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For CITIZEN CREDIT™  
CO-OP BANK LTD

*Womb*  
Authorised Signatory

Citizencredit co-operative Bank Ltd.  
Mapusa Branch,  
Shop No.G - 1, Ground Floor, Block D - 1,  
Boshan Homes,  
Mapusa, Goa - 403 587 1  
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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सत्यमेव जयते  
INDIA

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GOA  
NON JUDICIAL

Rs. ≈ 0571500 ≈ 29.5.2019

365430

GOA

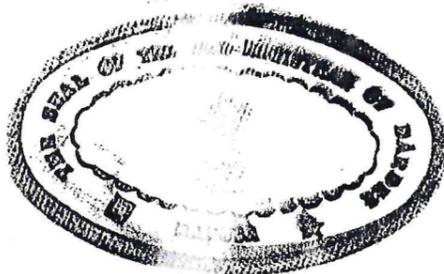
\*\*Zero\*Five\*SevenOne\*\*Five\*Zero\*Zero\*\*

3081 7230284

Name of Purchaser DAMODAR KRISHNA KOCHREKAR.

2019-BRZ-1737

17-06-2019



# DEED OF SALE

*Damodar K. Kochrekar*  
*D. Souza*

**THIS DEED OF SALE** is made at Mapusa, Bardez, Goa, on this 17<sup>th</sup> day of the month of June, in the year Two Thousand and Nineteen (17/06/2019);

**BETWEEN**

- 1) **MR. GREGORIO ARNALDO D'SOUZA**, 58 years of age, son of Estanislau D' Souza, Indian National, having Pan Card AGHPD0965E, Adhaar Card No. 7803 1560 2770, Phone No. 9822980466, Indian National, and his wife;
- 2) **DSOUZA MARIA alias MRS. MARIA P. GREGORIO D'SOUZA**, daughter of late Reginaldo Dsouza, and wife of Mr. Gregorio Arnaldo D' Souza, aged 53 years, married, housewife, holder of PAN Card No. AGJPD6760B, Aadhar Card No. 3024-7897-3602, Phone No. 8805586506, Indian National, both residents of resident of House No. 302/1, Lima Vaddo, Tivim, Bardez, Goa – 403502; hereinafter referred to as "**THE VENDORS**", (which expression shall, unless repugnant or contrary to the meaning or context thereof, include all their heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**.



*Handwritten signatures of Gregorio Arnaldo D'Souza and Maria P. Gregorio D'Souza.*

**AND**

**MR. DAMODAR KRISHNA KOCHREKAR**, son of late Krishna Kochrekar, aged about 61 years, married, having PAN Card No. AESP1538H, Aadhar Card No. 2670-2237-0173, Mob: 9823035102, Indian National, residents of House No. 465/1, Monte Villa, Sangolda, Bardez – Goa, herein referred to as the **"PURCHASER"**, (which expression shall unless repugnant to its context be deemed to mean and include their successors and assigns) of the **SECOND PART**.



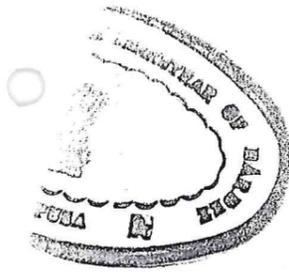
**Parties of Both the Parts are Indian Nationals & Citizens.**

WHEREAS, there exists a property known as **"PANCHIE KOND"**, admeasuring an area of **1750 sq. mts.**, surveyed under Survey **No. 356**, Sub-Division **No. 2**, of Village Tivim, Bardez, Goa, within the jurisdiction of the Village Panchayat at Tivim, Taluka and Sub – District of Bardez, District of North Goa, State of Goa, which property is neither found described in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, hereinafter called or referred to as **"The Said Property"**, fully described in the Schedule written hereunder.

*D Damodar Kochrekar*

AND WHEREAS, "**The Said Property**" originally belonged to Diogo Jose De Souza alias Christopher D'souza alias Cristager D'souza;

AND WHEREAS, the said Diogo Jose De Souza alias Christopher D'souza alias Cristager D'souza, and his wife Mrs. Jacinta D'souza, expired, leaving behind their sole and legal heir their son Mr. Santano Santiago D'souza, married to Mrs. Sheila Mary D'souza.



AND WHEREAS, pursuant to the deaths of the said said Diogo Jose De Souza alias Christopher D'souza alias Cristager D'souza, and his wife Mrs. Jacinta D'souza; an "Inventory Proceedings bearing **No. 69/2004/A**, was instituted in the Court of the Civil Judge Senior Division at Bicholim, in respect to "**The Said Property**", which is fully described in the Schedule written hereunder.

AND WHEREAS, vide **Order** dated **29/07/2005** in the **Inventory Proceeding No. No. 69/2004/A**, "**The Said Property**", which is fully described in the Schedule written hereunder was allotted absolutely and exclusively to their sole and universal heirs Mr. Santano Santiago D'souza, and his wife Mrs. Sheila Mary D'souza.

*Santano D'souza*  
*Sheila Mary D'souza*

AND WHEREAS, being absolutely and exclusively owner and in possession of **The Said Property**", which is fully described in the Schedule written hereunder vide **Order** dated **29/07/2005** in the **Inventory Proceeding No. No. 69/2004/A**, was sold to Mr. Gregorio Arnaldo D'souza, Vendor herein, by virtue of **Deed of Sale** dated **20/01/2009**, which is registered under **No. BRZ-BK1-1-00241-2009**, CD Number **BRZD19** dated **20/01/2009**, registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa.



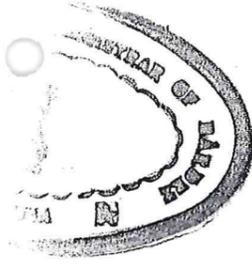
AND WHEREAS, the Vendors herein in pursuant to aforesaid Deed of Sale dated **20/01/2019**, being absolutely and exclusively owner and in possession of **"The Said Property"**, which is fully described in the Schedule written hereunder, are desirous to sell **The Said Property**".

AND WHEREAS, the Purchaser having learnt about the sale of **"The Said Property"**, which is fully described in the Schedule written hereunder, has approached the Vendors for the purchase of the property known as **"PANCHIE KOND"**, admeasuring an area of **1750 sq. mts.**, surveyed under Survey **No. 356**, Sub-Division **No. 2**, of Village Tivim, Bardez, Goa, within the jurisdiction of the Village Panchayat at Tivim, Taluka and Sub - District of Bardez, District of North Goa, State of Goa, which is fully described in the Schedule written hereunder,

*D'souza*      *D'souza*      *D'souza*      *D'souza*

hereinafter referred to as "**The Said Property**" for the sake of brevity.

AND WHEREAS, the Vendors herein intend to sell "**The Said Property**", and the Purchaser has taken due inspection of the documents of the title; and upon being fully satisfied in all respect about the right, title and interest of the Vendors in respect to "**The Said Property**", has approached the Vendors to purchase, and the Vendors herein have agreed to sell the "**The Said Property**", for a consideration amount of **Rs.1,27,00,000/- (Rupees One Crore Twenty Seven Lakhs Only)**.



AND WHEREAS, the Vendors herein have not created any hypothecation, or any kind of lien on "**The Said Property**" fully described in the Schedule hereunder. The Vendor at Serial No. 1 of the First Part has obtained a "Nil Certificate of Encumbrance on Property" bearing **Certificate No. 2325/2018** dated **12/09/2018** for the period from **29/07/2005 to 12/09/2018**, and **Certificate No. 922/2019** dated **22/04/2019** for the period from **12/09/2018 to 22/04/2019**, both from the Office of the Sub – Registrar of Bardez, at Mapusa, Goa, which confirms that there are no encumbrances affecting "**The Said Property**", fully described in the Schedule hereunder, for **19 years**.

*[Signature]*  
D'Souza

*[Signature]*  
D'Souza

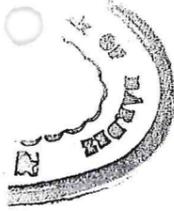
AND WHEREAS the Vendors of the First Part do hereby declare to have good and full right to sell and convey "**The Said Property**", fully described in the Schedule hereunder", hereby sold and conveyed unto the Purchaser of the Second Part in the following manner.

**NOW, THEREFORE, THIS DEED WITNESSES AS UNDER: -**

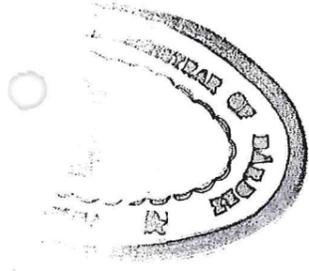
1. THAT, in consideration of a sum of **Rs.1,27,00,000/- (Rupees One Crore Twenty Seven Lakhs Only)** as per the market value paid by the Purchaser to the Sellers as follows:

- a) **Rs.4,00,000/- (Rupees Four Lakhs Only)**, paid by cheque bearing No. 344917, drawn on Vijaya Bank, Mapusa Branch, Bardez, Goa, in favour of the Vendor;
- b) **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)**, paid by cheque bearing No. 005696, drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;
- c) **Rs.8,00,000/- (Rupees Eight Lakhs Only)**, paid by RTGS bearing No. UBINR520181012000190904, in favour of the Vendor;

*S. Souza* *Souza* *Souza*



- d) **Rs.18,00,000/- (Rupees Eighteen Lakhs Only)**, paid by RTGS bearing No. VIJBR52018111400043227, in favour of the Vendor;
- e) **Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)**, paid by NEFT bearing No. VIJB0006023\*VIJ, in favour of the Vendor;
- f) **Rs.20,00,000/- (Rupees Twenty Lakhs Only)**, paid by cheque bearing No. 004678, drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;
- g) **Rs.20,00,000/- (Rupees Twenty Lakhs Only)**, paid by cheque bearing No. 004679, drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;
- h) **Rs.10,00,000/- (Rupees Ten Lakhs Only)**, paid by cheque bearing No. 004680, drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;
- i) **Rs.10,00,000/- (Rupees Ten Lakhs Only)**, paid by cheque bearing No. 004681, drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;



*G. Souza* *Hemant K. Kocilky*  
*Souza*

- j) **Rs.10,00,000/- (Rupees Ten Lakhs Only)**, paid by cheque bearing No. 004682 , drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;
- k) **Rs.6,23,000/- (Rupees Six Lakhs Twenty Three Thousand Only)**, paid by cheque bearing No. 006127, drawn on Union Bank, Sangolda Branch, Bardez, Goa, in favour of the Vendor;
- l) An amount of **Rs.1,27,000/- (Rupees One Lakh Twenty Seven Thousand Only)** paid as TDS by the Purchaser of the Second Party vide Challan No. 03709, State Bank of India Reference No. IKOABLQIM2 dated 28/05/2019. The Vendors do hereby acknowledge the receipt of the same having received amounts as mentioned above.

2. That, the Vendors of the First Part do hereby sell, convey, and transfer unto and to the use of the Purchaser of the Second Part, "**The Said Property**", together with all trees fences, ways, water courses, liberties, privileges and easement and all other appurtenances whatsoever of the Vendors of the First Part along with all the shares, rights, title, interest, property claims, estate and demands whatsoever of the Vendors of the First Part unto and upon

*A. D. Souza*

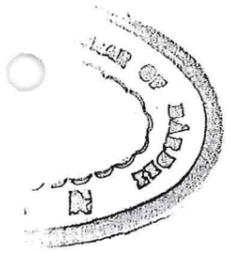
*W. Souza*

*Manoel M. C. K. M.*

"**The Said Property**", fully described in the Schedule hereunder hereby sold and conveyed unto the Purchaser of the Second Part at all times absolutely and forever.

3. AND THAT, the Purchaser of the Second Part shall hereafter peacefully and quietly hold use and enjoy "**The Said Property**", fully described in the Schedule hereunder", as his own chattel and property without any hindrance, interruption, claim or demand by or from the Vendors or any other person or persons, whomsoever claiming and demanding any right title interest in "the Said Property, fully described in the Schedule hereunder" or any part thereof through the Vendors or any other person or person as co-owners along with the Vendors of the First Party.

4. AND THAT, the Vendors of the First Part and all persons claiming and demanding under them, shall and will from time to time upon the request and cost of the Purchaser of the Second Part, do and execute or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring "**The Said Property**", fully described in the Schedule hereunder" hereby sold or any part thereof unto the Purchaser and placing him in possession of the same

  
*L. D. Souza* *D. Souza* *D. Souza*

according to the true intent and meaning of these presents, that shall or may be reasonably required.



5. AND THAT, the Vendors of the First Part shall indemnify the Purchaser of the Second Part against all person claiming "**The Said Property**", fully described in the Schedule hereunder" or any part thereof through the Vendors of the First Part.
6. AND THAT, the Purchaser of the Second Part shall after this purchase be the exclusive owner in title and possession of the "**The Said Property**", fully described in the Schedule hereunder".
7. All outgoings on "**The Said Property**", fully described in the Schedule hereunder are fully paid.
8. AND THAT, the Vendors of the First Part do hereby give their free and voluntary No Objection for mutation of entry in the survey records for including the name of the Purchaser and to delete their names in the Occupants' Column of the Survey Records of "**The Said Property**", fully described in the Schedule hereunder, surveyed under Survey **No. 356**, Sub-Division **No. 2**, of Village Tivim, Bardez, Goa.

*S. D. Souza*

*W. Souza*

*W. Souza*

9. AND THAT, the Vendors of the First Part and the Purchaser of the second Part do hereby declare that "**The Said Property**" fully described in the Schedule hereunder", which is subject matter of this transaction, does not belong to Schedule caste, Schedule Tribe Community as required to be declared in terms of the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
10. The sale consideration above stated is the Fair Market value of **The Said Property**", and as such the stamp duty amounting to Rs.5,71,500/- (Rupees Five Lakhs Seventy One Thousand and Five Hundred Only) is franked/ embossed on the first page of this Deed.
11. Stamp duty, registration and other charges payable on this Deed have been paid by the Purchaser. The sale consideration above stated is the Fair Market Value of the Property.
12. This Deed shall be construed and interpreted in accordance with the laws of India and the local laws in Goa wherever applicable.



R. D. Souza

Himodarko K. K. K.  
Souza

**SCHEDULE****Description of Project Land:**

ALL THAT, property known as "PANCHIE KOND", admeasuring an area of **1750 sq. mts.**, surveyed under Survey No. **356**, Sub-Division **No. 2**, of Village Tivim, Bardez, Goa, within the jurisdiction of the Village Panchayat at Tivim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, which property is neither found described in the Land Registration Office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, under for Matríz, and bounded as follows:

- On the East : By the property surveyed under Survey No. 356/2 of Village Tivim ;
- On the West : By the property surveyed under Survey No. 361/1 of Village Tivim;
- On the North : By the property surveyed under Survey No. 357/1 of Village Tivim; ;
- On the South : By Public Road.

**IN WITNESS WHEREOF** the parties have set and subscribed their respective hands hereunto on the day, month and year herein first stated.

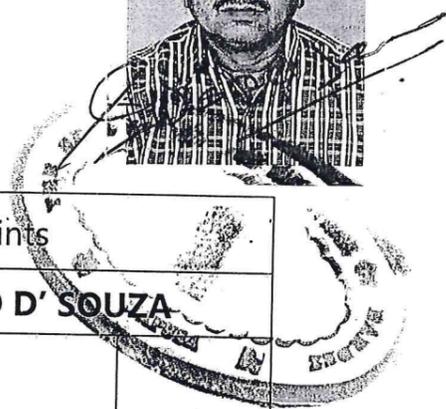
*G. D. Souza* *D. Souza*

*Vincent K. K. Chavan*



Signed by,  
**MR. GREGORIO ARNALDO D' SOUZA**  
"VENDOR No. 1

*G.D. Souza*

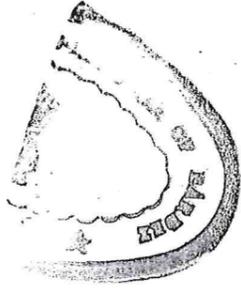


Left Hand Finger Prints				
<b>MR. GREGORIO ARNALDO D' SOUZA</b>				

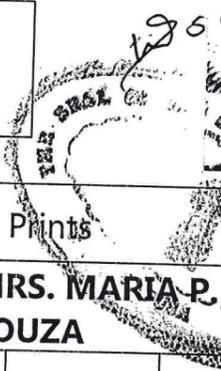
Right Hand Finger Prints				
<b>MR. GREGORIO ARNALDO D' SOUZA</b>				

*G.D. Souza* *D. Souza* *Demod... K. M...*

Signed by:  
DSOUZA MARIA  
alias MRS. MARIA P. GREGORIO D'SOUZA  
"VENDOR NO. 2"



*Dsouza*



Left Hand Finger Prints				
DSOUZA MARIA alias MRS. MARIA P. GREGORIO D'SOUZA				

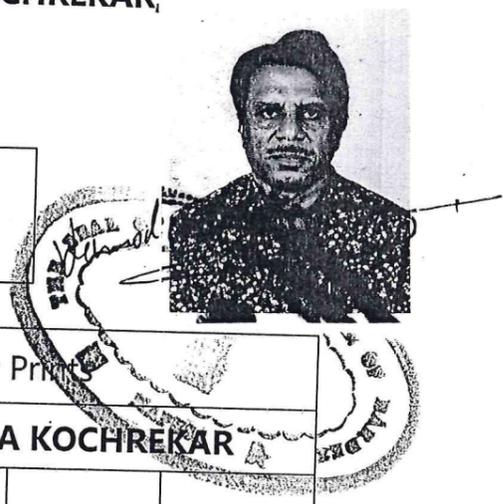
Right Hand Finger Prints				
DSOUZA MARIA alias MRS. MARIA P. GREGORIO D'SOUZA				

*Dsouza*     *Dsouza*     *Venmo de volta ao CK*

Signed by  
Mr. DAMODAR KRISHNA KOCHREKAR,  
"PURCHASER"



*Damodar K. Kochrekar*



Left Hand Finger Prints				
MR. DAMODAR KRISHNA KOCHREKAR				

Right Hand Finger Prints				
MR. DAMODAR KRISHNA KOCHREKAR				

**WITNESSES :**

1. *Joseph Hazault* *Josephault*
2. *Battaguru Naik* *Naik*

*Damodar K. Kochrekar*

*L. Dsouza*      *Dsouza*



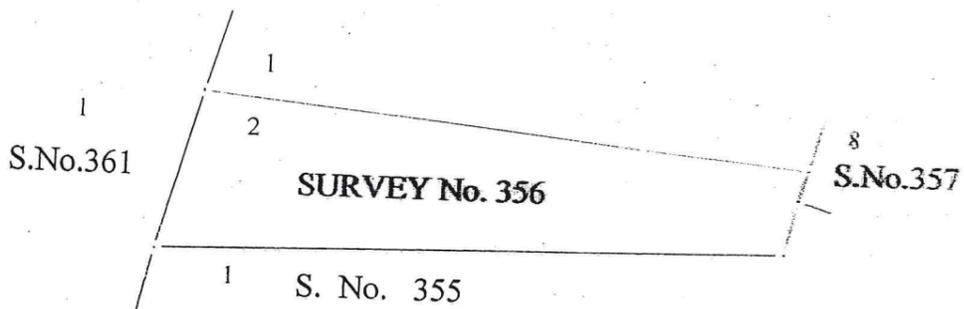
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
**MAPUSA - GOA**



Plan Showing plots situated at  
 Village : TIVIM  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 356/ 2  
 Scale : 1 : 1000

Inward No. \_\_\_\_\_

(**Rajesh R. Pai Kuchelkar**)  
 Inspector of Survey &  
 Land Records.



*[Handwritten signatures]*

Generated By : *[Signature]* Vrushali Arolkar (D' Man Gr. II)  
 On : 18-04-2018

*[Signature]*  
 18/4/18  
 Compared By: (HS)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jun-2019 11:06:40 am

Document Serial Number :- 2019-BRZ-1737

Presented at 11:06:18 am on 17-Jun-2019 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	571500
2	Registration Fee	444500
3	Mutation Fees	250 <sup>00</sup>
4	Processing Fee	440
<b>Total</b>		<b>1018940</b>

Stamp Duty Required :571500

Stamp Duty Paid : 571500



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Damodar Krishna Kochrekar ,S/o - D/o Krishna Kochrekar Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 465-1, Monte Villa, Sangolda, Bardez, Goa, Address2 - , PAN No.: AESPK1538H			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gregorio Arnaldo Dsouza ,S/o - D/o Estanisalau Dsouza Age: 58, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 302-1, Lima Vaddo, Tivim, Bardez, Goa 403502, Address2 - , PAN No.: AGHPD0965E			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Maria P Gregorio Dsouza Alias Dsouza Maria ,S/o - D/o Reginaldo Dsouza                      Age: 53,                      Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No 302-1, Lima Vaddo, Tivim, Bardez, Goa 403502, Address2 - ,                      PAN No.: AGJPD6760B</p>			
3	<p>Damodar Krishna Kochrekar ,S/o - D/o Krishna Kochrekar                      Age: 61,                      Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 465-1, Monte Villa, Sangolda, Bardez, Goa, Address2 - ,                      PAN No.: AESPK1538H</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Joseph Vincent Nazareth, 57 ,1961-10-06 ,9822100706 .                      ,jnazareth28@gmail.com ,Business , Marital status : Married                      403507, H. No. 57-C Xell Bastora Bardez Goa, H. No. 57-C Xell Bastora Bardez Goa                      Bastora, Bardez, NorthGoa, Goa</p>			
	<p>Dattaguru Naik, 46 ,1972-07-31 ,8459740950 , ,Service ,                      Marital status : Married                      403507, Morod Guirim Bardez Goa, Morod Guirim Bardez Goa                      Guirim, Bardez, NorthGoa, Goa</p>			

Sub Registrar

SUB-REGISTRAR  
 BARDEZ

Document Serial No:-2019-BRZ-1737

Book :- 1 Document  
Registration Number :- **BRZ-1-1709-2019**  
Date : 17-Jun-2019



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

**Sub-REGISTRAR  
BARDEZ**



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED  
Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

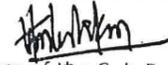
Print Date Time:- 17-Jun-2019 11:23:19  
Date of Receipt: 17-Jun-2019

Receipt No : 2019-20/9/789  
Serial No. of the Document : 2019-BRZ-1737  
Nature of, Document : **Conveyance - 22**

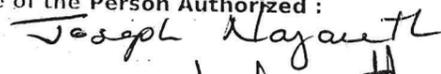
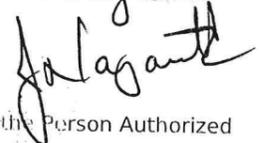
Received the following amounts from **Damodar Krishna Kochrekar** for Registration of above Document in Book-I for the year 2019

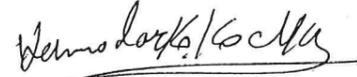
Challan No	444500	E-Challan	• Challan Number : 201900623971 • CIN Number : CPS5074693	444500
Processing Fee	440	E-Challan	• Challan Number : 201900623971 • CIN Number : CPS5074693	440
<b>Total Paid</b>	<b>444940 ( Rupees Four Lakh Forty Four Thousands Nine Hundred And Forty only )</b>			

Probable date of issue of Registered Document: / /

  
Signature of the Sub-Registrar

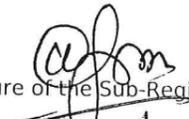
TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below

Name of the Person Authorized :  
  


  
Signature of

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT  
The Registered Document has been handed over to on Dated **17-Jun-2019**

Signature of the person receiving the Document

  
Signature of the Sub-Registrar  
18/6/19