

For CITIZEN CREDIT
CO-OP BANK LTD

Authorised Signatory

(Rupees Eleven Lakhs Forty Seven Thousand Five Hundred Only)

CITIZEN CREDIT CO-OP BANK LTD

E-370, RUA DE OUREM

PANAJI, GOA 403 001

भारत 51254

NON JUDICIAL गीत

193297

OCT 12 2020

one one four seven five zero zero 16:09

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)



INDIA

STAMP DUTY

GOA

Rs. 1147500/- PB6818

Name of Purchaser FRANCISCO GOVEIA



DEED OF SALE

Goveia

Goveia

Rinto

[Signature]

THIS DEED OF SALE is executed in the City of Mapusa on this October 12, 2020 BETWEEN (1) **MR. MAHESHWAR MANOHAR GOVENKAR**, 44 years of age, married, business, son of Monohar Govenkar, holder of PAN [REDACTED] and his wife (2) **MRS. SHILPA MAHESHWAR GOVENKAR alias CILPA MAHESHWAR GOVENKAR**, 45 years of age, married, housewife, daughter of Krishna Anvekar, holder of PAN [REDACTED] both Indian Nationals, resident of House no: 320/3/EA10, Gudem, Siolim, Bardez, Goa, the latter party at no: 2 represented by the former party at serial no: 1 by virtue of a Power of Attorney executed on 8.3.2017 before Adv. Geeta M. Payaji alias Adv Geet R Purkhe under Reg.no.49/17 3) **MR. CHESTER JULIO FRANCISCO SANTANA PINTO**, 53 years of age, married, business, son of Benedito Hilario Cleofas Pinto, holder of PAN [REDACTED], Aadhar card no. [REDACTED], and his wife (4) **MRS. AGNELA HELENA PIRES E PINTO**, 50 years of age, married, housewife, holder of PAN [REDACTED]



Mapa
M

Shilpa
C

Pinto
A

[Signature]

[REDACTED], Aadhar card no. [REDACTED], both
 Indian Nationals, resident of Orel, Assolna,
 Salcette, Goa, and (5) **MR. PRAKASH KRISHNA NAIK**, 70
 years of age, ~~Widower~~, business, son of Krishna
 Naik, holder of PAN [REDACTED], Indian National,
 resident of House no: E/71, Mala, Panaji, Ilhas,
 Goa, the latter party at no: 5 represented by his
 uncle, the former party at serial no: 1 by virtue
 of a Power of Attorney executed on 14.2.2019
 before N.. C. Gaonkar, Advocate and Notary of
 Mapusa at his registration no. 2227/2019,
 hereinafter called **THE VENDORS** (which expression
 shall unless repugnant to the context or meaning
 thereof be deemed to include her heirs,
 successors, executors, administrators and assigns
) of the ONE PART and **MR. FRANCISCO HUGO ANTHONY
 GOVEIA**, son of late Mr. Pio Jose Goveia, aged
 about 47 years, married, businessman, holder of
 PAN [REDACTED], Indian National, resident of
 House No. 642, Ponsulem, Colvale, Bardez Goa as



[Signature]
 M

[Signature]
 C

[Signature]
 A

[Signature]

the sole proprietor of M/S Goveia Architects and Builders, hereinafter called **THE PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators and assigns) of the THE SECOND PART.



WHEREAS there exists a property / plot of land admeasuring 1996 square metres now bearing survey no 21/1A of Siolim, partitioned from a larger property formerly bearing survey no.21/1 of Siolim admeasuring 5625 square metres as whole and known as "GAUNSO VADDO" or "GAUMSO VADDI", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Revenue Office, which property/plot bearing survey no: 21/1A of Siolim

[Signature]
M

[Signature]
C

[Signature]
A Pinto

[Signature]
S

is more particularly described in the Schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.

AND WHEREAS the Vendors covenant and assure the purchasers as follows:

a. The said larger property belonged to one Jose Antonio Resureiçao de Araujo, which name came also to be recorded as Joseph Anthony de Resureicao Araujo or Joseph A. Arango or Joseph Antonio Araujo or Joseph Antony Araujo or Joseph Anthony Aronjo or Joseph Aarauj Cunha with the corruption of names and surnames including Arango.

b. The said Jose Antonio Araujo was married to Alice Esperanca Arango alias Alice Esperaqa Araujo alias Alice Araujo, herein referred to as "the said Jose" and "the said Alice".

c. The said Jose expired on 4.12.1996 and the said Alice expired on 24.12.1994.



[Signature]
M

[Signature]
C

[Signature]
A. Pinto

[Signature]

d. Inventory Proceedings were initiated on the death of the said Jose and the said Alice being Inventory Proceedings No. 294/2012/A before the Civil Judge Senior Division "A" Court at Mapusa.

e. The said larger property was described at item no. 21 of the Provisional Chart of Allotment dated 18.12.20 read with Final Chart of Allotment dated 21.12.2012 in the said Inventory Proceedings and was confirmed by the Honourable Civil Judge Senior Division "A" Court as allotted to Ana Carmen Araujo.

f. The said Ana Carmen Araujo is also known as Ana Carmen Arango or Anna Carmen Pereira or Anna Carmen Araujo Pereira or Anna Carmina Araujo or Anna Carman Araujo and shall be hereinafter called "the said Ana Carmen".

g. The said larger property is the 21st item in sequence of the Description of Assets in the said Inventory Proceedings.

M. Ganga
M

P. B. Pinto
C

A. Pinto
A

[Signature]

AND WHEREAS the said Ana Carmen, sold a part of the said larger property being a plot thereof marked as Plot E admeasuring 1996 square metres, by a Deed of Sale executed on 6.4.2016 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under Book - 1 - Document, Registration no: BRZ-BK1-02350-2016, CD no. BRZD779 on 16.5.2016, which part sold more particularly described in Schedule II of the said deed dated 6.4.2016, to the Vendors at Serial no. 1, 3 and 5 herein, which is the said property now described in the Schedule hereinunder written.



AND WHEREAS the said property was then partitioned from the larger property by orders dated 9.4.2018 of the Deputy Collector and the Sub Divisional Officer of Bardez at Mapusa in Case NO: 15/259/2017-Part/Land and allotted survey no:

M. G. G. G.
M

C. R. R. R.
C
A. R. R. R.

[Signature]

21/1A of Siolim consequent to the Mutation in favour of the Vendors at serial no. 1, 3 and 5.

AND WHEREAS the Vendor at serial no: 2 is the wife of the Vendor at serial no. 1 and the Vendor at serial no. 4 is the wife of the Vendor at serial no. 3.

AND WHEREAS the Vendor at serial no. 5 was a widower at the time of Purchase, his wife Mrs. Sudha Naique having expired on 27.7.2009.

AND WHEREAS the Vendors are therefore the owners in possession of the said property.

AND WHEREAS the purchaser has now proposed and the Vendors have agreed to sell the said property to the purchaser for a consideration of Rs. 2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only).

M. G. Guleria
M

A. Pinto
A

A. Pinto
A

1
1
1

AND WHEREAS public notice calling for objections to the proposed sale was published on the local newspaper "The Navhind Times" dated 17.9.2019 and "Tarun Bharat" dated 17.9.2019 but no objections to the transaction has been received.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of Rs. 2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only), paid by the purchaser as herein under mentioned, the receipt of which the vendors hereby admit and acknowledge, they, the vendors do hereby sell, convey and transfer unto the purchaser all their right, title, interest, possession, lien, claim and ownership to the said property / plot of land admeasuring 1996 square metres now bearing survey no 21/1A of Siolim, part.tioned from a larger



[Signature]
17.9

[Signature]
i

[Signature]
17.9

[Signature]
17.9

property formerly bearing survey no.21/1 of Siolim measuring 5625 square metres as whole and known as "GAUNSO VADDO" or "GAUMSO VADDI", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Revenue Office, which property/plot bearing survey no: 21/1A of Siolim is more particularly described in the Schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.

That the said consideration of Rs. 2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only), is paid by the purchaser as follows:

a) A sum of Rs.1,33,08,750/- (Rupees One crore thirty three lakhs eight thousand seven hundred and fifty only) is paid by the Purchaser to the Vendors at serial no: 1 as follows:

Rufa

Shir

Rindo

San

i. A sum of Rs. 50,00,000/- is paid by the purchaser to the vendor no.1 by cheque no.000030 drawn on Bank of India, Campal branch dated 21.8.2019.

ii) A sum of Rs.20,00,000/- is paid by the purchaser to the vendor no.1 by cheque no.43518 drawn on Citizen Credit, dated 10.1.2020.

iii) A sum of Rs.42,90,000/-/- is paid by the purchaser to the vendor no.1 by cheque no.000178 drawn on HDFC Bank, Porvorim branch dated 6.6.2020.

iv) A sum of Rs. 20,18,750/- is paid by cheque no. 207472, drawn on Bank of India , Campal at the time of Signing.

b) A sum of Rs.50,00,000/- is paid by the Purchaser to the Vendors at serial no: 3 as follows:



i. A sum of Rs. 50,00,000/- is paid by the purchaser to the vendor no.3 by cheque no.043527 drawn on Citizen Credit dated 14.1.20.

c) A sum of Rs.70,00,000,- (is paid by the Purchaser to the Vendors at serial no: 5 as follows:

i. A sum of Rs. 50,00,000/- is paid by the purchaser to the vendor no.5 by cheque no.000036 drawn on Bank of India, Campal branch dated 21.9.2019.

ii) A sum of Rs.20,00,000/- is paid by the purchaser to the vendor no.5 by cheque no.000037 drawn on Bank of India, Campal branch dated 21.9.2019.

ii. TDS of 0.75% amounting to Rs.1,91,250/- deposited in the accounts of vendor nos.1, 2 and 3 as follows:



- a) Vendor no.1 Rs.1,01,250/-
- b) Vendor no.3 Rs.37,500/-
- c) Vendor no.5 Rs.52,500/-

2. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the property in favour of the purchaser.

3. That in case any defect is found in the title of the vendors in the said property hereby sold and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said property sold unto the purchaser.



4. That the price paid corresponds to the market value of the said property.

5. That the vendor does hereby assure the Purchaser that the property hereby sold is free from any encumbrances whatsoever and the vendors has absolute title and exclusive right to convey the said property by way of sale.

6. That the Vendors do hereby undertake to obtain and/or execute any further documents and deeds, if required for more perfectly conveying the title unto the purchaser.

7. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property hereby sold without any


M


C. Pinto



hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

8. That the vendors and their successors shall at all times hereinafter indemnify and keep indemnified the purchaser and his transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendor or any breach of the covenants hereunder contained.

9. That the vendors do hereby grant their consent and state that they have no objection for transfer of the said property into the name of the purchasers including mutation in the survey records.

M. G. K.
M

C. S.
C

H. Pinto
H

/
/

10. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

SCHEDULE

All that plot of land admeasuring 1996 square metres now bearing survey no 21/1A of Siolim, partitioned from a larger property bearing survey no. 21/1 of Siolim, admeasuring 5625 square metres as whole and known as "GAUNSO VADDO" or "GAUMSO VADDI", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Revenue Office, and is bounded as under:

Ryup
M

Kolant
C

A Pinto
A

[Signature]

EAST: By remaining part of the said property bearing survey no.21/1 of Siolim.

WEST: By property bearing survey no.22/2 and 24/9 of Siolim

NORTH: By public road.

SOUTH: By survey no.20/1 to 9.



The survey plan of the said property as per survey records is annexed hereto.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

M. G. G. G.
M

A. Pinto
C A Pinto

[Signature]
[Signature]

THE VENDORS:



(MR. MAHESHWAR MANOHAR GOVENKAR,
for and as seller no 1 and
Attorney for Seller no 5)

L.H.F.P. OF MAHESHWAR
MANOHAR GOVENKAR

R.H.F.P. OF MAHESHWAR
MANOHAR GOVENKAR

1.-----

1.-----

2.-----

2.-----

3.-----

3.-----

4.-----

4.-----

5.-----

5.-----

M. Gupta

Chint

A. Pinto

[Signature]

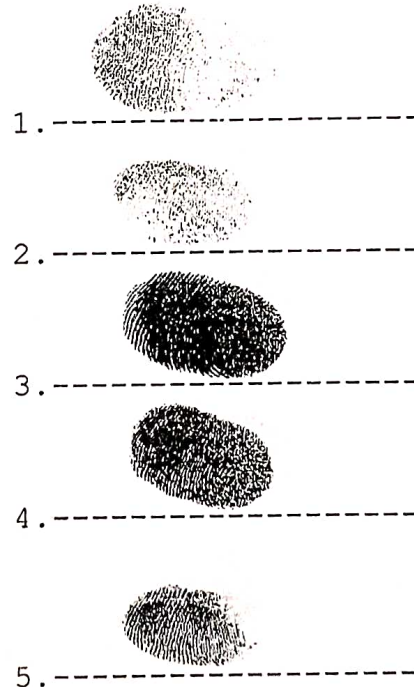
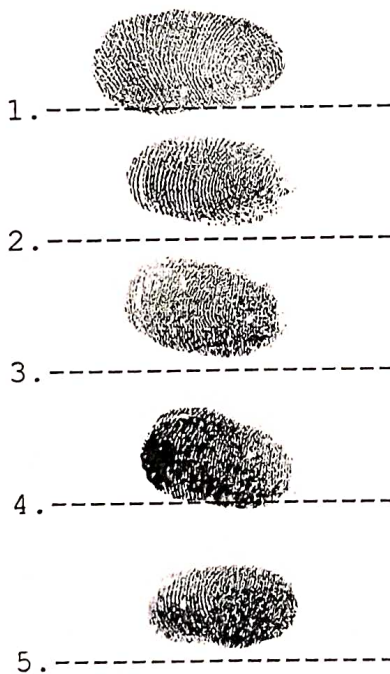


(MR. CHESTER JULIO FRANCISCO SANTANA PINTO
Seller no.3)



L.H.F.P.OF CHESTER JULIO
FRANCISCO SANTANA PINTO

R.H.F.P.OF CHESTER JULIO
FRANCISCO SANTANA PINTO



VP
Guy
14

Pinto
C *17* *Pinto*

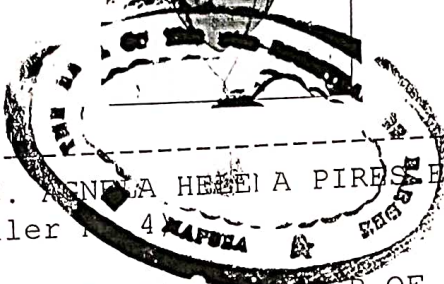
am



Pinto






Pinto






(MRS. AGNELA HELENA PIRES E PINTO,
Seller 4



L.H.F.P.OF AGNELO HELENA
PIRES E PINTO

R.H.F.P.OF AGNELA HELENA
PIRES E PINTO

1. 
2. 
3. 
4. 
5. 

1. 
2. 
3. 
4. 
5. 

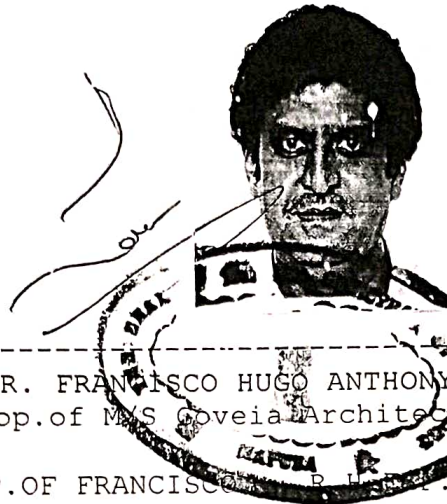
M. Pinto
M

P. Pinto
C

A. Pinto
A

[Signature]

THE PURCHASER:



(MR. FRANCISCO HUGO ANTHONY GOVEIA,
Prop. of M.S. Goveia Architects and Builders)

L.H.F.P. OF FRANCISCO HUGO ANTHONY GOVEIA
HUGO ANTHONY GOVEIA



1.-----



2.-----



3.-----



4.-----



5.-----



1.-----



2.-----



3.-----



4.-----



5.-----


Hugo
m


P. Pinto

A Pinto

[Signature]

WITNESSES:

1. Karva Mandran 

2. Catherine Rodrigues 

M
M

C
C

A
A



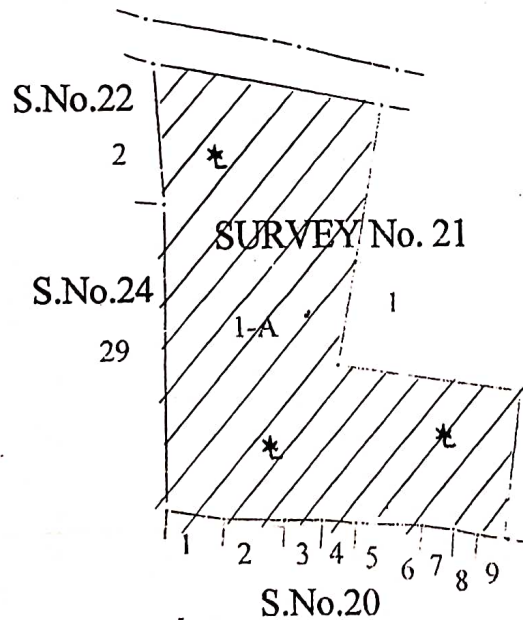
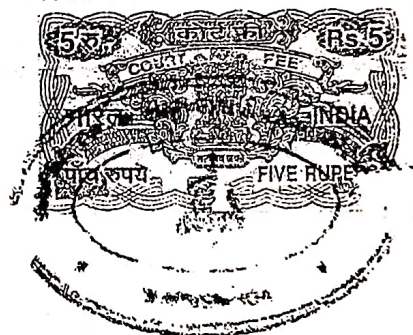


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 21/ 1-A
Scale : 1 : 1000

(RAJESH R. PAI KUCHELKAR)
Inspector of Survey &
Land Records.



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 03-04-2019

21/04/2019
Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Oct-2020 01:10:35 pm

Document Serial Number :- 2020-BRZ-2579

Presented at 01:10:09 pm on 16-Oct-2020 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	1147500
2	Registration Fee	892500
3	Mutation Fees	2500
4	Processing Fee	890
Total		2043390

Stamp Duty Required :1147500

Stamp Duty Paid : 1147500




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Francisco Hugo Anthony Goveia ,S/o - D/o Late Pio Jose Goveia Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 642 Ponsulem Colvale Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Executer






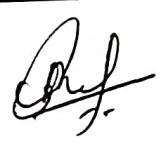
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Chester Julio Francisco Santana Pinto ,S/o - D/o Benedito Hilario Cleofas Pinto Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Orel, Assolna, Salcette, Goa, Address2 - , PAN No.: [REDACTED]			
2	Angela Helena Pires E Pinto ,S/o - D/o Luis Cassiano Pires Age: 50, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Orel, Assolna, Salcette, Goa, Address2 - , PAN No.: [REDACTED]			
3	Maheshwar Manohar Govenkar ,S/o - D/o Manohar Govenkar Age: 44, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - House No 320-3-EA10, Gudem, Siolim, Bardez, Goa, Address2 - , PAN No.: [REDACTED]			

10/16/2020

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Francisco Hugo Anthony Goveia ,S/o - D/o Late Pio Jose Goveia Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 642 Ponsulem Colvale Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Vanvas Nagesh Mandrekar, 55 , ,7083659086 , ,Service , Marital status : Married 403114 Pilerne, Bardez, NorthGoa, Goa			
2	Catherine Rodrigues, 45 , ,9850451762 , ,Service , Marital status : Married 403507 Mapusa, Bardez, NorthGoa, Goa			

7/16/2020
 Sub Registrar
 JB-REGISTRAR
 BARDEZ

Document Serial No:-2020-BRZ-2579

Book :- 1 Document

Registration Number :- **BRZ-1-2517-2020**

Date : 16-Oct-2020

[Handwritten Signature]

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

**SUB-REGISTRAR
BARDEZ**

