

THIS DEED OF FAMILY PARTITION is made and executed at Vasco Da Gama, Mormugao Taluka, Goa on this 02nd day of the month of June of the year Two Thousand Twenty One.

BY AND BETWEEN

1. Mrs. Marlene Furtado Costa Martins alias Marlene Costa Martins, having PAN Card No. _____, holder of Aadhar Card No _____, aged about 76 years, wife of late Antonio Costa Martins, housewife, resident of H.No.844 Punzal, Assolna, Salcete Goa, hereinafter for brevity's sake referred to as "FIRST PARTY" (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

2. Mr. Viren A.A. Costa Martins, having PAN Card No. _____, holder of Aadhar Card No _____, aged about 45 years, son of late Antonio J.E.T. Costa Martins, bachelor, Service, resident of 844, Assolna, Salcete Goa, hereinafter for brevity's sake referred to as "SECOND PARTY" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, successors, executors, administrators and assigns) of the SECOND PART

AND

3. Mrs. Vidette Costa Martins, having PAN Card No. _____, holder of Aadhar Card No _____, aged about 41 years, daughter late of Antonio J.E.T. Costa Martins, service, married with absolute separation of assets vide Deed of Pre Nuptial Contract, resident of H.No.844, Assolna, Salcete Goa, hereinafter for brevity's sake referred to as "THIRD PARTY" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include her heirs, successors, executors, administrators and assigns) of the THIRD PART.

All the parties to this Deed of Family Partition are Indian Nationals.

WHEREAS the Party of the SECOND PART is duly represented in this Deed by his duly constituted attorney party of the FIRST PART

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vide their Power of attorney dated 22/12/2008 executed before Notary Shri. Lazarus Francis Viegas having his Office at Margao Goa and registered in his Book under Number 14642/08, a notarized copy of which is attached hereto forming an integral part of this Deed of Family Partition.

WHEREAS the Party of the **THIRD PART** is duly represented in this Deed by her duly constituted attorney party of the **FIRST PART** vide their Power of attorney dated 08/06/2002 executed before Notary Shri. Lazarus Francis Viegas having his Office at Margao Goa and registered in his Book under Number 5659/2002, a notarized copy of which is attached hereto forming an integral part of this Deed of Family Partition.

AND WHEREAS the husband of the **THIRD PARTY** has not been impleaded as a Party to this Deed of Family Partition, since a Deed of Pre Nuptial Contract dated 12/11/2015 was executed prior to their marriage, before the Notary Public Duly registered in the Deed of Pre-Nuptial Contract drawn on 12/11/2015, recorded at Folio 6 to 7 V of Deed of Book 1617, whereby their marriage is governed by regime of absolute separation of assets, present and future acquired by whatsoever source of title.

WHEREAS there exists a landed property "**DACLEM CONDESSA**" also known as "**DAKLE CODDEN**" situated at Arrossim, within the area of Village Panchayat of Arossim-Cansaulim-Cuelim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under Nos.45501, 45502, 45503 and halves of each of the lands described at Nos. 45504 and 45505 respectively at pages 139, 139V, 140, 140V and 141 of Book B, No. 118(New Series) and inscribed in the Land Registration Office under Inscription No. 49904, in the name of Filomena Maria Antonio Socorro da Costa Martins.

AND WHEREAS two portions of the above referred property described in the Land Registration Office under description No. 45501 and 45505 (new series), both adjoining to each other and jointly surveyed under No. 125 /6 of Arossim Village of Mormugao Taluka, having an area of 9250 sq. meters and more particularly described in the Schedule A, herein under and hereinafter referred to as the "**SAID PROPERTY**" was sold and conveyed by the said Filomena Maria Antonio Socorro da Costa Martins to Antonio Costa Martins by Deed of Sale dated 24/08/1971, duly registered in the Office of the Sub Registrar of Salcete Taluka Margao under No. 252 at Pages 330 to 333 of Book No.1 on 09/09/1971.



AND WHEREAS upon the death of Antonio Jose Emilio Tiburcio Estanislau da Costa Martins alias Antonio Costa Martins, Inventory Proceedings were initiated by his wife Marlene Costa Martins in the Court of the Civil Judge Senior Division at Margao registered under I.P No. 3/97/A and in the said Proceedings the "SAID PROPERTY" have been enlisted in three parts under Item Nos 3, 4 and 7.

AND WHEREAS in the said Inventory Proceedings half share of the SAID PROPERTY enlisted in the Description of Assets (additional) in three parts under Item Nos 3, 4 and 7 has been allotted to Marlene Costa Martins in the Schedule of Partition (additional) and the other half share of the SAID PROPERTY has been jointly allotted to her children namely Mr. Viren A.A. Costa Martins and Mrs. Vidette Costa Martins, which allotment has been confirmed by the Judgement dated 26/3/1997 passed by the Civil Judge Senior Division Margao.

AND WHEREAS upon the death of Antonio Jose Emilio Tiburcio Estanislau da Costa Martins alias Antonio Costa Martins, a Deed of Succession dated 29/3/2003 was drawn and duly registered in the Office of the Sub Registrar of Margao, under No. 1447 whereby his widow Marlene Costa Martins and two children namely Mr. Viren. A.A. Costa Martins and Mrs. Vidette Costa Martins have been declared as his Sole and Universal Heirs.

AND WHEREAS the PARTY of the FIRST PART, PARTY of the SECOND PART and PARTY of the THIRD PART are thus the exclusive co-owners in possession of the "SAID PROPERTY", being FIRST PARTY entitled for half share and SECOND PARTY AND THIRD PARTY shall be entitled for one fourth share each and their names have been duly recorded under the Occupants Column of Survey No.125/6 of Village Arossim.

AND WHEREAS the party of the FIRST PART, party of the SECOND PART and party of the THIRD PART now no more interested in continuing with said joint ownership and have now with mutual consent decided and agreed upon to sever and partition the "SAID PROPERTY" based upon the value of the same among the FIRST PARTY, SECOND PARTY, THIRD PARTY by partitioning the "SAID PROPERTY" into three plots namely Plot Nos. A, B, C, described in Schedules B, C and D respectively better shown and identified in the plan annexed hereto.

AND WHEREAS all the parties the parts hereto have mutually agreed and decided to hold, possess, own, enjoy and deal with their respective partitioned plots absolutely in severalty on the terms and conditions hereafter mentioned.



AND WHEREAS for the purpose of Stamp duty, the market value of the SAID PROPERTY described in Schedule A herein under is valued at Rs. 90,50,000/- under the Goa Stamp Rules, Plot A described under Schedule B is valued at Rs. 33,20,650/-, Plot B described under Schedule C is valued at Rs. 18,18,600/- and Plot C described in Schedule D is valued at Rs. 39,10,750/-.

NOW THIS DEED OF PARTITION WITNESSETH AS FOLLOWS:

1. In pursuance of the said Agreement and in consideration of the below mentioned, the parties hereto agree and thereby declare that the party of the FIRST PART is hereby allotted the Plot A, better described in the SCHEDULE B herein below and shall hereinafter be the sole, separate and absolute and exclusive owner of the SAID PROPERTY or the Plot described in SCHEDULE B, the Party of the SECOND PART is hereby allotted the Plot C described in the SCHEDULE D herein below and shall hereafter be the sole, separate and absolute and exclusive owner of the plot described in SCHEDULE D, the Party of the THIRD PART is hereby allotted the Plot B described in the SCHEDULE C herein below and shall hereafter be the sole, separate and absolute and exclusive owner of the plot described in SCHEDULE C.



2. Accordingly:

- a) The FIRST PARTY of the FIRST PART and the SECOND PARTY of the SECOND PART do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the THIRD PARTY of the THIRD PART, all that Plot B from the larger property bearing Survey No. 125/6 of Arossim Village, Mormugao Taluka, (more particularly described in SCHEDULE A) hereinafter written together with all rights, liberties, easements, appendages and appurtenances whatsoever, so as to constitute the THIRD PARTY of the THIRD PART its Sole and absolute owner of the said Plot B, more particularly described in SCHEDULE C here under written freed and discharged from all the rights in common and from all claims and demands whatsoever of the parties of the FIRST and SECOND PART concerning the same and to have and to hold, absolutely and forever in severally against the said parties of the FIRST and the SECOND PART.
- b) The FIRST PARTY of the FIRST PART and the THIRD PARTY of the THIRD PART do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the SECOND PARTY of the SECOND PART all that Plot C from the larger property bearing Survey. No. 125/6 of Arossim Village,

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Mormugao Taluka (more particularly described in **SCHEDULE A**), and hereinafter written together with all rights, liberties, easements, appendages and appurtenances whatsoever, so as to constitute the **SECOND PARTY** of the **SECOND PART** its Sole and absolute owner of the said **Plot C**, more particularly described in **SCHEDULE D** herein under written, freed and discharged from all the rights in common and from all claims and demands whatsoever of the parties of the **FIRST** and **THIRD PART** concerning the same and to have and hold, absolutely and forever in severally against the said parties of the **FIRST** and the **THIRD PART**.

- c) The **SECOND PARTY** of the **SECOND PART** and the **THIRD PARTY** of the **THIRD PART** do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the **FIRST PARTY** of the **FIRST PART** all that **Plot A** from the larger property bearing Survey No. 125/6, Arossim Village, Mormugao Taluka (more particularly described in **SCHEDULE A**), hereinafter written together with all rights, liberties, easements, appendages and appurtenances whatsoever, so as to constitute the **FIRST PARTY** of the **FIRST PART** its Sole and absolute owner of the said plot, **Plot A** more particularly described in **SCHEDULE B** herein under written freed and discharged from all the rights in common and from all claims and demands whatsoever of the parties of the **SECOND** and **THIRD PART** concerning the same and to have and to hold, absolutely and forever in severally against the said parties of **THE SECOND** and **THE THIRD PART**.

2. All the expenses pertaining to the partitioning of the "SAID PROPERTY" and the execution of this Deed of Family Partition shall be borne by all the parties.
3. The parties of each part shall enter upon the respective allotments and hold, possess, enjoy, and deal with the same in severalty, absolutely, against each of the owners without any claim, demand, or interest in whatsoever.
4. Parties of each part shall at the request and cost of the parties of other part do execute, and perform or cost done executed and performed all and every such acts deed, things or writings as may be required for further and better and more perfectly assuring the allotments hereunder made or for rectification of any inadvertence errors or omissions.



5. The partition shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further Deeds or writings as may be necessary to rectify the errors or implement the omission or omissions.

6. The original of this Deed shall remain in the custody and possession of the party of the **FIRST PART** and the Duplicate copy on stamp paper shall remain in the custody of parties of the **SECOND PART** and **THIRD PART**, which shall have equal value/ validity as that of the original copy of this Deed for all legal purposes. But inspite of this established equality, if the **SECOND PARTY** and the **THIRD PARTY** or any Judicial Court, Government Offices and banks require the original copy of this deed for satisfaction of provision of any law in force or may be in force in future, the **FIRST PARTY** bind themselves to produce the original copy of this Deed in their possession, to the **SECOND** and **THIRD PARTY** or to any of the authorities mentioned above for verification/ Comparison and thereafter return the same to the **FIRST PARTY**.

7. Whenever such an interpretation could be necessary in order to give fullest scope and effect legally possible to any covenant or contract herein contained, the names of parties herein before mentioned shall include respectively the heirs, successors, representatives and assigns of the respective parts.

8. Upon the execution of this Deed, the party of the **FIRST PART**, the party of the **SECOND PART** and party of the **THIRD PART** shall proceed to carry out the partitioning of their respective holdings.

9. The **PARTY** of the **FIRST PART**, party of the **SECOND PART** and the party of the **THIRD PART** shall provide a clear, continuous, unobstructed and uninterrupted 6 meters access for the use of each of the parties, which access will originate from the main road, pass through Plot A then through Plot B and ending in Plot C in the **SAID PROPERTY** namely the property bearing survey No. 125/6 of Village Arossim.

10. The parties hereto shall not have any right of pre-emption based on any easement of passage etc, in respect of the sales of the plots or parts thereof which may be executed hereafter by any of the other parties hereto.



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11. This Deed of Partition arises out of succession within the same family and hence no NOC under Section 49(6) of the Town and Country Planning Act is required for the registration of this Deed.

SCHEDULE A ABOVE REFERRED TO

All that Immovable Property denominated as "DACLEM CONDESSA" also known as "DAKLE CODDEN" situated at Arossim, within the area of Village Panchayat of Arossim-Cansaulim-Cuelim, Taluka and Sub District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office under Nos. 45501 and 45505 (new series) inscribed in Land Registration Office under No. 49904, enrolled under Matriz Nos 447, 458 & 455 and surveyed under No. 125/6 of Village Arossim, admeasuring 9350 Sq. mts and presently bounded on the East by Public Road and property belonging to A. Antonio. A.F.A. Stuart Gonsalves and others; on the West partly by the property of St. Thomas Church, Cansaulim, properties of Alios F Saldhana, Vicenta Saldhana, Ferwin J S aldhana; on the North by the properties of Jose Paulo de Costa and Vicenta Saldhana and on the South by the properties belonging to A. Antonio A.F.A. Stuart Gonsalves and others and Rosario Silva and others.

SCHEDULE B ABOVE REFERRED TO

All that plot of land/portion of land marked as Plot A admeasuring an area of 3320.65 square meters, forming part and parcel of the larger Property known as "DACLEM CONDESSA" also known as "DAKLE CODDEN", situated at Arossim, Mormugao Taluka, District of South Goa, State of Goa, inscribed in the Land Registration Office under No. 49904 in the name of Filomena Maria Antonio Socorro da Costa, described in the Land Registration Office under Nos. 45501 and 45505 and enrolled in the Matriz under Nos. 447, 458 & 455 but now forming one single, independent and distinct property, presently surveyed under survey no. 125/6 (part) of Arossim Village of Mormugao Taluka and presently bounded on the EAST: by Public Road on the WEST: by the property of Alios F Saldhana, Vicenta Saldhana, Ferwin J Saldhana and the remaining part of the property demarcated as Plot B; on the NORTH: by the property of Jose Paulo de Costa and Vicenta Saldhana; on the SOUTH: by the



properties A Antonio A.F.A. Stuart Gonsalves Dias and others and remaining part of the property demarcated as Plot B. The Said plot is more particularly identified on the plan annexed to this Deed.

SCHEDULE C ABOVE REFERRED TO

All that plot of land/portion of land marked as Plot B admeasuring an area of 1818.60 square meters, forming part and parcel of the larger Property known as "DACLEM CONDESSA" also known as "DAKLE CODDEN", situated at Arossim, Mormugao Taluka, South Goa District Sate of Goa, inscribed in the Land Registration Office under No. 49904 in the name of Filomena Maria Antonio Socorro da Costa, described in the Land Registration Office under Nos. 45501 and 45505 and enrolled in the Matriz under Nos. 447,458 & 455 but now forming one single, independent and distinct property, presently surveyed under survey no. 125/6 (part) of Arossim Village of Mormugao Taluka and presently bounded on the EAST: by part of same property bearing Survey No. 125/6, Plot A and property of A. Antonio A.F.A. Stuart Gonsalves Dias and others on the WEST: by the property of St. Thomas Church Cansaulim; on the NORTH: by the property of Ferwin Jose Saldhana and partly by the Plot A of property bearing Survey No. 125/6, on the SOUTH: by the remaining part of the same property demarcated as Sr. No. 125/6, Plot "C". The said plot excludes an area of 300 Sq. mts that is purchased by the Mundkar in the Case No. JT-I/MUND/ARO/02/2006/PURCH. The Plot B is more particularly identified on the plan annexed to this Deed.

SCHEDULE D ABOVE REFERRED TO

All that plot of land/portion of land marked as Plot C admeasuring an area of 3910.75 square meters, forming part and parcel of the larger Property known as "DACLEM CONDESSA" also known as "DAKLE CODDEN", situated at Arossim, Mormugao Taluka, South Goa District Sate of Goa, inscribed in the Land Registration Office under No. 49904 in the name of Filomena Maria Antonio Socorro da Costa, described in the Land Registration Office under Nos. 45501 and 45505 and enrolled in the Matriz under Nos. 447,458 & 455 but now forming one single, independent and distinct property, presently surveyed under survey no. 125/6 (part) of Arossim Village of Mormugao Taluka and presently bounded on the EAST: by part of

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same property bearing Survey No. 125/6, Plot A and property of A. Antonio A.F.A. Stuart Gonsalves Dias and others on the WEST: by the property of St. Thomas Church Cansulim, on the NORTH: by the property of Ferwin Jose Saldhana and partly by the Plot A of property bearing Survey No. 125/6, on the SOUTH: by the remaining part of the same property demarcated as Sr. No. 125/6, Plot "C". The Said plot is more particularly identified on the plan annexed to this Deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed the photograph, signature, and finger prints in the presence of Witnesses, on the day, month, year and place first herein above mentioned.

SIGNED, & DELIVERED BY
WITHIN NAMED BY



Handwritten signature

MRS. MARLENE FURTADO COSTA
MARTINS ALIAS MARLENE COSTA
MARTINS (for Self and as Power of
Attorney Holder for SECOND PARTY and
THIRD PARTY).



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

(Left hand finger print impressions)

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

(Right hand Finger Print Impressions)

Handwritten signature

Witnesses

1. LSf Ignatius T. Pereni
86/D, Baga Causeway
Goa

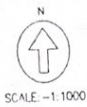
2. 9) ADV. CRISANTO FERWANDES,
SERNAWIM - COLVA,
SALCETE - GOA



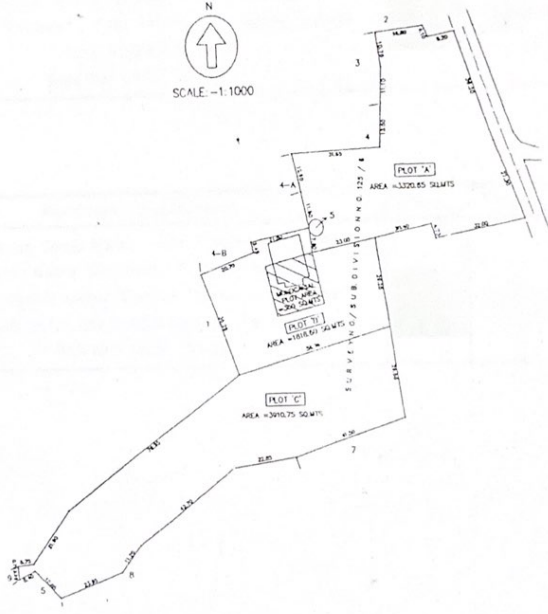
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PLAN SHOWING PLOTS UNDER PROPERTY BEARING SURVEY NO. / SUB DIVISION NO. 125/6 OF VILLAGE AROSSIM, TALUKA MORMUGAO, GOA.

	AREA OF PLOT BEARING SURVEY NO. / SUB DIVISION NO. 125/6	= 9350.00 SQ.MTS
□	AREA OF PLOT 'A' UNDER SURVEY NO. / SUB DIVISION NO. 125/6	= 3320.65 SQ.MTS
□	AREA OF PLOT 'B' UNDER SURVEY NO. / SUB DIVISION NO. 125/6	= 1818.60 SQ.MTS
□	AREA OF PLOT 'C' UNDER SURVEY NO. / SUB DIVISION NO. 125/6	= 3910.75 SQ.MTS
▨	AREA UNDER MUNDKARIAL RIGHT UNDER SURVEY NO. / SUB DIVISION NO. 125/6	= 300.00 SQ.MTS



SCALE - 1:1000





Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 04-Jun-2021 12:33:31 p n

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Presented at 12:25:08 pm on 04-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	82300
2	Registration Fee	128490
	Processing Fee	600
Total		211390



Stamp Duty Required : 82300/-

Stamp Duty Paid : 82300/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Marlene Furtado Costa Martins Alias Marlene Costa Martins Father Name: Chrsitovam Furtado, Age: 76. Marital Status: Widow, Gender: Female, Occupation: Housewife, Address1 - H.No. 844 Punzal, Assolna, Salcete, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Marlene Furtado Costa Martins Alias Marlene Costa Martins Father Name: Chrsitovam Furtado, Age: 76. Marital Status: Widow, Gender: Female, Occupation: Housewife, H.No. 844 Punzal, Assolna, Salcete, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Marlene Furtado Costa Martins Alias Marlene Costa Martins . Father Name:Cristovam Furtado, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 844, Punzal, Assolna, Salcete, Goa, PAN No. _____ , as Power Of Attorney Holder for Viren A A Costa Martins			
3	Marlene Furtado Costa Martins Alias Marlene Costa Martins . Father Name:Cristovam Furtado, Age: 76, Marital Status: ,Gender:Female,Occupation: Housewife, H. No. 822, Punzal, Assolna, Salcete, Goa, PAN No.: _____ , as Power Of Attorney Holder for Vidette Costa Martins			

Witness:
 I/We individually/Collectively recognize the Executing Party.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Crisanto De Menino Jesus Fernandes, Age: 67, DOB: , Mobile: 9822180063 , Email: , Occupation: Advocate , Marital status : Married , Address: 403708, H. No. 53 A Copelwado Sernabatim Colva Salcete Goa, H. No. 53 A Copelwado Sernabatim Colva Salcete Goa, Sernaoatim, Salcete, South Goa, Goa			
2	Name: Ignatius Anthony Barreto Pereira, Age: 58, DOB: , Mobile: 9822151421 , Email: , Occupation: Service , Marital status : Married , Address: 403712, H. N. 86 D Baga Cansaulim South Goa Goa, H. N. 86 D Baga Cansaulim South Goa Goa, Cansaulim, Mormugao, South Goa, Goa			



Sub Registrar
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MORMUGAO

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Book :- 1 Document
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Date : 04-Jun-2021

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

SUB - REGISTRAR
MORMUGAO

