated 03/02/2018 honoured on 03/02/2018, drawn on HDFC Bank, Mapusa Branch;
19. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49132 dated 05/03/2018 honoured on 05/03/2018, drawn on HDFC Bank, Mapusa Branch;



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M. Rodrigues

M. Rodrigues

R. Castro

.....20/-

20. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49087 honoured on 03/04/18, drawn on HDFC Bank, Mapusa Branch;
21. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49090 dated 25/04/2018 honoured on 25/04/2018, drawn on HDFC Bank, Mapusa Branch;
22. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49092 dated 05/06/2018 honoured on 05/06/2018, drawn on HDFC Bank, Mapusa Branch;
23. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49143 dated 05/07/2018 honoured on 05/07/2018, drawn on HDFC Bank, Mapusa Branch;
24. A sum of Rs.35,000/- (Rupees Thirty Five Thousand Only) vide Cheque No. 49096 dated 03/08/2018 honoured on 03/08/2018, drawn on HDFC Bank, Mapusa Branch;
25. A sum of Rs.50,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49099 dated 04/09/2018 honoured on 04/09/2018, drawn on HDFC Bank, Mapusa Branch;
26. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49152 dated 10/09/2018 honoured on 10/09/2018, drawn on HDFC Bank, Mapusa Branch;

Rodrigue
M.Rodrigues

.....21/-
Rodrigues
Rodrigues
Rodrigues

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27. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49148 honoured on 10/10/2018, drawn on HDFC Bank, Mapusa Branch;
 28. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 49149 dated 31/10/2018 honoured on 30/10/2018, drawn on HDFC Bank, Mapusa Branch;
 29. A sum of Rs.35,000/- (Rupees Thirty Five Thousand Only) vide Cheque No. 49145 dated 05/12/2018 honoured on 05/12/2018, drawn on HDFC Bank, Mapusa Branch;
 30. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 7814 dated 03/01/2019 honoured on 03/01/2019, drawn on HDFC Bank, Mapusa Branch;
 31. A sum of Rs.10,000/- (Rupees Ten Thousand Only) vide Cheque No. 7817 dated 18/01/2019 honoured on 18/01/2019, drawn on HDFC Bank, Mapusa Branch;
 32. A sum of Rs.40,000/- (Rupees Forty Thousand Only) vide Cheque No. 8381 dated 30/01/2019 honoured on 30/01/2019, drawn on HDFC Bank, Mapusa Branch;
 33. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 11063 honoured on 06/03/2019;

.....22/-

Chodrigues

MRodrigues

MRodrigues

Diogo
Costa

34. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 9401 dated honoured on 03/04/2019, drawn on HDFC Bank, Mapusa Branch;
35. A sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 71012 honoured on 30/04/2019, drawn on HDFC Bank, Mapusa Branch;
36. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 71015 honoured on 04/06/2019; drawn on HDFC Bank, Mapusa Branch;
37. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 71016 honoured on 03/07/2019, drawn on HDFC Bank, Mapusa Branch;
38. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 71019 honoured on 03/08/2019, drawn on HDFC Bank, Mapusa Branch;
39. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 9723 honoured on 09/09/2019: drawn on HDFC Bank, Mapusa Branch;
40. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 10395 honoured on 04/10/2019, drawn on HDFC Bank, Mapusa Branch;



cho big 10

M.Rodrigues

.....23/-

M.Rodrigues


M. Rodrigues

41. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8394 honoured on 02/11/2019; drawn on HDFC Bank, Mapusa Branch;
42. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 11821 honoured on 05/12/2019, drawn on HDFC Bank, Mapusa Branch;
43. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8414 honoured on 03/01/2020, drawn on HDFC Bank, Mapusa Branch;
44. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 10425 honoured on 05/02/2020, drawn on HDFC Bank, Mapusa Branch;
45. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8416 honoured on 04/03/2020: drawn on HDFC Bank, Mapusa Branch;
46. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) paid in cash dated 03/04/2020;
47. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8424 honoured on 12/05/2020: drawn on HDFC Bank, Mapusa Branch;

.....24/-

Rodrigues

M.Rodrigues

Rodrigues

M.Rodrigues

J.F.

48. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8004 honoured on 05/06/2020; drawn on HDFC Bank, Mapusa Branch;
49. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 10322 honoured on 03/07/2020; drawn on HDFC Bank, Mapusa Branch;
50. A sum of Rs.50,000/- (Rupees Fifty Thousand Only) vide Cheque No. 8011 honoured on 04/08/2020, drawn on HDFC Bank, Mapusa Branch;
51. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8012 honoured on 03/09/2020, drawn on HDFC Bank, Mapusa Branch;
52. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8019 honoured on 01/10/2020: drawn on HDFC Bank, Mapusa Branch;
53. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 8024 honoured on 03/11/2020, drawn on HDFC Bank, Mapusa Branch; drawn on HDFC Bank, Mapusa Branch;
54. A sum of Rs.20,000/- (Rupees Twenty Thousand Only) vide Cheque No. 10226 honoured on 18/11/2020: drawn on HDFC Bank, Mapusa Branch;



CR Rodriguez

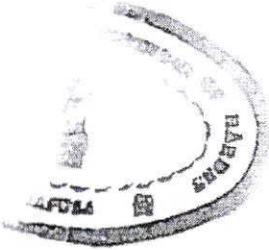
M Rodriguez

.....25/-

M Rodriguez

[Signature] *Rodriguez*

55. A sum of Rs.40,000/- (Rupees Forty Thousand Only) vide Cheque No. 10229 honoured on 10/12/2020; drawn on HDFC Bank, Mapusa Branch;
56. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17030 honoured on 05/01/2021; drawn on HDFC Bank, Mapusa Branch;
57. A sum of Rs.5,000/- (Rupees Five Thousand Only) vide Cheque No. 17032 honoured on 11/01/2021, drawn on HDFC Bank, Mapusa Branch;
58. A sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 17034 honoured on 28/01/2021, drawn on HDFC Bank, Mapusa Branch;
59. A sum of Rs.45,000/- (Rupees Forty Five Thousand Only) vide Cheque No. 17050 honoured on 02/03/2021:, drawn on HDFC Bank, Mapusa Branch;
60. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17062 honoured on 31/03/2021: drawn on HDFC Bank, Mapusa Branch;
61. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17069 honoured on 05/05/2021: drawn on HDFC Bank, Mapusa Branch;



Robrigues Barro26/-
MRodrigues MRodrigues
L. J.

62. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17071 honoured on 01/06/2021: drawn on HDFC Bank, Mapusa Branch;
63. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17076 honoured on 30/06/2021; drawn on HDFC Bank, Mapusa Branch;
64. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17083 honoured on 02/08/2021;
65. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17087 honoured on 01/09/2021, drawn on HDFC Bank, Mapusa Branch;
66. A sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 17092 honoured on 27/09/2021, drawn on HDFC Bank, Mapusa Branch;
67. A sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) vide Cheque No. 17095 honoured on 02/11/2021, drawn on HDFC Bank, Mapusa Branch;
68. A sum of Rs.5,000/- (Rupees Five Thousand Only) vide Cheque No. 17096 honoured on 18/11/2021, drawn on HDFC Bank, Mapusa Branch;

Ch. Rodrigues

M. Rodrigues

Castro

.....27/-

M. Rodrigues

[Signature]

69. A sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cheque No. 17100 honoured on 01/12/2021.

A total amounting to **Rs.24,20,000/- (Rupees Twenty Four Lakhs Twenty Thousand only)** paid till **November 2021** paid by the Purchaser No.1 the receipts of which, the Vendors do hereby admit, acknowledge and discharges both the purchasers of the same;

iii) **Paid by the Purchaser No. 1 to the Vendors: in cash to and on behalf of the Vendors.**

1. Rs.96,000/- (Rupees Ninety Six Thousand Only) paid in cash on 30/04/2015 for rent
2. Rs.42,000/- (Rupees Forty Two Thousand Only) paid in cash for rent from 01/05/2015 to 31/08/2015.
3. Rs.49,000/- (Rupees Forty Nine Thousand Only) paid in cash for rent from 01/09/2015 to 31/03/2016.
4. Rs.96,000/- (Rupees Ninety Thousand Six Hundred Only) paid in cash for rent from 01/04/2016 to 31/03/2017.
5. Rs.1,08,000/- (Rupees One Lakh Eight Thousand Only) paid in cash for rent from 01/04/2017 to 31/07/2018.

M. Rodrigues
M. Rodrigues
Castro28/-
M. Rodrigues
J. J.

6. Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only) paid in cash for rent from 01/08/2018 to 31/03/2018.
7. Rs.1,61,000/- (Rupees One Lakh Sixty One Thousand Only) paid in cash for rent from 01/04/2018 to 31/03/2019.
8. Rs.1,32,000/- (Rupees One Lakh Thirty Two Thousand Only) paid in cash for rent from 01/04/2019 to 30/04/2020.
9. Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only) paid in cash for rent from 01/05/2020 to 30/11/2021.
10. Rs.8,400/- (Rupees Eight Thousand Four Hundred Only) paid in cash on for Water and Electricity expenses from 01/04/2018 to 31/03/2019.
11. Rs.10,800/- (Rupees Ten Thousand Eight Hundred Only) paid in cash on for Water and Electricity expenses from 01/04/2019 to 30/04/2020.
12. Rs.20,400/- (Rupees Twenty Thousand Four Hundred Only) paid in cash on for Water and Electricity expenses from 01/05/2020 to 30/09/2021.



Roberto Rodriguez

.....29/-

Roberto Rodriguez Castro

[Signature]

An total amounting to **Rs.10,13,600/- (Rupees Ten Lakhs Thirteen Thousand Six Hundred only) paid till November 2021** paid by the Purchaser No.1 the receipts of which, the Vendors hereby admit, acknowledge and discharges both the purchasers of the same;



(iii) The balance payment is paid as under:-

- (1) An amount of Rs.1,00,000/- (Rupees One Lakh Only) paid by the Purchaser No. 2 to the Vendors drawn on the name of vendor no 1 vide cheque bearing no 250626 dated 10/12/2021, drawn on State Bank of India, Mapusa, Branch;
- (2) An amount of Rs.4,00,000/- (Rupees Four Lakhs Only) paid by the Purchaser No.2 in favour of the Vendors drawn on the name of vendor no 1 vide cheque bearing No 25067 dated 15/04/2022, drawn on State Bank of India, Mapusa, Branch;
- (3) An amount of Rs.5,00,000/- (Rupees Five Lakhs Only) paid by the Purchaser No. 2 to the Vendors drawn on the name of vendor no 1 vide cheque bearing no 250628 dated 15/10/2022, drawn on State Bank of India, Mapusa, Branch;

Robriges M.Rodrigues

M.Rodrigues

Castro

.....30/-

(4) An amount of Rs.5,00,000/- (Rupees Five Lakhs Only) paid by the Purchaser No. 1 to the Vendors drawn on the name of vendor no 1 vide cheque bearing no 250629 dated 15/04/2023, drawn on State Bank of India, Mapusa, Branch

(IV) **Rs.63,466/- (Rupees Sixty Three Thousand Four Hundred and Sixty Sixonly)** as T.D.S. @ 1% as against the stipulated consideration of sale and paid by the Purchasers to the Income Tax Department on behalf of the **VENDORS**, vide Challan No. 280, BSR Code No. 0510308, dated 11/12/2021, drawn on HDFC Bank, Netbanking; the receipt whereof the Vendors do hereby admit and acknowledge and discharges both the purchasers of the same and do hereby sell, convey, transfer, grant and assign unto the Purchasers, by way of Sale their undivided 3/4th share/ right / ownership / title i.e. approximately admeasuring 2731.50 sq. mts., / 3642 sq.mts of the "**Said Property**" bearing Survey Nos. 86/3, which is more particularly described in the Schedule II hereunder written as "**THE SAID UNDIVIDED 3/4TH SHARE/ RIGHT / OWNERSHIP/ TITLE HEREBY SOLD**" together with all rights, title, interest, claim, easements, (dominant and serviette) ways, right to light, air, unobstructed view, trees, water courses, accesses, fences, whatever belonging to and running within the property hereby sold privileges and

Robyus *MRodrigues*31/-
MRodrigues *Dastre*

[Signature]

appurtenances, roads, water drains, water courses, complete sewage utilities, liberties, of the Vendors to and unto the Purchasers to have and to hold the same as their own, absolutely and forever, free from all encumbrances and to the use of the Purchasers absolutely and forever together with title, deeds, writings and other evidence of title, as ordinarily pass on such sale.



3) A payment of Rs.5,13,000/- is retained as security and shall be paid after three years after deducting the charges towards the expenses incurred on behalf of the Vendors if any;

4) The Vendors do hereby expressly ratify/ accept/ consent, confirm and affirm; for all legal purposes (i) the Deed of Sale dated 06/03/2014 duly registered under Registration No. BRZ-BK1-01089-2014, CD Number BRZD644 on dated 20/03/2014, wherein the Purchasers Nos. 1 and 2 herein purchased 1/8th share / right / ownership / title of the "**Said Property**" from the said Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias Velentino Vaz alias Valantino Vaz, and (ii) Deed of Sale dated 29/12/2016 duly registered under Registration No. BRZ-BK1-00007-2017, CD Number BRZD784 on dated 02/01/2017, wherein, the

M. Rodrigues
M. Rodrigues

M. Rodrigues
.....32/-

Castro

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Purchaser No. 1 herein purchased 1/8th share / right / ownership/ title of the **"Said Property"** from the said Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas for all legal purpose and shall not raise any claim of whatsoever nature against the said deeds. This 1/8th plus 1/8 share / right / ownership/ title of the Said Property that is 1/4th share / right / ownership/ title which is referred to as **"THE UNDIVIDED 1/4TH RIGHT / SHARE / TITLE ALREADY PURCHASED PRIOR TO THE DEED"** for all legal purposes



That these above said two Deeds of Sale and this present Deed of Sale are to be read in consonance with each other and as supporting each other.

5) That the Vendors do hereby covenant with the Purchasers that notwithstanding any Acts, Deeds or things done, executed, unknowingly or willingly, the Vendors are now lawfully having/ entitled to an undivided 3/4th right/ share / title / ownership to the **"Said Property"** hereby sold, transferred, conveyed, granted and assigned, free from all encumbrances, charges, claims and demands and attachment or defect in title whatsoever.

Albuquerque

M Rodriguez

.....33/-

M Rodriguez

Pastre

[Signature]

6) That the Vendors do hereby covenant and declare that they have good title and right and absolute authority to sell, transfer, convey their undivided 3/4th share / right / ownership / title to the title of the **"Said Property"** hereby sold unto the Purchasers in the manner aforesaid.

7) That, the Vendors do hereby covenant with the Purchasers that the Purchasers shall hereafter hold, possess and enjoy the entire of the **"Said Property"** as their own without any claims objection, obstruction, hindrance, interference, interruption of what so ever nature either from the Vendors or their predecessors or successors or anyone else claiming through or under them.

8) That the Vendors do hereby further covenant and declare that the entire of the **"Said Property"**, purchased by the purchasers, is free from all encumbrances, charges, equities, claims, liens or demands whatsoever and that the Vendors have not done anything whereby the **"Said Property"** including the 3/4th right/ share / ownership / title of the **"Said Property"** hereby sold may be subject to any attachment or lien of any court or Bank or financial institutions or person whatsoever and that the Vendors covenants to save harmless, indemnify and keep indemnified the Purchasers from or against all

.....34/-

Robrigw *Estro*
M. Rodrigues *M. Rodrigues*



encumbrances, mortgages, defects, charges, equities, liens, claims or demands whatsoever that may be raised.

9) That the Vendors further declare and admit that the Purchasers since 29/04/2014 are in unhindered possession and holding the "**Said Property**" without any interference of whatsoever nature from the Vendors their family members or whomsoever.

10) The Parties further declare that, if, at any point of time, there arises, any question as to the area of the shares / right / ownership / title or there appears a difference in the area, then the Deed of Sale shall be deemed to be amended to the extent to include the entire of the "**Said Property**" to be transferred / sold/ to be assigned and conveyed to the Purchasers for all legal purposes.

11) The Vendors further covenant that the Vendors shall and will from time to time upon the request and the cost of the Purchasers, do or execute all such lawful acts, deeds and things whatsoever needed for further and more perfectly conveying, transferring and assuring the entire of the "**Said Property**" including the undivided 3/4th right / share / ownership / title of the "**Said Property**" hereby sold and every part thereof

.....35/-

CRodriguez
MRodrigues

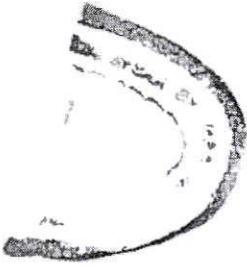
Castro
MRodrigues

unto the Purchasers in the manner aforesaid according to the true intent and meaning of this Deed as shall or may be required.

12) That the Vendors have No Objection for the Purchasers to carry out the mutation and enter their names in the occupant's column of Sy. Form I and XIV in respect of the share / right purchased hereto and "**Said Property**" i.e. Survey No. 86/3 of Guirim Village.

13) That vide application dated 02/11/2020, under Inward No. 4371, the Vendors approached the Town and Country Planning Department, North Goa District Office, Mapusa, Goa for N.O.C. u/s - 49 (6) of the Town and Country Planning Act, 1974 for Registration of Deed of Sale towards 3/4th undivided share. That the Dy. Town Planner, Mapusa, Goa, vide its letter dated 11/11/2020, has stated that, no sanction or N.O.C. is required u/s 49(6) for Registration of the said Deed of Sale as per the Order of the Chief Town Planner (Planning) under reference No. 21/TCP/2018/605 dated 28-03-2018 Ref No. 36/1/TCP/334/2019/39, which letter along with plan stamped is filed herewith the Deed.

Chobrigues *M Rodrigues*36/-
M Rodrigues *Rastro*
[Signature]



14) That for the purpose of this Deed the market value is shown as Rs.1,36,57,500/- (One Crore Thirty Six Lakhs Fifty Seven Thousand Five Hundred only) and as such, an amount of Rs.6,16,000/- (Rupees Six Lakhs Sixteen Thousand Only) is Franked on the first page of this Deed towards stamp duty charges to the indenture of this Deed of Sale.

15) The Vendors and the Purchasers hereby declare that the entire of the "**Said Property**" as well the undivided share/ right / ownership/ title as well as the 3/4th undivided share/ right/ownership/ title in transaction herein does not belong to Schedule Caste/ Schedule Tribe pursuant to the Government Notification under Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

16) All the schedules to this Deed and the sketch/ plan annexed hereto shall form part and parcel of this Deed.

SCHEDULE I

(Description of the SAID PROPERTY)

All that property known as "**FIRANGE BHAT**" also known as "**FIRGUEM BHAT**" also known as "**MODDA CULAGOR**" also known as "**MADA CULAGOR**" also known as "**FIRGUENCHEM BATA**", admeasuring an

.....37/-

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MRodrigues

Robrigues
Robrigues

area of 3,642 sq. mts., surveyed under Survey No. 86/3 of Village Guirim of Bardez, Goa. This forms a major part of the property described in the Land Registration Office of Bardez, under Description No. 30026 at Folio 82V of Book B-77, falls within the limits of Village Panchayat of Guirim, Bardez, Goa, and is bounded as under:-

On the North: By Property bearing Sy. No. 86/2;

On the South: By Property bearing Sy. Nos. 86/3-A, 86/4, 5, 6 & 8;

On the East: By Public Road and the property bearing survey No. 86/3-A;

On the West: By Nallah.

The Said Property is shown delineated in red in detail on the sketch/ plan annexed to this Deed.

.....38/-

Ch. Rodrigues *Estro* *Rodrigues*
M. Rodrigues

[Signature]

SCHEDULE II

(The Said Undivided 3/4th right / share / title / ownership of the Said Property hereby sold)

All that undivided 3/4th right / share / title / ownership of the Said Property approximately admeasuring 2,731.50 M2.(2731.50 / 3642), comprising of Survey No. 86/3 part of Village Guirim, which right/share / title forms part of the property described in Schedule I.

The said property is shown in detail on the sketch/ plan annexed to this Deed.

IN WITNESS WHEREOF the parties hereto have signed the present Deed of Sale at Mapusa, Goa, on the day, month and year above mentioned in the presence of two witnesses.

Rodrigues *Rodrigues*
Rodrigues *Castro*

.....39/-



Signed, Sealed and Delivered
by the within named Vendor No.1
CONNIE RODRIGUES
alias **CONNIE DESOUZA E RODRIGUES**



Rodrigues

Signature

Ch

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

.....40/-

Rodrigues
M Rodrigues

M Rodrigues
Costa

Signed, Sealed and Delivered
by the within named Vendor No.2
MILENA RODRIGUES



MRodrigues
Signature

MRodrigues



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

.....41/-

MRodrigues
MRodrigues

MRodrigues
Rastro



Signed, Sealed and Delivered
by the within named Vendor No.3
MELROY RODRIGUES



M. Rodrigues

Signature

M. Rodrigues

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

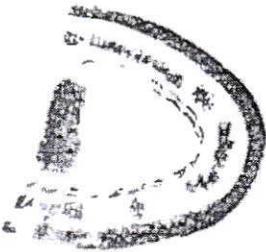
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RIGHT HAND FINGER PRINT IMPRESSION

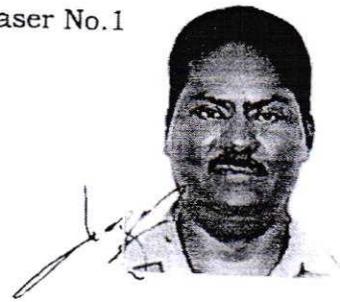
.....42/-

M. Rodrigues
M. Rodrigues

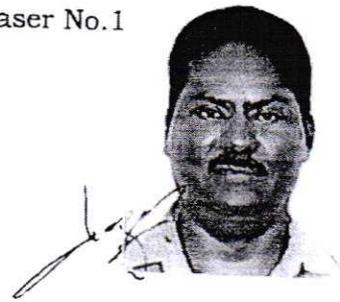
M. Rodrigues
Boiro



Signed, Sealed and Delivered
by the within named Purchaser No.1
FRANCIS VIEGAS




Signature


Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

.....43/-

Francis Viegas
Francis Viegas

Francis Viegas
Francis Viegas



Signed, Sealed and Delivered
by the within named Purchaser No.2
ROMEO CASTRO



Romero

Romero

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

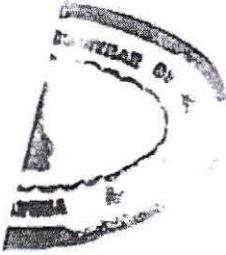
....44/-

Rodriguez
M Rodriguez

Rodriguez
Romero

WITNESSES:-

1. Sakhar
Paresh Uttam Sakhare



2. Kishor Desai
Kishore Meghashyam Desai

Rodrigues

M Rodrigues

Rodrigues

Desai

Handwritten signature or mark.



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

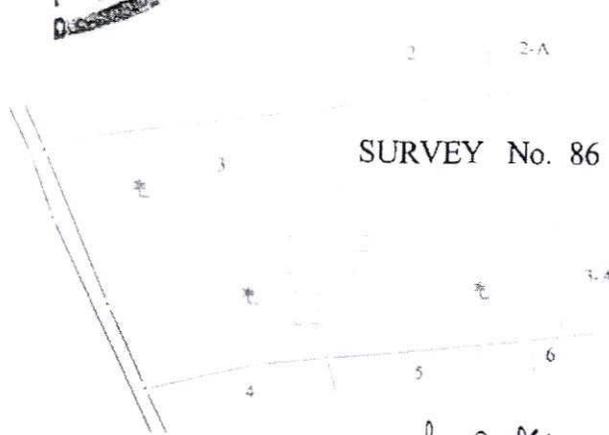
CBAR 121-3643



Plan Showing plots situated at
 Village : GUIRIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 86/
 Scale : 1:1000



(*Reserve*
 Jesh R. Patil Kuchelkar)
 Inspector of Survey &
 Land Records.



Purchasers
Jige
Patre

Vendors
 Rodrigues
 Rodrigues
 Rodrigues

Generated By : Pratap Moulckar (D'Man Gr. II)
 On : 12-02-2021

Compared By: *[Signature]*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Dec-2021 12:22:59 pm

Document Serial Number :- 2021-BRZ-4773

Presented at 12:12:28 pm on 13-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	614600
2	Registration Fee	409730
3	Mutation Fees	2500
4	Processing Fee	1300
Total		1028130

Stamp Duty Required :614600/-

Stamp Duty Paid : 616000/-



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Romeo Castro ,Father Name:Mariano Castro, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 649 2 Near Mr. Farmer Nursery St Anthony Vaddo Guirim Bardez Goa, Address2 - , PAN No.: [REDACTED]			

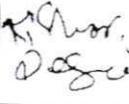
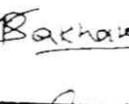
Executer

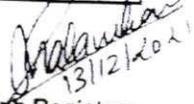
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Connie Rodrigues Alias Connie Desouza E Rodrigues , Father Name:Filipe Caridae Desouza, Age: 50, Marital Status: Widow ,Gender:Female,Occupation: Land Lady, Nazri Residency Lobo Vaddo Parra Bardez Goa, PAN No.: [REDACTED]			
2	Milena Rodrigues , Father Name:Late Michael Agnelo Guilherme Rodrigues, Age: 24, Marital Status: Unmarried ,Gender:Female,Occupation: Unemployed, Nazri Residency Lobo Vaddo Parra Bardez Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Melroy Rodrigues , Father Name:Late Michael Agnelo Guilherme Rodrigues, Age: 22, Marital Status: Unmarried ,Gender:Male,Occupation: Service, Nazri Residency Lobo Vaddo Parra Bardez Goa, PAN No.: [REDACTED]			
4	Francis Viegas , Father Name:Late Francis Xavier Viegas, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 293 B Sonar Vaddo Verla Parra Bardez Goa, PAN No.: [REDACTED]			
5	Romeo Castro , Father Name:Mariano Castro, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 649 2 Near Mr. Farmer Nursery St Anthony Vaddo Guirim Bardez Goa, PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kishor Meghashyam Desai, Age: 47, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403516, H No 67 A Porba Vaddo Calangute Bardez Goa, H No 67 A Porba Vaddo Calangute Bardez Goa, Calangute, Bardez, NorthGoa, Goa			
2	Name: Paresh Uttam Sakhare, Age: 32, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403510, House No 450 Abbas Waddo Canca Parra Bardez Goa, House No 450 Abbas Waddo Canca Parra Bardez Goa, Canca, Bardez, NorthGoa, Goa			


13/12/2021
Sub Registrar
SUB-REGISTRAR
BARDEZ

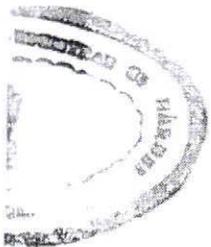
Document Serial Number :- 2021-BRZ-4773

Document Serial No:-2021-BRZ-4773

Book :- 1 Document
Registration Number :- **BRZ-1-4626-2021**
Date : 13-Dec-2021

Malambar
13/12/2021
SUB-REGISTRAR
BARDEZ

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



20/6

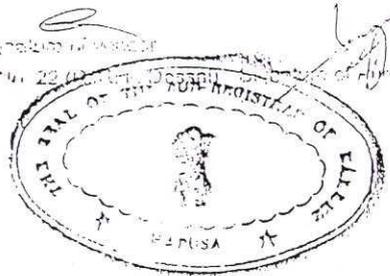
2



गोवा GOA

067697

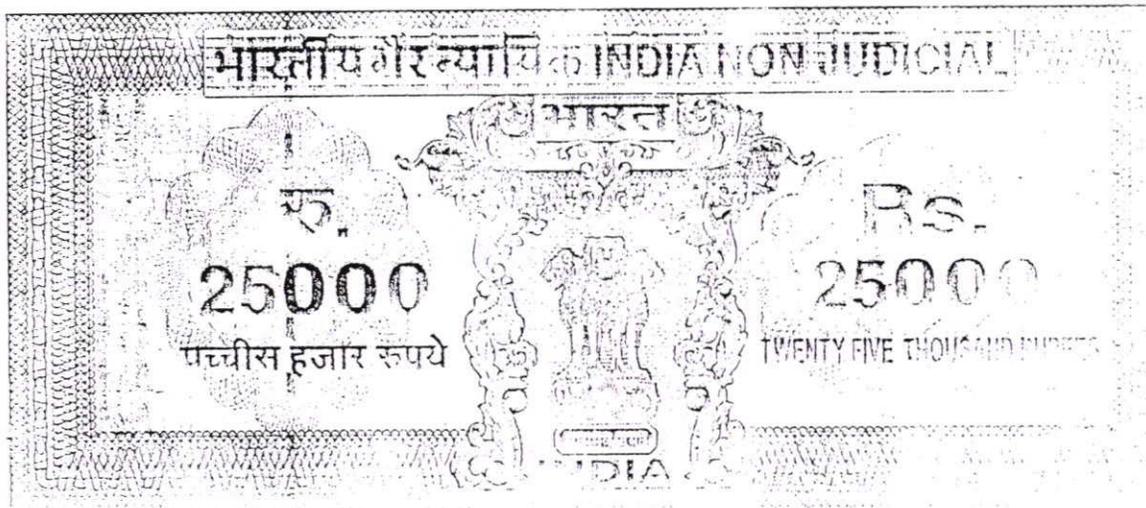
Sr. No. 2149 Place of and MAPUSA Date 25/12/2014
 Value of stamp paper 25000
 Name of Purchaser M. Viegas
 Recipient Goia M. Viegas
 As per the provisions of the Act for the
 value 82000 stamp
 paid to the Government of Goa
 Registered S. Goat M. Viegas
 Transacting Parties



DEED OF SALE

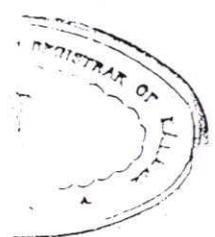
.....2/-

M. Viegas
Goia
M. Viegas
M. Viegas



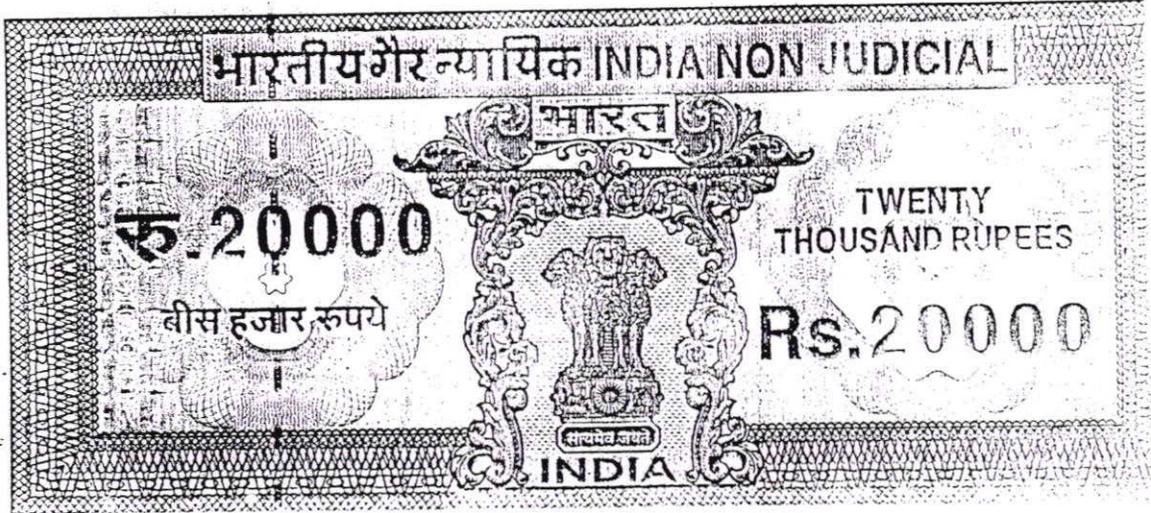
गोवा GOA

Sr. No. 21149 Place of issue MAPUSA Date 23/12/2016 067696
 Value of stamp paper 25000
 Name of Purchaser B. Viagas
 Residence of Goa Viagas
 The stamp paper is hereby cancelled for the value of 82000 in stamp stamp papers for the purpose of which this stamp is attached to
 Purchase of Stamp by Mr. Viagas Transacting Party
 Member of Board
 (Mr. Z. P. P. Daxal) Signature of Purchaser



This Deed of Sale is made at Mapusa, Goa

Mapusa Viagas Viagas Viagas3/-
Viagas Viagas Viagas Viagas
Viagas Viagas Viagas Viagas
Viagas Viagas Viagas Viagas



गोवा GOA

Sr No 21149 Place of Issue Goa and MAPUGA Date 29/12/16 02454

Value of stamp paper 20000/-

Name of Party user J. Viegas

Name of Party Carre J. Viegas

Serial No. 820001

Value of Stamp 20000/-

Value of Stamp 20000/-

Signature of Party M. Viegas

Signature of Party [Signature]

Signature of Party [Signature]

No. 22 (R. B. D. 2003) Stamp Paper



- 3 -

on this 29th day of December, 2016.

[Signature]

[Signature]

[Signature]

[Signature]

M. Viegas
Rodrigues4/-
Rodrigues



गोवा GOA

03652

Sr No 21147 Place of Issue Goa and MAPIUSA Date 28/10/14

Value of stamp paper 10000

Name of Purchaser F. Vinjo

Residing at Barro son of F. Vinjo

As there is no one single stamp paper for the value of Rs. 81000 additional stamp papers for the completion of the value is attached along with.

Purpose S. Deal Transacting Things

Signature of vendor [Signature] Signature of purchaser [Signature]

Form 22 (R. R. P. Deesa)

- 4 -

BETWEEN

[Signature]

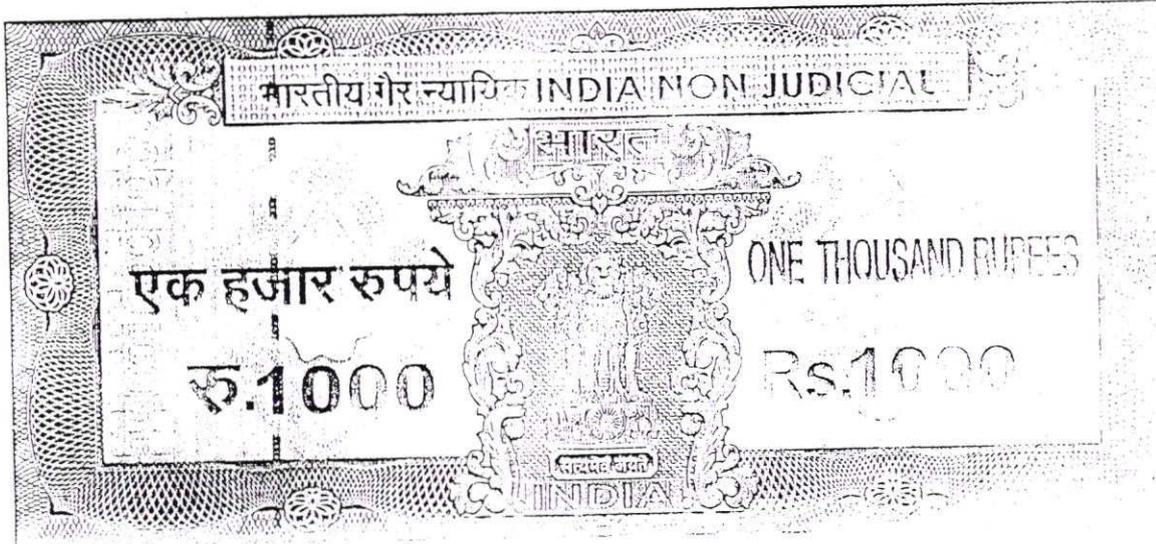
[Signature]

V. V. A. 3

M. V. A. 3

[Signature]

Albuquerque, 5/-
Albuquerque.



गोवा GOA

553563

Sr No. 21149 Place of Issue Goa and MAPUSA Date 28/12/16
 Value of stamp 1000/-
 Name of Purchaser M. Viegas
 Residential Address F- Viegas
 No. of Stamp 82000
 Purchaser's Signature M. Viegas
 Signature of Issuer [Signature]
 I, Mr. Z. (R. R. P. Coor) Clerk



- 5 -

MRS. MARGARET ADLINE ANGELA VAZ
 alias MARGARET ADLINE ANGELA VAS alias

[Signature]

KVAS

[Signature]

[Signature]

.....6/-
MVAS Machjans
Ch. Liguari



गोवा GOA

Sr No. 21149 and NUMBER 353562
Date 28/12/11
Value of claim 1000
Name F. Viejo
Res. Jorro F. Viejo
Value 83000
Pay to S. Vaz M. Vaz
Signature [Signature]



- 6 -

MARGARET ADLINE A. VAS, wife of Mr. Valentino
Sylvester Vaz alias Valentino Agostinho Manuel

[Signature]
V. VAS
[Signature]

[Signature]
.....7/-
MVAS Valignas
do Vigor.

Silverio Vas alias Valentino Manuel Silverio Vas alias VELENTINO VAZ alias VALANTINO VAZ, aged 52 years, married, service, holder of PAN Card No. [REDACTED] and holder of Indian Passport No. [REDACTED] issued by the Indian Embassy Kuwait, Indian National, resident of House No.642, Bhatkar/Bhukti Vaddo, Socorro, Porvorim, Bardez - Goa, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) OF THE FIRST PART.

[Handwritten signatures and initials: M, V, U, W, P. C. M.]



AND

MR. FRANCIS VIEGAS, son of late Francis Xavier Viegas, ⁵¹49 years, married, businessman, holder of PAN Card No. [REDACTED], resident of House No.293/B, Sonar Vaddo, Verla, Parra, Bardez - Goa - 403510, hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) OF THE SECOND PART.

[Handwritten signatures and initials: R. Anila, M, W, Q.]

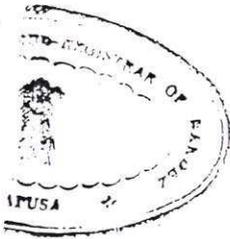
AND

[Handwritten signature: V. V. V.]

[Handwritten signature]

[Handwritten signatures: M. V. Vas, Chodugiri 8/-]

(5) MR. VARGINO R. VAZ, son of Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio Vas alias Valentino Manuel Silverio Vas alias VELENTINO VAZ alias VALANTINO VAZ, 22 years of age, bachelor, service, holder of PAN Card No. [REDACTED] both Indian Nationals, resident of House No.642, Bhatkar/Bhukti Vaddo, Socorro, Porvorim, Bardez - Goa, hereinafter called the "CONFIRMING PARTIES" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) OF THE THIRD PART. *All parties are Indian Nationals*



WHEREAS there exists a property coconut palm grove known as "FIRGUEM BHAT" also known as "MODDA CULAGOR" also known as "MADA CULAGOR" also known as "FIRGUEANCHEM BATA admeasuring 4,100 sq. mts. situated at Guirim, Bardez - Goa. The said property bears Survey No.86/3 which admeasures 4,000 sq. mts. and survey no.86/14 admeasures 100 sq. mts. respectively. This property is described in the Land Registration Office of Bardez under description No.30226 at folios 82V of B-77. This property is hereinafter referred to as the said property and more fully described in the Schedule - I hereunder written.

V. Vaz

V. Vaz

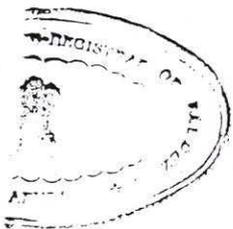
[Signature]

M. V. Vas

10/-
Ch. Vaz

W
Q. V. V.
Ch. Vaz

AND WHEREAS the said property was purchased by grandmother (father's mother) of the Vendor Mrs. Maria Adelina Castro e Rodrigues vide Deed of purchase and Sale dated 28-01-1930 from Mr. Napoleao Januario Duarte and his wife Mrs. Fremiota Felecidade Brito e Duarte and accordingly the said property is inscribed under inscription No.23035 in the Land Registration Office of Bardez in favour of the said Maria Adelina Castro who was married to Lourenco Miguel Rodrigues.



AND WHEREAS the said Lourenco Minguel Rodrigues and Maria Adelina de Castro e Rodrigues expired on 15-03-1947 and 15-09-1963 respectively leaving behind them their only son Mr. Mathew Rodrigues also known as Mateus Rodrigues as their sole heir.

AND WHEREAS vide Deed of Qualification of heirs dated 28-11-1967 duly executed before the Notarial Office of the Judicial Division of Bardez and Registered at folios 29(V) onwards of Book No.690 the said Mathew Rodrigues alias Mateus Rodrigues is shown as the sole heir of the said Maria Adelina Castro e Rodrigues.

Handwritten signatures and notes:
Awa
KVA
Rodrigues alias11/-
Rodrigues

✓ AND WHEREAS the name of Vendors father the said late Mathew Rodrigues reflects in the occupants column of Form I & XIV of Survey Nos.86/3 and 86/14 as Mateus Rodrigues.

✓ AND WHEREAS the said Mathew Rodrigues alias Mateus Rodrigues was married to Mrs. Gracy Rodrigues.

✓ AND WHEREAS the said Mathew Rodrigues expired on 22-02-2004 and his wife Gracy Rodrigues the mother of the Vendor expired on 29-01-2011 leaving behind (i) the Vendor who is their eldest daughter, married to Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio Vas alias Valentino Manuel Silverio Vas alias VELENTINO VAZ alias VALANTINO VAZ, the Confirming Party No.3 herein, (ii) second son the Confirming Party No.1 herein married to the Confirming Party No.2 and third daughter Mrs. Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas as their heirs and as such the Vendor is the co-owner of the said property to the extent of undivided 1/8th share/right.

[Handwritten signature]

VVA.3

[Handwritten signature]

[Handwritten signature]

MVA.12

.....12/-

[Handwritten signature]
Rodrigues
de Rodrigues

AND WHEREAS the Confirming Party Nos.1 and 2 were in unhindered possession and holding the said property as their own without any interference of the Vendor or the Confirming Party No.3 and the said Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas in whatsoever manner.



AND WHEREAS the Confirming Party Nos.1 and 2 took care and looked after the said Mathew and Gracy Rodrigues till their death and stayed together with them in their house bearing House No.419, Firguem Bhat of Village Panchayat Guirim standing in the said property thus exclusively holding and enjoying the said property without any interference of the Vendor or the CONFIRMING PARTY Nos.3 to 5 and the said Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas or anybody else in whatsoever manner, which possession was handed over to the Purchaser and Purchaser's partner Mr. Romeo Castro by the Confirming Parties No.1 and 2 on 29-04-2014.

AND WHEREAS the property bearing Survey No.86/14 admeasuring 100 sq. mts. is a mundkarial house of one Smt. Bandini Gajanan Sawant and her son Mr. Jeetendra Gajanan Sawant.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
Chokigus

.....13/-

AND WHEREAS vide Deed of Sale dated 20-03-2014 duly registered before the Sub-Registrar of Bardez under Registration No.BRZ-EK1-01340-2014 CD Number BRZD654 on 01-04-2014 executed in favour of the said Mundkars by the above said Michael A. G. Rodrigues and Mrs. Connie Rodrigues, the Confirming Party Nos.1 and 2 sold an area of 458 sq. mts. to the said Mundkar, the Sawant family. This mundkarial area is explained in detail at Schedule - II hereunder and shall be referred to as "the said Mundkarial plot" for the sake of brevity for all the purposes of this Deed.

Mundkar



AND WHEREAS the Vendor and the CONFIRMING PARTY Nos.3 to 5 ratify, confirm and consents to the above said Deed of Sale dated 20-03-2014.

Mundkar

AND WHEREAS as said above the said property totally admeasures 4100 sq. mts., subtracting the above said mundkarial plot area of 458 sq. mts. sold to the said Mundkar the Sawant family there remains the effective balance area of 3642 sq. mts. This area of 3642 sq. mts. be referred to as "THE SAID PLOT" for the sake of brevity and described at Schedule III shown in

MVA

MVA3
MVA3

A handwritten signature or set of initials, possibly "G.J.", written in black ink.

MVA314/-
Michael A. G. Rodrigues
Connie Rodrigues

sketch to this Deed. Out of the said plot the Vendor is having a 1/8th undivided share/right in the said property which is calculated at 455.25 sq. mts. of the area of Survey Nos.86/3 of Village Panchayat Guirim. This 1/8th share is described at Schedule IV as the undivided share/right portion hereby sold.



AND WHEREAS on the insisting of Vendor and her elder son Mr. Valerian Doris Vaz vide Deed of Sale dated 05-03-2014 duly registered under Registration No.BRZ-BK1-01089-2014 CD Number BRZD644 on 20-03-2014 the Purchaser and the Purchaser's partner Mr. Romeo Castro purchased from the Confirming Party No.3 his undivided 1/8th share/right in the said property to which Deed the Vendor and the Confirming Party No.s 1, 2, 4 and 5 consents, confirms and ratifies.

AND WHEREAS vide application dated 26-12-2014 the Vendor herein has filed Inventory Proceedings No.1 of 2015 before the Civil Judge Senior Division "A" Court Mapusa on the death of the abovesaid Mr. Mathew Rodrigues and Mrs. Gracy Rodrigues as regards their estate left behind by them for devolving the same as per the prevailing laws of succession in Goa.

AW

Das

VVAZ

[Signature]

*MVAS15/-
Mathew Vaz*

Cl. Rodrigues

AND WHEREAS now the Vendor herein who is the Cabeca de Casal in the said Inventory Proceeding No.1 of 2015/A pending before the Civil Judge Senior Division "A" Court Mapusa have decided to settle all her differences and decided to sell her undivided 1/8th share/right in the said property/plot to the Purchaser.

AND WHEREAS the Vendor agreed to sell her undivided 1/8th share/right i.e. 455.25 sq. mts. in the said property bearing Survey Nos.86/3 for a total consideration of Rs.23,00,000/- (Rupees twenty three lakhs only). to the Purchaser



NOW THIS DEED OF SALE WITNESSETH AS
UNDER:-

(1) That in pursuance of the said Agreement and in total consideration of Rs.23,00,000/- (Rupees twenty three lakhs only) paid by the Purchaser to the Vendor, vide cheque bearing No.48951 dated 16-12-2016 and cheque bearing No.48957 dated 29-12-2016 both drawn in favour of Vendor and both drawn on HDFC Bank Ltd., Mapusa Branch, for an amount of Rs.10,40,000/- (Rupees ten lakhs forty thousand only) and Rs.12,60,000/- (Rupees twelve lakhs sixty thousand only) respectively, the receipt whereof

[Handwritten signature]

[Handwritten signature]
VVA3

[Handwritten signature]

MAVA 5...16/-
[Handwritten signature]
Chodogud

the Vendor does hereby admit and acknowledge and the Vendor do hereby and hereunder sell, transfer, convey, grant and assign to the Purchaser by way of sale her undivided 1/8th share/right in the said plot of the said property bearing Survey Nos.86/34, 86/14 of Guirim admeasuring 455.25 sq. mts. which area of the property hereby sold is more particularly described in the Schedule - IV hereunder written as THE SAID UNDIVIDED 1/8th SHARE/RIGHT HEREBY SOLD together with all rights, title, interest, claim, easements, ways, lights, trees, water courses, fences and appurtenances of the Vendor to and unto the Purchaser to have and to hold the same absolutely and forever free from all encumbrances and to the use of the Purchaser absolutely and forever together with title deed, writings and other evidence of title, as ordinarily pass on such sale.

(2) The Confirming Parties agree/accept/ consent to the terms of this Deed of Sale and in consent of which puts their signature as a Confirming Parties hereto.

(3) The Vendor and the Confirming Parties do hereby expressly ratify/accept/consent and confirm the Deeds of Sale dated 05-03-2014 and

[Handwritten signature]

[Handwritten signature]

V.V.A.3

[Handwritten signature]

*MAV ns
Kodiyam
C.K. [unclear]*

.....17/-

20-03-2014 respectively registered under No.BRZ-BK1-01089-2014 CD Number BRZD644 on 20-03-2014 and under No.BRZ-BK1-01340-2014 CD Number BRZD654 on 01-04-2014, for all legal purposes and shall not raise any claim against the same of whatsoever nature.



(4) That the Vendor does hereby covenant with the Purchaser that notwithstanding any acts, deeds or things hereto done, executed or knowingly or willingly suffered to the contrary, the Vendor is now lawfully having 1/8th right/share to the title of the said property hereby sold, transferred, conveyed, granted and assigned, free from all encumbrances, charges, claims and demands and attachment or defect in title whatsoever.

(5) And that the Vendor does hereby covenant and declare that she has good title and right/share and absolute authority to sell, transfer, convey her 1/8th share/right to the said property unto the Purchaser in the manner aforesaid.

(6) And that the Vendor does hereby covenant with the Purchaser that the Purchaser shall

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[Handwritten signature]

[Handwritten signature]

M. Das 18/-
[Handwritten signature]
Chakrigar

hereafter hold, possess and enjoy the said 1/8th share/title of the said property as his own without any objection, obstruction, hindrance, interference, interruption either from the Vendor or her predecessors or successors or any one else claiming through or under them.



(7) And that the Vendor does hereby covenant and declare that the said share/rights of the said property hereby sold and transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and that the Vendor has not done anything whereby the said rights to the said property may be subject to any attachment or lien of any court or Bank or financial institutions or person whatsoever and that the Vendor covenants to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, claims or demands whatsoever.

(8) And that the Vendor does hereby under covenant indemnify and shall keep indemnified the Purchaser from all kinds of encumbrances, mortgages, defects, charges, equities, claims and liens over the said property hereby sold.

Amv

VVA3
Qias

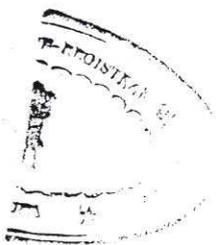
[Signature]

.....19/-
MVAS
Phigues
Chobigues

(9) And that the Vendor further declares and admit that the Purchaser and his partner Mr. Romeo Castro are in unhindered possession and holding the said property as their own without any interference of whatsoever nature from the Vendor herself.

(10) And that the Vendor further covenant that the Vendor shall and will from time to time upon the request and the cost of the Purchaser, do or execute all such lawful acts, deeds and things whatsoever needed for further and more perfectly conveying and assuring the said property and every part thereof unto the Purchaser in the manner aforesaid according to the true intend and meaning of this Deed as shall or may be reasonably required.

(11) That the Vendor shall have no objection for the Purchaser to carry out the mutation of Survey Records pertaining to the 1/8th right of 455.25 sq. mts. hereby sold as per Schedule - IV hereunder.



.....20/-

AMVca

KVAZ

[Signature]

MVAS
Rodriguez
CRodriguez

(12) That for the purpose of this Deed the market value is shown as Rs.23,00,000/- (Rupees twenty three lakhs only). This Deed is executed on a stamp paper of Rs.82,000/-(Rupees eighty two thousand only) i.e Rs.80,500/- towards stamp duty charges and the balance towards Confirming Parties and Ratification charges.

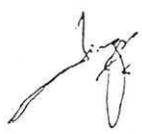
(13) The Vendor, the Purchaser and the Confirming Parties hereby declare that the undivided share/right of Plot in transaction does not belong to Scheduled Caste/Scheduled Tribe pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21-08-1978.

(14) All the schedules to this Deed and the sketch/plan annexed hereto shall form part and parcel of this Deed.

SCHEDULE - I
THE SAID PROPERTY

All that property coconut palm grove known as "FIRGUEM BHAT" also known as "MODDA CULAGOR" also known as "MADA CULAGOR" also known as "FIRGUEANCHEM BATA admeasuring 4,100 sq. mts. situated at Guirim, Bardez - Goa. The said property bears Survey

.....21/-


WVA3
C. Rodrigues
W. Rodrigues
M. Vas
D. Vas

No.86/3 which admeasures 4,000 sq. mts. and survey no.86/14 admeasures 100 sq. mts. respectively. This property is described in the Land Registration Office of Bardez under description No.30226 at folios 82V of B-77 and bounded as follows:-

On the North: By property bearing Survey No.86/2

On the South: By property bearing Survey No.86/4, 5, 6 and 8

On the East : By NH-17

On the West : By nalla

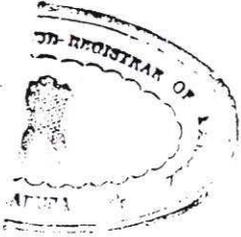


SCHEDULE - II
(the said MUNDKARIAL PLOT)

All that plot admeasuring 458 sq. mts. consisting of Survey No.86/14 and 86/3 (part) of Village Guirim inclusive of the mundkarial house bearing House No.420 (4/3), situated in the said property. The said plot is shown in detail on the sketch/plan annexed to this Deed and bounded as under:-

[Handwritten signatures and initials]
.....22/-

East: By NH-17
West: By remaining portion of the property bearing Survey No.86/3
North: By remaining portion of the property bearing Survey No.86/3
South: By property bearing Survey No.86/6 and 86/8.



SCHEDULE - III
(THE SAID PLOT)

The said plot calculated as 3642 sq. mts.
shown hereunder

As said that the Schedule I the entire property admeasures 4100 sq. mts. and consists of two survey No.86/3 which admeasures 4000 sq. mts. and Survey No.86/14 which admeasures 100 sq. mts. out of which as per Schedule II 460 sq. mts. are kept aside for the mundkarial area. Now subtracting 460 sq. mts. from 4100 sq. mts. comes to 3642 sq. mts. which area shall be referred to as the said plot. The same is shown in the annexed plan and bounded as under:-

[Handwritten signatures and initials]
Rodrigues
Rodrigues
M... ..23/-
D...

East: By NH-17 and the mundkarial area
West: By nalla
North: By property bearing Survey No.86/2
South: By property bearing Survey No.86/4, 5,
6 and 8

SCHEDULE - IV
(THE SAID UNDIVIDED 1/8th
SHARE/RIGHT HEREBY SOLD)



All that undivided 1/8th share, right of the Vendor approximately admeasuring 455.25 sq. mts. in the said plot admeasuring 3642 sq. mts. consisting of Survey No.86/3 part of Village Guirim excluding the mundkarial house bearing House area of 460 sq. mts. The undivided 1/8th share/right is approximately. The properties as per the Schedules I to III are shown in the annexed sketch/plan which plan/sketch shall form part and parcel to this Deed.

The said plot is shown in detail on the sketch/plan annexed to this Deed.

IN WITNESS WHEREOF the parties hereto have signed the present Deed of Sale at Mapusa, Goa on the day, month and year above mentioned in the presence of two witnesses.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
.....24/-

MAPUSA

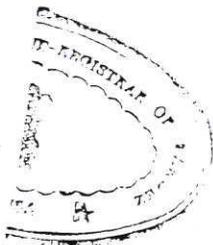
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
MARGARET ADLINE ANGELA VAZ
alias MARGARET ADLINE ANGELA VAS

Margaret Adline Angela Vaz

MAVaz



Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Vaz

MAVaz

[Signature]

MAVaz
MAVaz
MAVaz25/-
MAVaz

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER
FRANCIS VIEGAS

Francis Viegas
Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

AMW

Waz
WVA3

[Handwritten mark]

MAVAS
Francis Viegas. 26/-
OK: Viegas.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No.1
MICHAEL AGNELO GUILHERME RODRIGUES

Michael Rodrigues
Signature

Rodrigues



Mad



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

AWA

AWA

[Signature]

AWA3

AWA3
27/1
Rodrigues

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No.2
CONNIE RODRIGUES

Connie Rodrigues.



CRodrigues.
Signature

CRod



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

AWa

Das
vvtz

gt.

.....28/-
Kashyap Vas
CRodrigues.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No.3
VALENTINO SYLVESTER VAZ
alias VALENTINO MANUEL SILVERIO
VAS alias VELENTINO VAZ alias
VALANTINO VAZ



VAZ

Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

VAZ

VAZ

[Signature]

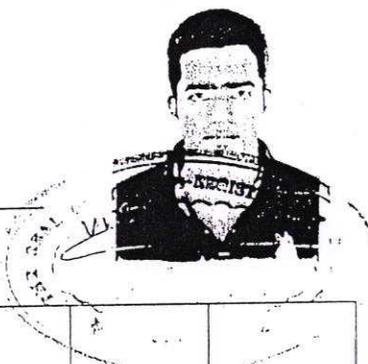
.....29/-
Robrigues
MAVAS
Cherigles.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No.4
VALERIAN D. VAZ

VALERIAN D. VAZ

V. Vaz

Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Handwritten signature

Handwritten signature

V. Vaz

Handwritten signature

Rodrigues

Rodrigues

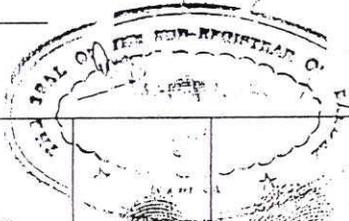
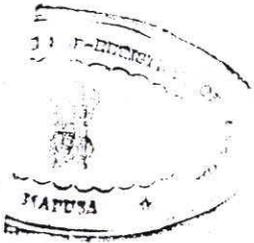
.....30/-
MA Vaz

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No.5
VARGINO R. VAZ

Vargino R. Vaz

[Handwritten signature]

Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

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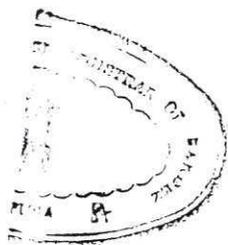
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

.....31/-
[Handwritten signature]
Rodrigues M Vaz
Rodrigues

WITNESSES:-



P. S.

(1) Mr. Ganesh. h. Patil

K

(2) Kishor m. Desai

AMU

KVAS

[Signature]

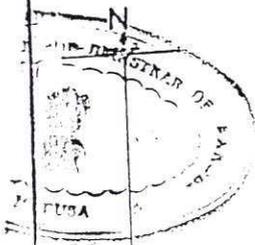
[Signature] M. Vas
Rodrigues
Rodrigues.

[Signature]

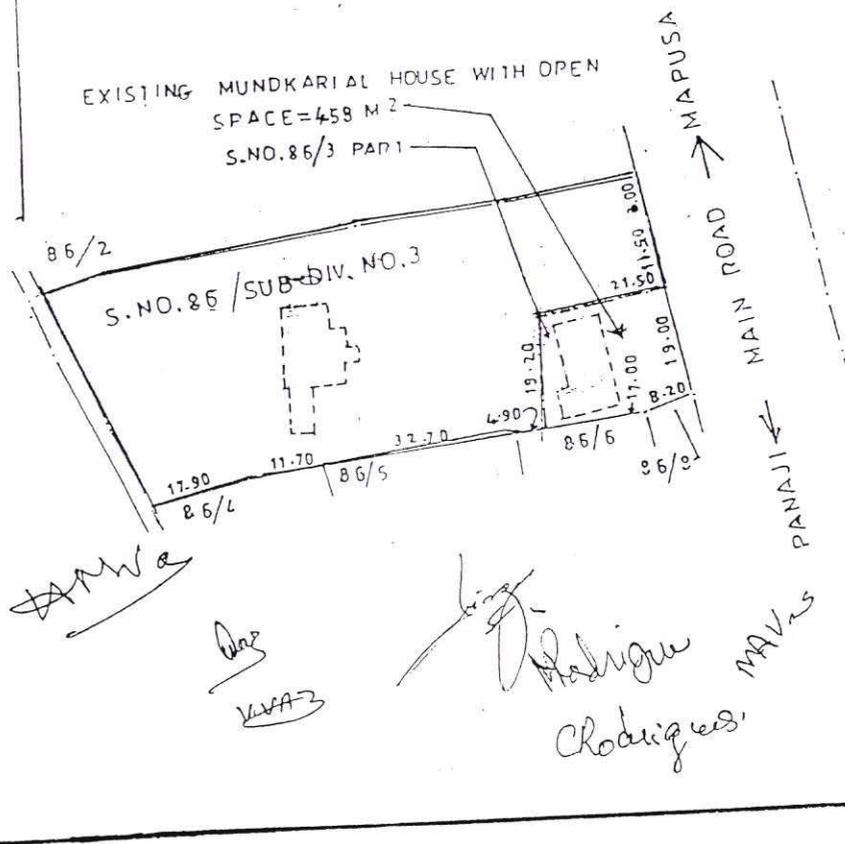
Sketch/PLAN
Showing 3642 sq.mts of the said Plot
of the said property bearing S.No.86/3

SUB-DIV. NO.3, SITUATED AT VILLAGE -
GURIM OF BARDEZ - TALUKA

SCALE = 1 : 1000



EXISTING MUNDKARIAL HOUSE WITH OPEN
SPACE = 458 M²
S.NO.86/3 PART 1



PANA

WVA-3

Rodrigues
Chodrigues

MAIN ROAD
PANAJI



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-12-2016 12:48:37 PM

Document Serial Number : 5407

Presented at 12:09:00 PM on 29-12-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	46000.00
2	Processing Fees	440.00
	Total :	46440.00

Stamp Duty Required: 80550.00 Stamp Duty Paid: 82000.00

Francis Viegas Presenter

Name	Photo	Thumb Impression	Signature
Francis Viegas, s/o Late Francis Xavier Viegas ; Married, Indian, age 51 Years, Business, r/oH.no 293/B, Sonar Vaddo, verla Parra Bardez Goa Pan no [REDACTED]			

Endorsements

Executant

1 . Michael Agnelo Guilherme Rodrigues, s/o Late Mathew Rodrigues, Married, Indian, age 46 Years, Land Lord, r/oH.no 419, Fingem Bhat ,Perxette, Guirim Bardez Goa Form 60 submitted

Photo	Thumb Impression	Signature

2. Connie Rodrigues, w/o Michael Agnelo Guilherme Rodrigues, Married, Indian, age 42 Years, Landlady, r/oH, No 419 Firgem Bhat Perxette Guirim Bardez Goa Form 60 Submitted

Photo	Thumb Impression	Signature
		

3. Valentino Sylvester Vaz@ Valentino Manuel Silverio Vas@ Valentino Agostinho Manuel Silveirio Vas, s/o Late Ambrose Vaz, Married, Indian, age 56 Years, Retired, r/oH, no 642, Bhatkar, Bhukti Vaddo, Socorro, Bardez Goa Form 60 submitted

Photo	Thumb Impression	Signature
		

4. Valerian Doris Vaz, S/O Valentino Sylvester Vaz, Married, Indian, age 28 Years, Service, r/oH, no 642, Bhatkar, Bhukti Vaddo, Socorro, Bardez Goa Pan no [REDACTED]

Photo	Thumb Impression	Signature
		

5. Vargino R. Vaz, S/O Valentino Vaz, UnMarried, Indian, age 72 Years, Service, r/oH, no 642, Butki Vaddo, Near Vetal Temple, Socorro, Bardez Goa Pan no [REDACTED]

Photo	Thumb Impression	Signature
		

6. Margaret Adline Angela Vaz@Margaret Adline Angela Vas@Margaret Adline A. Vas, W/O Valentino Sylvester Vaz, Married, Indian, age 52 Years, Service, r/oH, no 642, Butki Vaddo, Near Vetal Temple, Socorro, Bardez Goa Pan no [REDACTED]

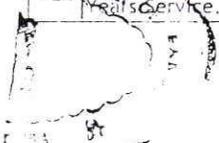
Photo	Thumb Impression	Signature
		

7. Francis Viegas, S/O Late Francis Xavier Viegas, Married, Indian, age 51 Years, Business, r/o H.no 293/B, Sonar Vaddo, verla Parra Bardez Goa Pan no [REDACTED]

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Amruddin Shaikh . S/o Ismail Shaikh, Married, Indian, age 71 years, Retired, r/o Bella Vista, Sangolda Bardez Goa	
2	Meghashyam Dessai . S/o Meghashyam Dessai, Married, Indian, age 40 years, Service, r/o H.no 67-A, Porobo vaddo, Calangute Bardez Goa	

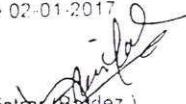



 Sub Registrar
 REGISTRY
 BARDEZ

Scanned By -

Signature -

Book-1 Document
Registration Number BRZ-BK1-00007-2017
CD Number BRZD784 on
Date 02-01-2017


Sub-Registrar (Bardes)

~~REGISTRAR~~
~~BARDÉS~~

Scanned By - *Saldana*

Signature - *mpomelka*

Designed and Developed by: C. DAC, A.C.T.S., Pune



2014

3

For CITIZEN CREDIT™
CO-OP. BANK LTD.
[Signature]
Authorized Signatory

(Rupees Sixty Nine Thousand Two Hundred On

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 05469
109935

NON JUDICIAL गोंय
MAR 05 2014



१२०० १२०० ०० ०० ०० ०० ०० ०० ०० ०० १३:४९

Rs.0069200/- PB7147

D-5/STP(V)/C.R./35/34/2011-RD

INDIA STAMP DUTY GOA

[Signature]

Name of Purchaser ROMEO CASTRO



990
[Handwritten mark]



DEED OF SALE

.....2/-

[Signature] Rodrigues Ch. de S. S. S.

[Signature]

This Deed of Sale is made at Mapusa, Goa
On this 6th day of March, 2014.

BETWEEN

(1) MR. VALENTINHO VAZ alias VALENTINO SYLVESTER VAZ, son of late Ambrosio Vaz, about 54 years, married, retired driver, Indian National, resident of House No.642, Bhatkar/Bhukti Vaddo, Tisk, Porvorim, Bardez - Goa, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) OF THE FIRST PART.

AND

(2) MR. FRANCIS VIEGAS, son of late Francis Xavier Viegas, 49 years, married, businessman, holder of PAN Card No. [REDACTED], resident of House No.293/B, Sonar Vaddo, Verla, Parra, Bardez - Goa - 403510,

(3) MR. ROMEO CASTRO, son of Mariano Castro, aged 31 years, bachelor, businessman, holder of PAN Card No. [REDACTED], resident of House No.649/2, St. Anthony's waddo, Guirim, Bardez - Goa, hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be

Mapusa Bardez Chodrigues3/-
[Signature] [Signature] [Signature]

deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) OF THE SECOND PART.

AND

(4) MR. MICHAEL AGNELO GUILHERME RODRIGUES, son of late Mathew Rodrigues, 46 years of age, landlord,

(5) MRS. CONNIE RODRIGUES, wife of Michael Agnelo Guilherme Rodrigues, 42 years of age, landlady, both Indian Nationals, residing at House No.419, Firgem Bhat, Perxette, Guirim, Bardez - Goa, hereinafter called the "CONFIRMING PARTIES" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) OF THE THIRD PART.

WHEREAS the Vendor and the Confirming Parties are the owners of the property known as "FIRGUEM BHAT" also known as "MODDA CULAGOR" or "FIRGUEANCHEM BATA" admeasuring 4,100 sq. mts. situated at Guirim, Bardez - Goa. The said property presently is surveyed under Survey No.86/3 which admeasures 4,000 sq. mts. and survey no.86/14



Handwritten signature/initials

Handwritten signature: Rodrigues Rodrigues

.....4/-

Handwritten signature: P. Rodrigues

admeasures 100 sq. mts. respectively. This property is hereinafter referred to as the said property and more fully described in the Schedule - I hereunder written.

AND WHEREAS the said property originally was acquired by Maria Adelina de Castro e Rodrigues as can be seen from the Certificate dated 03-02-1939 issued by the Comunidade of Guirim. The said Maria Adelina de Castro e Rodrigues expired leaving behind her only son Mr. Mathew Rodrigues and daughter-in-law Gracy Rodrigues as her only universal heirs.

AND WHEREAS the name of Mathew Rodrigues reflects in the occupants column of Form I & XIV of Survey Nos.86/3 admeasures 4000 sq. mts. and 86/14 admeasures 100 sq. mts.

AND WHEREAS the said Mathew Rodrigues expired on 22-02-2004 and his wife Gracy Rodrigues the mother-in-law of the Vendor expired on 29-01-2011 leaving behind their son-in-law the Vendor herein married to their elder daughter Adelina Magret Rodrigues e Vaz, another daughter Mrs. Merlin Rodrigues e Mascarenhas married to

Adelina Rodrigues Chodrigues5/-

[Signature] + *Coertno*



Joseph Ferdinand Mascarenhas and son Mr. Michael A. G. Rodrigues married to Mrs. Connie Rodrigues, the Confirming Parties herein as their heirs.



AND WHEREAS the said Mathew Rodrigues expired without any testamentary disposition of his estate/share whereas Gracy Rodrigues expired, executing a Will dated 13-01-2011 bequeathing her disposable quota of her share in favour of her grand three children viz. Miss Michelle Rodrigues, Miss Milena Rodrigues, Mast. Melroy Rodrigues in equal proportion, half of the property vest in favour of the Confirming Parties the said Mr. Michael A. G. Rodrigues married to Mrs. Connie Rodrigues and their children and the balance half is divided into three equal parts.

AND WHEREAS vide Declaration dated 17th November 1987 executed on 20th November 1987 the Vendor herein and his wife Mrs. Adelina Magret Rodrigues e Vaz have given up their possession of the said property in favour of the Confirming Parties.

AND WHEREAS the property bearing Survey No.86/14 admeasuring 100 sq. mts. is a mundkarial house of one Bandini Gajanan Sawant and her son Mr. Jeetendra Gajanan Sawant.

~~Mathew Rodrigues~~ Rodrigues6/-

[Handwritten signature]

AND WHEREAS the Vendor and the Confirming Parties have agreed to sell to the said Bandini Gajanan Sawant and her son Mr. Jeetendra Gajanan Sawant who have agreed to purchase an area of 460 sq. mts. on account of mundkarial rights which area is described in detail at Schedule - II. The said area is also shown delineated in red in sketch annexed hereto to this Deed.



AND WHEREAS the property bearing Survey Nos.86/3 admeasures 4000 sq. mts. subtracting the above said area of 460 sq. mts. agreed to be sold to the said Mundkar there remains the balance area of 3740 sq. mts. of which area the Vendor is having a 1/8th share which is calculated at 467.5 sq. mts. of the area of Survey Nos.86/3. The said area of 3740 sq. mts. be referred to as "THE SAID PLOT" and described at Schedule III and the 1/8th share is described at Schedule IV and shown in the sketch as well.

AND WHEREAS the Vendor agreed to sell his undivided 1/8th share i.e. 467.5 sq. mts. in the property bearing Survey Nos.86/3 for a total consideration of Rs.3,00,000/- (Rupees three lakhs only) to the Purchaser and in addition to the above payment of Rs.3,00,000/- (Rupees three lakhs only) the Vendor shall be paid an amount of Rs.2,500/- (Rupees two thousand five hundred only) monthly for a period of fifteen years or till the death of the Vendor which ever occurs earlier.

Handwritten signatures of the Vendor and the Purchaser. The Vendor's signature is on the left, and the Purchaser's signature is on the right. To the right of the signatures, there is a date ".....7/-".

NOW THIS DEED OF SALE WITNESSETH AS
UNDER:-



(1) That in pursuance of the said Agreement and in total consideration of Rs.3,00,000/- (Rupees three lakhs only) paid by the Purchaser to the Vendor, vide cheque bearing No.048652 dated 05-03-2014 in favour of Vendor drawn on HDFC Bank, Mapusa Branch, the receipt whereof the Vendor does hereby admit and acknowledge and do hereby and hereunder sell, transfer, convey and assign to the Purchaser by way of sale his right of undivided 1/8th share/right in the said property admeasuring 467.5 sq. mts. which is more particularly described in the Schedule - III hereunder written, together with all rights, title, interest, claim, easements, ways, lights, trees, water courses, fences and appurtenances of the Vendor to and unto the Purchaser to have and to hold the same absolutely and forever free from all encumbrances and to the use of the Purchaser absolutely and forever together with title deed, writings and other evidence of title, as ordinarily pass on such sale.

~~Signature~~ Rodriguez Rodrigues

Signature

.....8/-

(2) In addition to the above payment of Rs.3,00,000/- (Rupees three lakhs only) the Vendor shall be paid an amount of Rs.2,500/- (Rupees two thousand five hundred only) monthly for a period of fifteen years or till the death of the Vendor which ever occurs earlier.

Rodriguez
Chodriguez

Hence total Consideration
is Rs Seven Lacs fifty thousand only
(7,50,000/-)
P. ...



M. S. ...

(3) The Confirming Parties agree to the terms of this Deed of Sale and in consent of which puts her signature as a Confirming Parties hereto.

(3) That the Vendor does hereby covenant with the Purchaser that notwithstanding any acts, deeds or things hereto done, executed or knowingly or willingly suffered to the contrary, the Vendor is now lawfully having 1/8th right to the title of the said property hereby conveyed, granted and assigned, free from all encumbrances, charges, claims and demands and attachment or defect in title whatsoever.

(4) And that the Vendor does hereby covenant and declare that he has good title and right and absolute authority to sell, convey or expressed to be conveyed into the Purchaser in the manner aforesaid.

M. S. ...
Rodriguez Chodriguez

.....9/-

J. ...
... ..



(5) And that the Vendor does hereby covenant with the Purchaser that the Purchaser shall hereafter hold, possess and enjoy the said 1/8th share/title of the said property as his own without any objection, obstruction, hindrance, interference, interruption either from the Vendor or his predecessors or any one else claiming through or under them.

(6) And that the Vendor does hereby covenant and declare that the said share/rights of the said property hereby transferred or intended to be transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and that the Vendor has not done anything whereby the said rights to the said property may be subject to any attachment or lien of any court or person whatsoever and that the Vendor covenants to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, claims or demands whatsoever.

(7) And that the Vendor does hereby indemnify and shall keep indemnified the Purchaser from all kinds of encumbrances, mortgages, defects, charges, equities, claims and liens over the said property hereby sold and also has no objection to

W. B. Rodriguez Rodriguez10/-
Jeff P. Carter

enter the name of the Purchaser in survey record/Mutation Register after the present sale is completed.



(8) And that the Vendor further declares that the above said Confirming Parties are in unhindered possession and holding the said property as their own without any interference of whatsoever nature from the said Mrs. Adelina Magret Rodrigues e Vaz and the Vendor himself.

(9) And that the Vendor further covenant that the Vendor shall and will from time to time upon the request and the cost of the Purchaser, do or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof unto the Purchaser in the manner aforesaid and placing the Purchaser in possession of the same according to the true intend and meaning of this Deed as shall or may be reasonably required.

(10) That the Vendor shall have no objection for the Purchaser to carry out the mutation of Survey Records pertaining to the 1/8th right of 467.5 sq. mts. hereby sold as per Schedule - III.

~~Mrs~~ Rodrigues Rodrigues

.....11/-



(11) That for the purpose of this Deed the market value is shown as Rs.23,00,000/- (Rupees twenty three lakhs only) and as such an amount of Rs.69,000/- (Rupees sixty nine thousand only) is frankised on this Deed as stamp for the same.

(11) The Vendor and the Purchasers hereby declare that the share/right of Plot in transaction does not belong to Scheduled Caste/Scheduled Tribe pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21-08-1978.

(12) All the schedules to this Deed and the sketch/plan annexed hereto shall form part and parcel of this Deed.

SCHEDULE - I

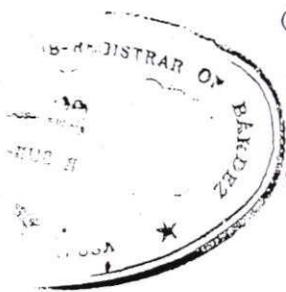
OF THE PROPERTY HEREBY SOLD

All that property known as "FIRGUEM BHAT" admeasuring 4,100 sq. mts., situated at Guirim, Bardez - Goa. The said property bears Survey No.86/3 which admeasures 4,000 sq. mts. and Survey No.86/14 admeasures 100 sq. mts. respectively not registered in Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office and bounded as follows:-

[Signature]
Rodrigues Rodrigues

.....12/-

[Signature]
Dantas



On the North: By property bearing Survey
No.86/2

On the South: By property bearing Survey
No.86/4, 5, 6 and 8

On the East : By NH-17

On the West : By nalla

SCHEDULE - II
(MUNDKARIAL PLOT)

All that plot admeasuring 460 sq. mts.
consisting of Survey No.86/14 and 86/3 part of
Village Guirim along with the mundkarial house
bearing House No.420 (4/3), situated at Perxette
Vaddo, Guirim, Bardez - Goa of the mundkar. The
said plot is shown in detail on the sketch/plan
annexed to this Deed and bounded as under:-

East: By NH-17

West: By remaining portion of the property
bearing Survey No.86/3

North: By remaining portion of the property
bearing Survey No.86/3

South: By property bearing Survey No.86/6
and 86/8.

~~Signature~~
Rodrigues Rodrigues

.....13/-

Signature

SCHEDULE - III
(THE SAID PLOT)

The said plot calculated as 3740 sq. mts.
shown hereunder

As said that the Schedule I the entire property admeasures 4100 sq. mts. and consists of two survey No.86/3 which admeasures 4000 sq. mts. and Survey No.86/14 which admeasures 100 sq. mts. out of which as per Schedule II 460 sq. mts. are kept aside for the mundkarial area. Now subtracting 460 sq. mts. from 4100 sq. mts. comes to 3740 sq. mts. which area shall be referred to as the said plot. The same is shown in the annexed plan and bounded as under:-

East: By NH-17 and the mundkarial area

West: By nalla

North: By property bearing Survey No.86/2

South: By property bearing Survey No.86/4, 5,
6 and 8

  
Rodrigues

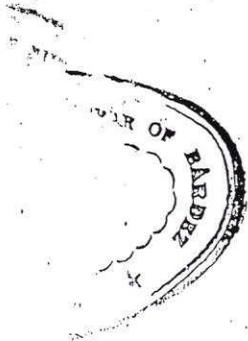
.....14/-

SCHEDULE - IV

(THE 1/8th SHARE OF THE SAID PLOT

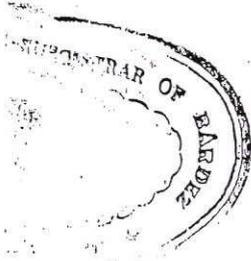
HEREBY SOLD)



All that undivided 1/8th share, right of the Vendor approximately admeasuring 467.5 sq. mts. in the said plot admeasuring 3740 sq. mts. consisting of Survey No.86/3 part of Village Guirim excluding the mundkarial house bearing House area of 460 sq. mts. The undivided 1/8th share/right is approximately. The said plot is shown in detail on the sketch/plan annexed to this Deed.

IN WITNESS WHEREOF the parties hereto have signed the present Deed of Sale at Mapusa, Goa on the day, month and year above mentioned in the presence of two witnesses.

[Handwritten signatures]
Jing Rodriguez
C. Rodriguez
P. [unclear]



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
VALENTINHO VAZ alias
VALENTINO SYLVESTER VAZ



VAZ

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Mrs Rodriguez
Rodrigues
Pastra

.....16/-



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER No. 1
FRANCIS VIEGAS

Francis Viegas
Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

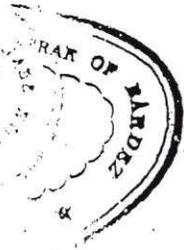
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Francis Viegas
Francis Viegas17/-

Francis Viegas

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER No.2
ROMEO CASTRO



Rodriguez
Signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

~~Signature~~ Rodriguez Rodriguez18/-

Rodriguez

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No. 1
MICHAEL AGNELO GUILHERME RODRIGUES



Rodrigues

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

~~Signature~~ *Rodrigues C Rodrigues*

.....19/-

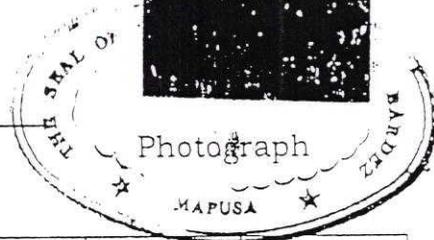
Signature of Court

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY No.2
CONNIE RODRIGUES



C Rodrigues

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

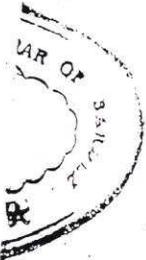
Thumb	Index finger	Middle finger	Ring finger	Little finger

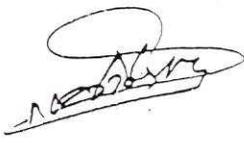
RIGHT HAND FINGER PRINT IMPRESSION

~~W. Rodrigues~~ *W. Rodrigues* C Rodrigues20/-

[Handwritten signatures]

WITNESSES:-



(1) Neelesh S. Monaskar 

(2) Prashant. N. Kerkar. 

ANVA

Madhavi

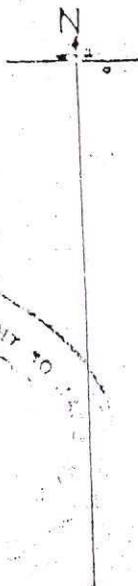
Choliquas.

Prof. P. D. D. D.

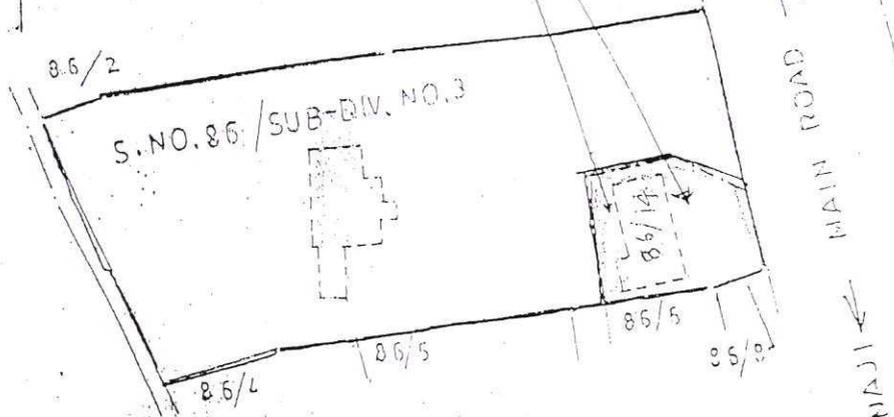
PLAN

SHOWING A MUNDKARTAL HOUSE WITH
SURROUNDING AREA ADMEASURING
427 M² IN THE PLOT BEARING S.NO.86/
SUB-DIV.NO.3, SITUATED AT VILLAGE -
GUIDIM OF BARDEZ - TALUKA

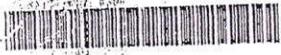
SCALE = 1 : 1000



MUNDKARTAL HOUSE WITH OPEN
SPACE = 427 M²
S.NO.86/3 PART



AMS
Prof. Santos Rodrigues Rodrigues



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 06-03-2014 12:59:54 PM

Document Serial Number : 990

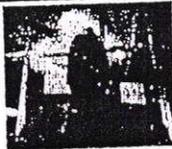
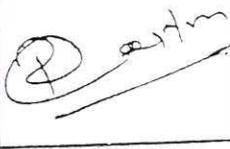
Presented at 12:34:00 PM on 06-03-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	23100.00
2	Processing Fees	340.00
	Total :	23440.00

Stamp Duty Required: 69010.00

Stamp Duty Paid: 69200.00

Romeo Castro presenter

Name	Photo	Thumb Impression	Signature
Romeo Castro, s/o Mariano Castro , UnMarried, Indian, age 31 Years, Business, r/oH.No 649/2, St. Anthony's Waddo Guirim Bardez Goa Pan No. [REDACTED]			

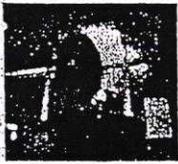
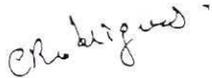
Endorsements

Executant

1 . Michael Agnelo Guilherme Rodrigues, s/o Late Mathew Rodrigues, Married, Indian, age 46 Years, Land Lord, r/oH.No 419 Firgem Bhat Perxette Guirim Bardez Goa Form 60 Submitted

Photo	Thumb Impression	Signature
		

2 . Connie Rodrigues, w/o Michael Agnelo Guilherme Rodrigues, Married, Indian, age 42 Years, Landlady, r/oH.No 419 Firgem Bhat Perxette Guirim Bardez Goa Form 60 Submitted

Photo	Thumb Impression	Signature
		

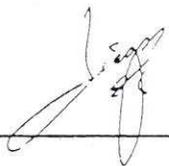
3 . Valentinho Vaz alias Valentino Sylvester Vaz, s/o Late Ambrosio Vaz, Married, Indian, age 54 Years, Retd, r/oH.No 642 Bhatkar / Bhukti Vaddo Tisk Porvorim Bardez Goa Form 60 Submitted

Photo	Thumb Impression	Signature
		

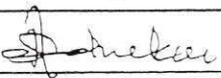
4 . Romeo Castro, s/o Mariano Castro, UnMarried, Indian, age 31 Years, Business, r/oH.No 649/2, St. Anthony's Waddo Guirim Bardez Goa Pan No. [REDACTED]

Photo	Thumb Impression	Signature
		

Francis Viegas, s/o Late Francis Xavier Viegas, Married, Indian, age 49 Years, Business, r/oH.No 293/B Sonar Vaddo Verla Parra Bardez Goa - 403510 Pan No. [REDACTED]

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand R Pednekar , S/o Late Rovlu Pednekar, UnMarried, Indian, age 58 Years, Self-employed, r/o H.No 155/8 Ansabhat Mapusa Bardez Goa	
	Shankar Phadte , S/o Mukund Phadte, Married, Indian, age 34 Years, Adv., r/o	

2 | H.No 109 Hanumant Vaddo Ecoxim Bardez Goa

Scanned By:-

Signature:-

ed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-01089-2014
CD Number BRZD644 on
Date 20-03-2014


Sub-Registrar (Bardez)

REGISTRAR

BARDEZ

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Signature:- 

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Delivered by

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Date on which copy applied for 14-8-20

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Date on which copy was ready 18-8-20

Date on which copy delivered 20-8-20

Copying and comparing fees, etc. ₹ 28/-

In the Nazir's section under Receipt No. 35689

14-8-20 ₹ 35725 dt 20-8-20

20/8/2020

Superintendent



A-42

Received on 03.01.2015
Registered on: 03.01.2015
Decided on : 14.08.2020
Duration : Y M D
5 7 11

IN THE COURT OF THE SENIOR CIVIL JUDGE, 'A' COURT,
AT MAPUSA, GOA.

(Before Mr. N. S. Amonkar, Senior Civil Judge, 'A' Court,
Mapusa)

CNR: GANG040002032015

Inventory Proceedings no. 1/2015/A

IN THE MATTER OF INHERITANCE OF THE LATE:

1. Mr. Mathew Rodrigues alias
Mateus Rodrigues and his wife;

2. Felecia Garacia Idalina Fernandes
e Rodrigues
both hailed from Guirim, Bardez, Goa.

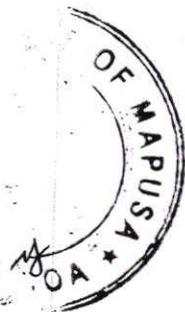
Mrs. Margarete Adelina Agnela Rodrigues,
alias Margaret Adline Angelia Vas alias Vaz,
daughter of the late Mathew Rodrigues



alias Mateus Rodrigues,
 wife of Valentino Agostinho Manuel Silverio
 Vas, 48 years of age, married, Pvt. Service,
 Indian National, r/o H. no. 642,
 Bhatkar Waddo, Porvorim,
 Bardez, Goa. ... Petitioner/Applicant

Mr. Michael Agnelo Guilherme Rodrigues,
 son of the late Mr. Mathew Rodrigues
 alias Mateus Rodrigues, aged about 49 years,
 married, service, Indian National, resident of
 House no. 419, Firguem Bhat, Perxette,
 Guirim, Bardez Goa, 403 507 and presently
 residing at House no. 150, Lobo Vaddo,
 Parra, Bardez, Goa. .. Head of the Family (newly
 appointed)/Administrator

1. Mrs. Margarete Adelina Agnela
 Rodrigues, alias Margaret Adline Angelia
 Vas alias Vaz, resident of House no. 642,
 Bhatkar Waddo, Porvorim, Bardez, Goa.
2. Mr. Valentino Agostinho Manuel Silverio
 Vas, alias Mr. Valetino Sylvester Vaz,
 bachelor (unmarried) resident of
 House no. 642, Bhatkar Waddo,
 Porvorim, Socorro, Bardez, Goa.
 (Deceased)
- (2)(a) Mr. Valerian Doris Vaz
 bachelor (unmarried) resident of
 House no. 642, Bhatkar Waddo,
 Porvorim, Socorro, Bardez, Goa.



- (2)(b) Mr. Vargino Roque Vaz
bachelor (unmarried), resident of
House no. 642, Bhatkar Waddo,
Porvorim, Socorro, Bardez, Goa.
3. Mr. Vargino Roque Vaz
bachelor (unmarried), resident of
House no. 642, Bhatkar Waddo,
Porvorim, Socorro, Bardez, Goa.
4. Mr. Michael Agnelo Guilherme Rodrigues,
and his wife;
5. Mrs. Connie Rodrigues,
both residents of House no. 419,
Perxett, Guirim, Bardez, Goa.
6. Mrs. Merlin Rodrigues
alias Mrs. Merlin Mascarenhas
and her husband;
7. Mr. Joseph Mascarenhas
both residents of 201/b, Our Lady of Lourdes,
Mahim (West), Mumbai.
8. Ms. Milena Rodrigues,
resident of House no. 150, Lobo Vaddo,
Parra, Bardez, Goa.
9. Mr. Melroy Rodrigues,
resident of House no. 150,
Lobo Vaddo, Parra, Bardez, Goa. ... Testamentary
Heirs/Interested Parties
- Advocate Ms. M. D'Souza for the Head of the Family.

Advocate Mr. S. Naik for Interested Party no. 1.

Advocate P. Tulaskar for Interested Party nos. 2(a) and 2(b).

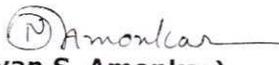
J U D G E M E N T

(Delivered on this the 14th day of August of the year 2020)

The Final Chart of Partition filed at **exhibit 40** in the present Inventory Proceedings is hereby confirmed and made absolute and consequently, the shares in the properties stand allotted to the respective parties in the present inventory proceedings, instituted upon the death of above named deceased and wherein Mr. Michael Agnelo Guilherme Rodrigues, was appointed as the Head of the Family.

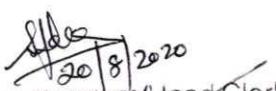
The necessary stamp duty is also paid, as required under the Goa Succession, Special Notaries and Inventory Proceedings Act, 2012.

Decree to be drawn accordingly.


(Narayan S. Amonkar)
Senior Civil Judge
Mapusa, Goa.

sr/-

CERTIFIED TRUE COPY


20/8/2020
Superintendent/Head Clerk
Senior Civil Judge & J.M.F.C.
Mapusa-Goa


Superintendent/Head Clerk
Senior Civil Judge & J.M.F.C.
Mapusa-Goa



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 In the case of 35725 dt 20-8-20
35725 dt 20-8-20



[Signature]
 20/8/2020
 Superintendent

Presented on: 03.01.2015
 Registered on : 03.01.2015
 Decided on : 14.08.2020
 Duration:
 Years Months Days
 5 07 11

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, AT MAPUSA

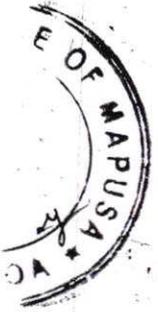
(Before Narayan Suresh Amonkar, Civil Judge Senior Division 'A' Court Mapusa)

**Inventory Proceeding No.1/2015/A
CNR NO.GANGO40002032015**

IN THE MATTER OF INHERITANCE OF LATE

- 1) Mr. Mathew Rodrigues alias Mateus Rodrigues and his wife;
- 2) Felecia Garacia Idalina Fernandes e Rodrigues both hailed from Guirim, Bardez, Goa ... Estate Leaver/Deceased

Mrs. Margarete Adelina Agnela Rodrigues, alias Margaret Adline Angelia Vas alias Vaz, daughter of the late Mathew Rodrigues alias Mateus Rodrigues, wife of Valentino Agostinho Manuel Silverio Vas, 48 years of age, married, Pvt. Service, Indian National, r/o H.No.642, Bhatkar Waddo, Porvorim, Bardez, Goa Petitioner/Applicant



Mr. Michael Agnelo Guilherme Rodrigues,
son of the late Mr. Mathew Rodrigues
alias Mateus Rodrigues, aged about 49 years,
married, service, Indian National, resident of
House No. 419, Figueira Bhat, Perxette,
Guirim, Bardez, Goa, 403 507 and presently
residing at House No. 150, Lobo Vaddo,
Parra, Bardez, Goa

... Head of the Family (newly
appointed) / Administrator

1. Mrs. Margarete Adelina Agnela
Rodrigues, alias Margaret Adline Angelia
Vas alias Vaz, resident of House No. 642,
Bhatkar Waddo, Porvorim, Socorro, Bardez, Goa

2. Mr. Valentino Agostinho Manuel Silverio
Vas, alias Mr. Valetino Sylvester Vaz,
bachelor (unmarried) resident of
House No. 642, Bhatkar Waddo,
Porvorim, Socorro, Bardez, Goa
(Deceased)

(2)(a) Mr. Valerian Doris Vaz
bachelor (unmarried) resident of
House no. 642, Bhatkar Waddo,
Porvorim, Socorro, Bardez, Goa

(2)(b) Mr. Vargino Roque Vaz
bachelor (unmarried), resident of
House No. 642, Bhatkar Waddo,
Porvorim, Socorro, Bardez, Goa

3. Mr. Vargino Roque Vaz
bachelor (unmarried), resident of
House no. 642, Bhatkar Waddo,
Porvorim, Socorro, Bardez, Goa

4. Mr. Michael Agnelo Guilherme Rodrigues
and his wife;

5. Mrs. Connie Rodrigues,
both residents of House no. 419,
Perxett, Guirim, Bardez, Goa

6. Mrs. Merlin Rodrigues
alias Mrs. Merlin Mascarenhas
and her husband;

7. Mr. Joseph Mascarenhas
both residents of 201/b, Our Lady of Lourdes,
Mahim (West), Mumbai



8.Ms.Milena Rodrigues,
resident of House No.150,
Lobo Vaddo, Parra, Bardez, Goa

9.Mr.Melroy Rodrigues,
resident of House No.150,
Lobo Vaddo, Parra, Bardez, Goa ... Testamentary Heirs/Interested parties

DECREE

Original applicant: Mr.Michael Agnelo Guilherme Rodrigues,
son of the late Mr.Mathew Rodrigues
alias Mateus Rodrigues, aged about 49 years,
married, service, Indian National, resident of
House No.419, Firguem Bhat, Perxette,
Guirim, Bardez, Goa, 403 507 and presently
residing at House No.150, Lobo Vaddo,
Parra, Bardez, Goa

Estate Leavers:

- 1)Mr.Mathew Rodrigues alias
Mateus Rodrigues and his wife;
- 2)Felecia Garacia Idalina Fernandes
e Rodrigues
both hailed from Guirim, Bardez, Goa

The Heirs of the Estate Leavers are enlisted as interested parties in the cause title as well as The oath/Statement on oath of the Cabeça de Casal at Exhibit D-4

There are no legatees or creditors to the estate.

The estate leavers left behind assets, the properties which are described hereunder in Final List of Assets at Exhibit C-19.

On confirmation of the list of a Final Chart of partition and allotment is prepared which is in accordance with law at Exhibit C-40 (**Final Chart**). There are are no outstanding debts due by the inheritance or heirs including their approval and mode of payment.



This Inventory Proceeding is coming on this day for final disposal before Shri Narayan Suresh Amonkar Civil Judge Senior Division 'A' Court, Mapusa, Ld. Advocate Ms.M.D'Souza for the head of the family, Advocate Mr.S. Naik for Interested Party No.1 and Advocate P. Tulaskar for Interested Party Nos.2(a) and 2(b)

It is Ordered that

The Final Chart of Partition filed at exhibit 40 in the present Inventory Proceedings is hereby confirmed and made absolute and consequently, the shares in the properties stand allotted to the respective parties in the present Inventory proceedings, instituted upon the death of above named deceased and wherein Mr.Michael Agnelo Guilherme Rodrigues, was appointed as the Head of the Family.

The necessary stamp duty is also paid, as required under the Goa Succession, Special Notaries and Inventory Proceedings Act,2012.

Given under my hand and seal of the Court this 14th day of August 2020



(Signature)
(Narayan Suresh Amonkar)
Civil Judge Senior Division
'A' Court, Mapusa, Goa

Prepared by: *(Signature)* U.D.C.

Examined and found to be correctly

(Signature)
(Head Clerk)

CERTIFIED TRUE COPY,

(Signature)
20/8/2020
Superintendent/Head Clerk,
Senior Civil Judge & J.M.F.C.
Mapusa-Goa

Govt. Pl. Office, Panaji-Goa-795/50,000-10/2019.

(Signature)
Checked with Original Document

C-19

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION,
'A' COURT, AT MAPUSA, GOA.

Inventory Proceedings No. 1/2015/A.

IN THE MATTER OF INHERITANCE OF THE LATE:

- (1) Mr. Mathew Rodrigues, alias Mateus Rodrigues
and his wife;
Felecia Garacia Idalina Fernandes e Rodrigues
both hailed from Guirim, Bardez, Goa.



MRS. MARGARETE ADELINA AGNELA RODRIGUES, alias MARGARET ADLINE ANGELIA VAS alias VAZ, daughter of the late Mathew Rodrigues, alias Mateus Rodrigues, wife of Valentino Agostinho Manuel Silverio Vas, 48 years of age, married, Pvt. Service, Indian National, r/o Ho. No. 642, Bhatkar Waddo, Porvorim, Bardez, Goa.

...PETITIONER /
APPLICANT

MR. MICHAEL AGNELO GUILHERME RODRIGUES, son of the late Mr. Mathew Rodrigues, alias Mateus Rodrigues, aged about 49 years, married, service, Indian National, resident of House No. 419, Firguem Bhat, Perxette, Guirim, Bardez, Goa, 403 507 and presently residing at House No. 150, Lobo Vaddo, Parra, Bardez, Goa.

HEAD OF THE FAMILY (newly appointed) /
ADMINISTRATOR

reed
8/03/2018

FINAL LIST OF ASSETS

**In terms of the Section 411 of The Goa Succession,
Special Notaries and Inventory Proceedings Act, 2012.**



IMMOVABLES

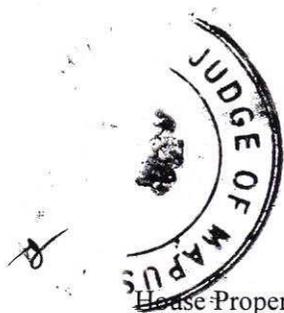
ITEM NO. (1)

Property known as "FIRANGE BHAT" admeasuring an area of 4,000 sq. mts. situated at Guirim, within the jurisdiction of Village Panchayat of Guirim, Taluka Bardez, Sub-district of Bardez, District of North Goa and surveyed under Survey No. 86/3 and bounded as under:

- On the East :- By Public Road
- On the West :- By Nallah
- On the North :- By property surveyed under Survey No. 86/2
- On the South :- By property surveyed under Survey No. 86/4, 86/5, 86/7 and 86/8

Valued toRs. 2,00,000/-

...3/-



ITEM NO. 2 (TWO)

House Property known as "FIRANGI BHAT" or "FIRANGE BHAT" admeasuring an area of 100 sq. mts. situated at Guirim, within the jurisdiction of Village Panchayat of Guirim, Taluka Bardez, Sub-District of Bardez, District of North Goa and surveyed under Survey No. 86/14 and bounded as under:

- On the East :- By property surveyed under Survey No. 86/3
- On the West :- By property surveyed under Survey No. 86/3
- On the North :- By property surveyed under Survey No. 86/3
- On the South :- By property surveyed under Survey No. 86/3

Valued toRs. 50,000/-

ITEM NO. 3 (THREE)

Paddy Field property known as "ALAKUM SHET" admeasuring an area of 2,025 sq. mts. situated at Guirim, within the jurisdiction of Village Panchayat of Guirim, Taluka Bardez, Sub-District of Bardez, District of North Goa and surveyed under Survey No. 139/7 and bounded as under:



- 4 -

- On the East :- By property surveyed under Survey No. 139/8
 - On the West :- By property surveyed under Survey No. 139/6
 - On the North :- By properties surveyed under Survey Nos. 88/9, 88/10 and 88/15
 - On the South :- By Public Road.
- Valued to** **Rs. 2,025/-**

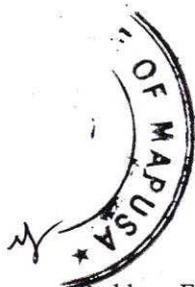
ITEM NO. 4 (FOUR)

Paddy Field property known as "VOR SHET" admeasuring an area of 200 sq. mts. situated at Guirim, within the jurisdiction of Village Panchayat of Guirim, Taluka Bardez, sub district of Bardez, District of North Goa State Goa and surveyed under Survey No. 140/1 and bounded as under:

- On the East :- By property surveyed under Survey No. 140/2
- On the West :- By Public Road
- On the North :- By Road
- On the South :- By property surveyed under Survey No. 140/2

Valued to **....Rs. 200/-**

...5/-



- 5 -

ITEM NO. 5 (FIVE)

Paddy Field property known as "WAR SHET" admeasuring an area of 925 sq. mts. situated at Guirim, within the jurisdiction of Village Panchayat of Guirim, Taluka Bardez, Sub-District of Bardez, District of North Goa State Goa and surveyed under Survey No. 151/19 and bounded as under:

- On the East :- By property surveyed under Survey No. 151/11
- On the West :- By property surveyed under Survey No. 151/9
- On the North :- By Public Road
- On the South :- By properties surveyed under Survey Nos. 151/1, 151/2 and 151/3.

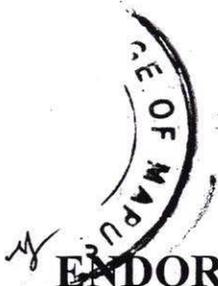
Valued to **...Rs. 925/-**

Place : Mapusa, Goa.

Date : 08/03/2016.


[Clerk of the Court]

...6/-



ENDORSEMENT - CUM - ORDER

On this 08th day of the month of March, 2018, the present Inventory Proceeding are placed before the Hon'ble Presiding Judge for Orders

Place: Mapusa, Goa.

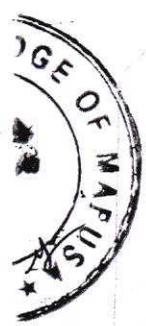
(Sudhir Shirgaonkar)
Civil Judge Senior Division
'A' Court, at Mapusa, Goa.

No objection
Justice
Adv for Head
of Family and
some I.P.
8/3/18

No objection
Adv
08/03/2018
Adv for Intervenor Party
Margaret Rodrigues

ORDER

Seen
Sudhir Shirgaonkar
8/3/18
Case Mapusa A



- 7 -

Solemnly affirmed and verified at Mapusa, Goa, on this 21st day of the month of September, of the year two thousand and seventeen.

Mr. *Francis Viegas*
as *Power of attorney* for
[MR. MICHAEL AGNELO GUILHERME RODRIGUES]



Identified by:

Jose Souza
(Adv. Jose Souza)



Solemnly affirmed before me by *Mr. Francis Viegas*
who is identified before me by *Adv. Jose Souza*
at *Mapusa - Goa*
dated *21/9/2017*

Subramani
Superintendent
Civ. Court, Mapusa - Goa

CERTIFIED TRUE COPY

S/de
20/9/2017
Superintendent/Head Clerk
Senior Civil Judge & J.M.F.C.
Mapusa-Goa

JK
Marked with Original Document

3

48

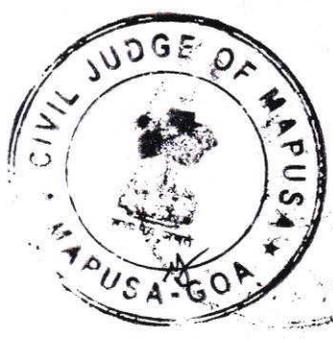
c-40

IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION,
'A' COURT, AT MAPUSA, GOA.

Inventory Proceedings No. 1/2015/A.

IN THE MATTER OF INHERITANCE OF THE LATE:

- (1) Mr. Mathew Rodrigues, alias Mateus Rodrigues and his wife;
- (2) Felecia Garacia Idalina Fernandes e Rodrigues both hailed from Guirim, Bardez, Goa.



MRS. MARGARETE ADELINA AGNELA RODRIGUES, alias MARGARET ADLINE ANGELIA VAS alias VAZ, daughter of the late Mathew Rodrigues, alias Mateus Rodrigues, wife of Valentino Agostinho Manuel Silverio Vas, 48 years of age, married, Pvt. Service, Indian National, r/o. Ho. No. 642, Bhatkar Waddo, Porvorim, Bardez, Goa.

...PETITIONER /
APPLICANT

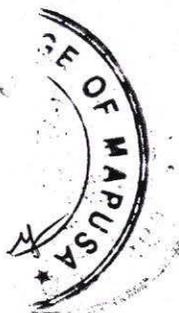
MR. MICHAEL AGNELO GUILHERME RODRIGUES, son of the late Mr. Mathew Rodrigues, alias Mateus Rodrigues, aged about 49 years, married, service, Indian National, resident of House No. 419, Firguem Bhat, Perxette, Guirim, Bardez, Goa, 403 507 and presently residing at House No. 150, Lobo Vaddo, Parra, Bardez, Goa.

HEAD OF THE FAMILY (newly appointed) /
ADMINISTRATOR

...2/-

seen
CS 11/2015/A
mapusa
12/8/20

FINAL CHART OF PARTITION under Section 438 of The Goa Succession, Special Notaries and Inventory Proceeding Act, 2012.



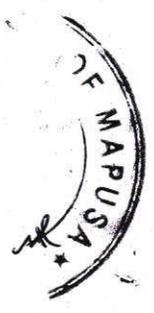
Of the assets/inheritance left by the estate-leavers namely Mr. Mathew Rodrigues, alias Mateus Rodrigues and his wife namely Felecia Garacia Idalina Fernandes e Rodrigues prepared in the present Inventory Proceeding wherein MR. MICHAEL AGNELO GUILHERME RODRIGUES has been appointed as the Head of the Family.

The assets / inheritance consists of Item Nos. (1) to (5), valued at

Item No. (1) valued at	Rs. 2,00,000=00
Item No. (2) valued at	Rs. 50,000=00
Item No. (3) valued at	Rs. 2,025=00
Item No. (4) valued at	Rs. 200=00
Item No. (5) valued at	Rs. 925=00

Excess of auction/licitation Rs. 450=00

Total Rs. 2,53,600=00



The Value of the assets / inheritance is therefore required to be divided into 2 equal parts. One part representing the share of Mr. Mathew Rodrigues, alias Mateus Rodrigues, which is of

.....Rs. 1,26,800=00

The other part representing the share of Felecia Garacia Idalina Fernandes e Rodrigues, which is of

.....Rs. 1,26,800=00

The share of Felecia Garacia Idalina Fernandes e Rodrigues is further required to be divided into two parts in terms of the Public Will dated 13/01/2011 executed by her:

One part i.e the disposable share of the estate-leaver No. (2) bequeathed to Ms. MICHELLE RODRIGUES, deceased; Ms. MILENA RODRIGUES and Mast. MELROY RODRIGUES which is of

.....Rs. 63,400=00

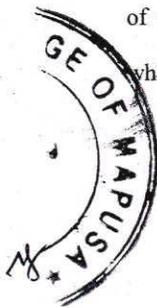
...4/-

- 4 -

The other part representing the indisposable share
of the estate-leaver No. (2)

which is of

.....Rs. 63,400=00



THUS THE SHARE OF EACH ONE

- (b) MRS. MARGARETE ADELINA AGNELA
RODRIGUES, alias MARGARET ADLINE
ANGELIA VAS alias VAZ, widow of
Mr. Valentino Agostinho Manuel Silverio
Vas, alias Mr. Valetino Sylvester Vaz.
... $1/12^{\text{th}} + 1/24^{\text{th}} = 1/8^{\text{th}}$ right/share
Rs. 31,700=00
- (i) MR. VALERIAN DORIS VAZ
... $1/24^{\text{th}} + 1/48^{\text{th}} = 1/16^{\text{th}}$ right/share
Rs. 15,850=00
- (ii) MR. VARGINO ROQUE VAZ
... $1/24^{\text{th}} + 1/48^{\text{th}} = 1/16^{\text{th}}$ right/share
Rs. 15,850=00
- (b) MR. MICHAEL AGNELO
GUILHERME RODRIGUES
married to MRS. CONNIE
RODRIGUES
... $1/6^{\text{th}} + 1/12^{\text{th}} + 1/12^{\text{th}} = 1/3^{\text{rd}}$ right/share
Rs. 84,533=33
- (c) MRS. MERLIN RODRIGUES alias
MRS. MERLIN MASCARENHAS married
to MR. JOSEPH MASCARENHAS
... $1/6^{\text{th}} + 1/12^{\text{th}} = 1/4^{\text{th}}$ right/share
Rs. 63,400=00
...5/-



(d)(i) Ms. MILENA RODRIGUES 1/12 th right/share	Rs. 21,133=33
(d)(ii) Mast. MELROY RODRIGUES1/12 th right/share	Rs. 21,133=33
	=====	
Total		Rs. 2,53,600=00
		=====

A L L O T M E N T

To,
MRS. MARGARETE ADELINA AGNELA
RODRIGUES, alias MARGARET ADLINE
ANGELIA VAS alias VAZ, widow of
Mr. Valentino Agostinho Manuel Silverio Vas,
alias Mr. Valetino Sylvester Vaz

Her share is of Rs. 31,700=00

To be received by way of owelty money from:

Mr. Michael Agnelo Guilherme Rodrigues
married to Mrs. Connie Rodrigues Rs. 31,700=00

And as such she is being paid on account of her share

X X

53



- 6, -

MR. VALERIAN DORIS VAZ, major of age,
bachelor(unmarried)

His share is of Rs. 15,850=00

To be received by way of owelty money from:

Mr. Michael Agnelo Guilherme Rodrigues
married to Mrs. Connie Rodrigues

Rs. 15,850=00

And as such he is being paid on account of his share

X

X

To,
MR. VARGINO ROQUE VAZ, major of age,
bachelor(unmarried)

His share is of Rs. 15,850=00

To be received by way of owelty money from:

Mr. Michael Agnelo Guilherme Rodrigues
married to Mrs. Connie Rodrigues

Rs. 15,850=00

And as such he is being paid on account of his share

X

X

...7/-

- 7 -



MR. MICHAEL AGNELO GUILHERME
RODRIGUES married to MRS. CONNIE
RODRIGUES

His share is of Rs. 84,533=33

Allotted to him:

Item No. (1) taken on auction for Rs. 2,00,100=00

Item No. (2) taken on auction for Rs. 50,100=00

Item No. (3) taken on auction for Rs. 2,100=00

Item No. (4) taken on auction for Rs. 300=00

Item No. (5) taken on auction for Rs. 1,000=00

Total Rs. 2,53,600=00

To be paid by way of owelty money to:

MRS. MARGARETE ADELINA AGNELA
RODRIGUES, alias MARGARET ADLINE
ANGELIA VAS alias VAZ, widow of
Mr. Valentino Agostinho Manuel Silverio
Vas, alias Mr. Valetino Sylvester Vaz

Rs. 31,700=00

MR. VALERIAN DORIS VAZ

Rs. 15,850=00

MR. VARGINO ROQUE VAZ

Rs. 15,850=00

...8/-



MRS. MERLIN RODRIGUES alias MRS.
MERLIN MASCARENHAS married to MR.
JOSEPH MASCARENHAS

Rs. 63,400=00

Ms. MILENA RODRIGUES

Rs. 21,133=33

Mast. MELROY RODRIGUES

Rs. 21,133=33

Total

Rs. 1,69,066=66

Remains

Rs. 84,533=33

And as such he is being paid on account of his share

X

X

To,
MRS. MERLIN RODRIGUES alias MRS.
MERLIN MASCARENHAS married to
MR. JOSEPH MASCARENHAS

Her share is of

Rs. 63,400=00

To be received by way of owelty money from:

Mr. Michael Agnelo Guilherme Rodrigues
married to Mrs. Connie Rodrigues

Rs. 63,400=00

And as such she is being paid on account of her share

X

X

...9/-

- 9 -



To,
 Ms. MILENA RODRIGUES, spinster(unmarried)
 Her share is of Rs. 21,133=33
 To be received by way of owelty money from:
 Mr. Michael Agnelo Guilherme Rodrigues
 married to Mrs. Connie Rodrigues Rs. 21,133=33
 And as such she is being paid on account of her share

X

X

To,
 Mast. MELROY RODRIGUES,
 His share is of Rs. 21,133=33
 To be received by way of owelty money from:
 Mr. Michael Agnelo Guilherme Rodrigues
 married to Mrs. Connie Rodrigues Rs. 21,133=33
 And as such he is being paid on account of his share

X

X

CERTIFIED TRUE COPY

S. Das
 20/8/2020
 Superintendent/Head Clerk
 Senior Civil Judge & J.M.F.C.
 Mysore-Goa

[Signature]
 Checked with Original Documents