

गोवा GOA

Serial No. 2104 Place. MARGAO. Date 28/9/18
 Value of Stamp Paper: Twenty five thousand
 Name of Purchaser Edwin A. Gonsalves
 Residence CHUNCHINA Father's Name. Eduardo Gonsalves
 Purpose _____ Transacting }
 Parties }

079602

Family

Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUDISTPI2199/SALCETE

Signature of Purchaser



EDWIN ANTHONY GONSALVES

4099/18

DEED OF SALE

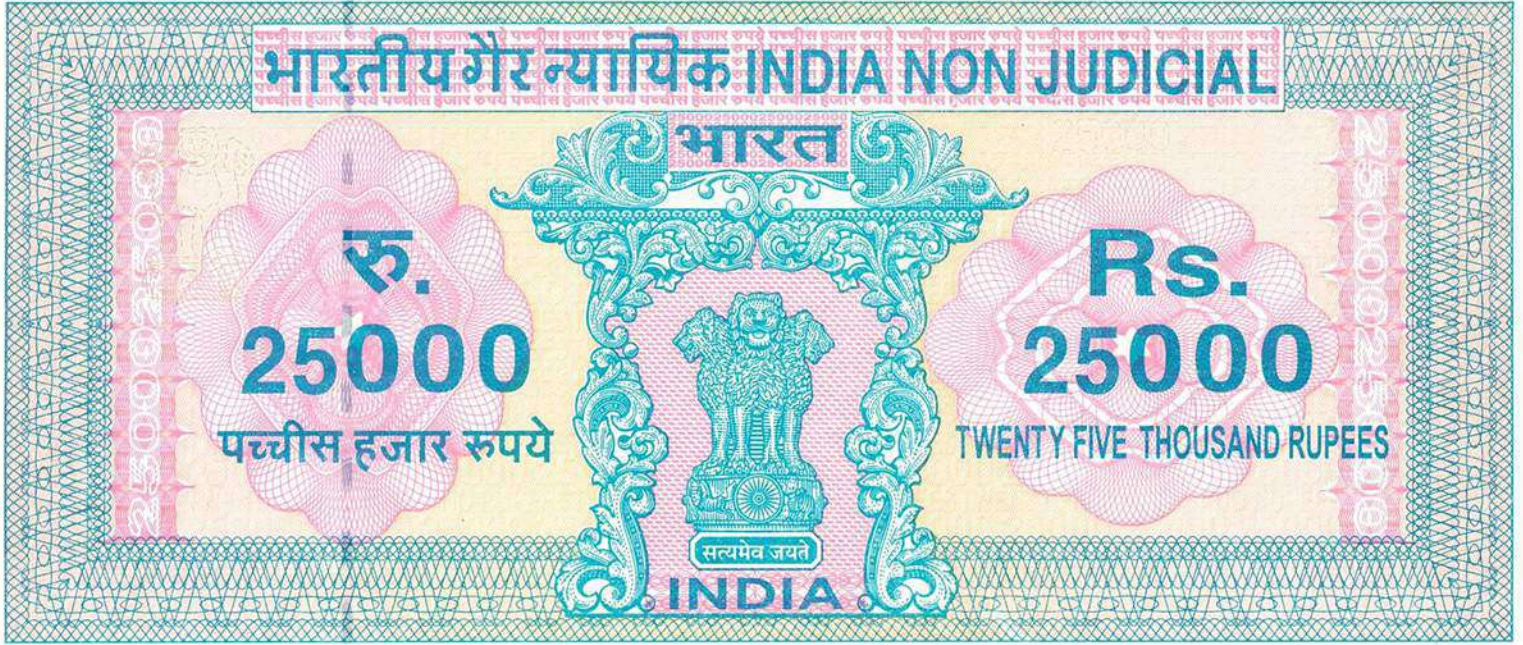
THIS DEED OF SALE is made at Margao, Goa, on this 11th day of September of the year Two Thousand and Eighteen (11-09-2018) - BETWEEN -

(1)(a) MR. EURICO AVELINO DO CARMO REBELLO

Rebello

Rebello

[Signature]



गोवा GOA

Serial No. 2100 Place. MARGAO. Date 28/11/18
Value of Stamp Paper: Twenty five thousand
Name of Purchaser Edwin A. Goncalves
Residence CHINCHINA Father's Name. Edwards. Goncalves
Purpose _____ Transacting }
Parties }

079603

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUDISTR/1999/SALC/DETE

Signature of Purchaser

- 2 -

alias HERIQUE REBELLO, son of late Joaquim Santana Rebello, aged 77 years, married, landlord, PAN Card No. AVIPR1411K, Aadhaar Card No. 4104 3642 8996 and his wife (b) MRS. ELSA MONTEIRO FERNANDES, daughter of late Antonio Francisco Fernandes, aged 70 years, housewife, PAN Card No. ABYPR5590B, Aadhaar Card No. 5007 0319 7357, both Indian Nationals and residents of H.No. 934, Cupangale, Gogol, Margao, Goa, hereinafter referred to as

Rebello

Rebello

E.A.G.



गोवा GOA

Serial No. 2104 Place. MARGAO. Date 28/8/18
 Value of Stamp Paper : Twenty five thousand
 Name of Purchaser Edwin. A. Gonsalves
 Residence CHWCHUN Father's Name. Eduardo. Gonsalves
 Purpose _____ Transacting }
 Parties }
 Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUD/S/7P/2/99/SALCETE
 Signature of Purchaser

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Francis

- 3 -

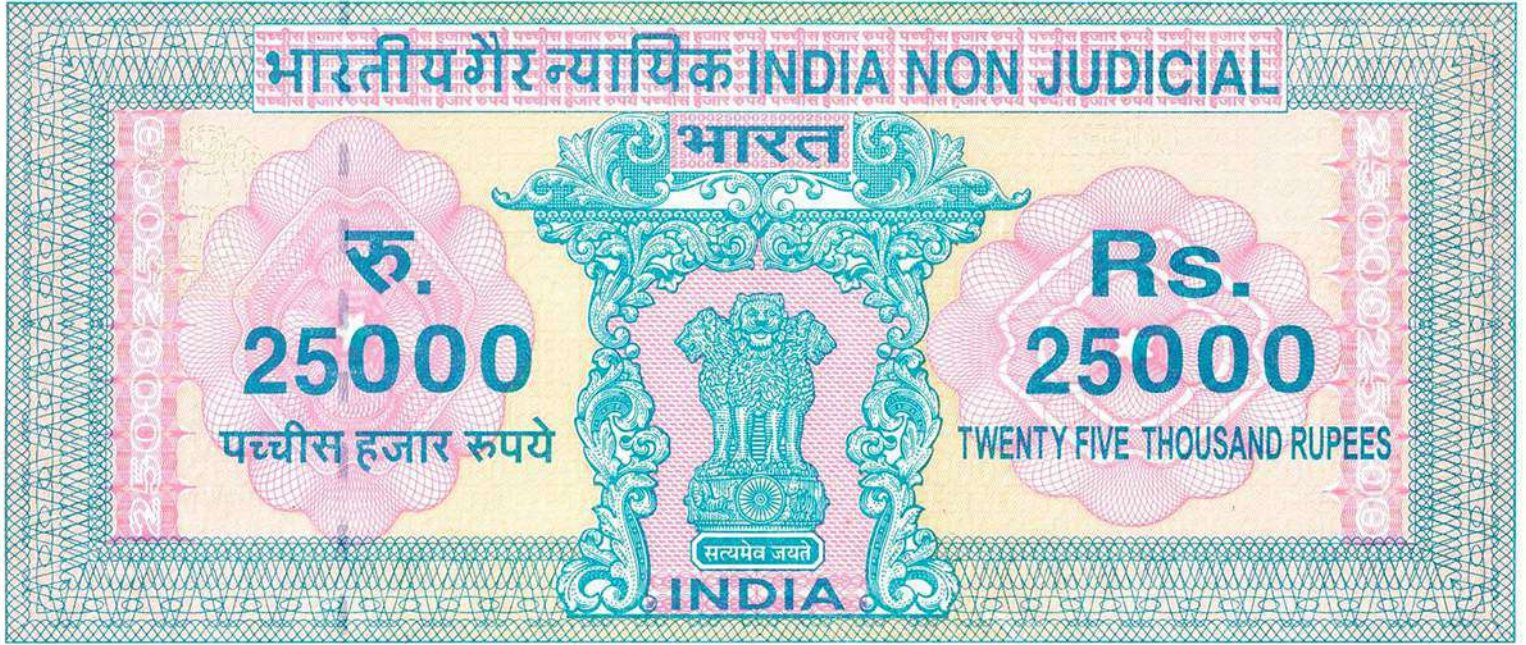
the "VENDORS" (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, successors and assigns) of the ONE PART - AND -

(2) MR. EDWIN ANTHONY GONSALVES, son of Mr. Eduardo Rosario Gonsalves, aged 46 years, married, businessman, PAN Card No. AZZPG4585G, Aadhaar Card No. 2386 0407 0756, Indian National,


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[Signature]



गोवा GOA

Serial No. 2104 Place. MARGAO. Date 20/8/18
Value of Stamp Paper Twenty five thousand
Name of Purchaser Edwin A. Goncalves
Residence CHINCHIM Father's Name Edvarlo Goncalves
Purpose _____ Transacting }
Parties }
Sign Stamp Vendor
CAMILLO FRANCIS TREVOR BRAZ
Licence No: JUD/STP/2/99/SALCETE
Signature of Purchaser 

079605



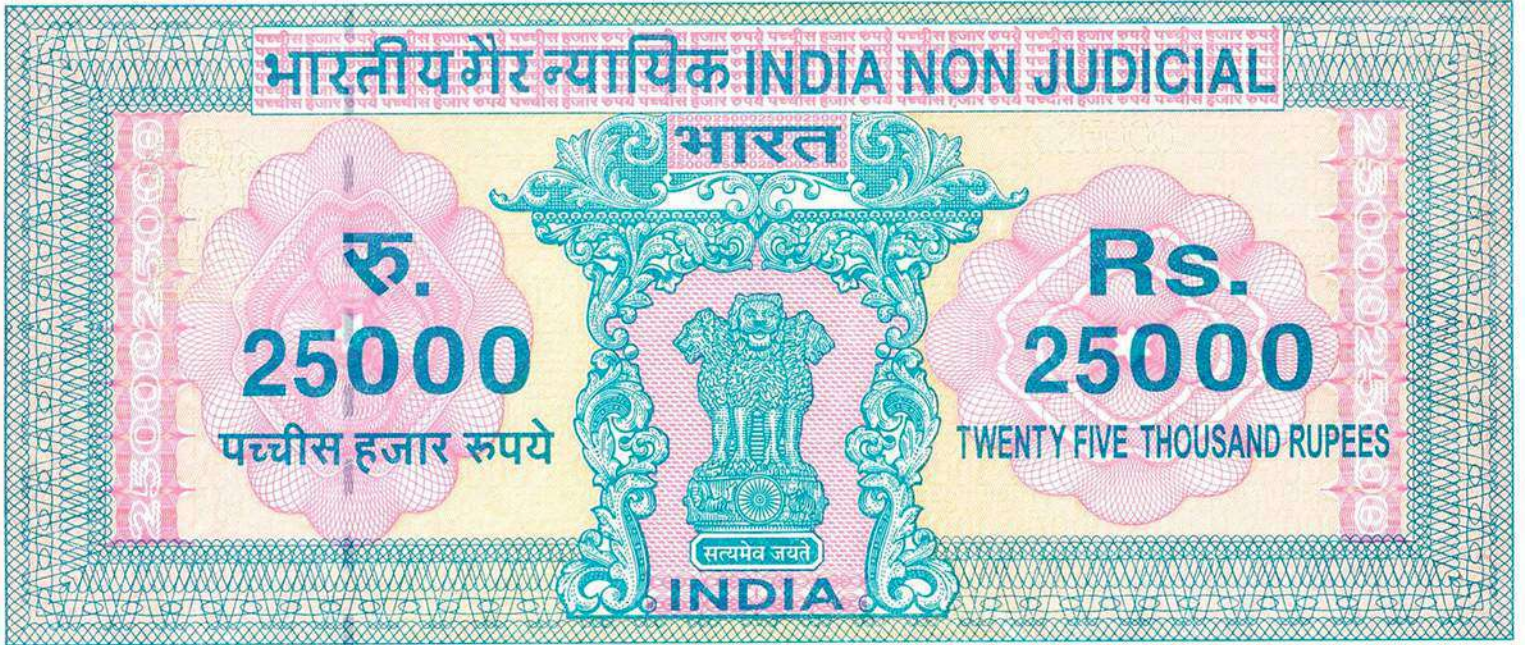


- 4 -

resident of H.No.112/A, Mazilwaddo, Deussua, Chinchinim, Salcete, Goa, hereinafter referred to as the "PURCHASER"(which expression shall, unless repugnant to the context or meaning thereof, include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS there exists a property, namely property known as "MANDOPA MOLLA", situated at Mandop



गोवा GOA

Serial No. 204 Place. MARGAO. Date 28/8/18
 Value of Stamp Paper Twenty five Thousand
 Name of Purchaser Edwin A. Goncalves
 Residence CHWAINA Father's Name Edraulo Goncalves
 Purpose _____ Transacting }
 Parties }
 Sign Stamp Vendor
 CAMILO FRANCIS TREVOR BRAZ
 Licence No. JUDISTP/2/99/SALCETE
 Signature of Purchaser

079606



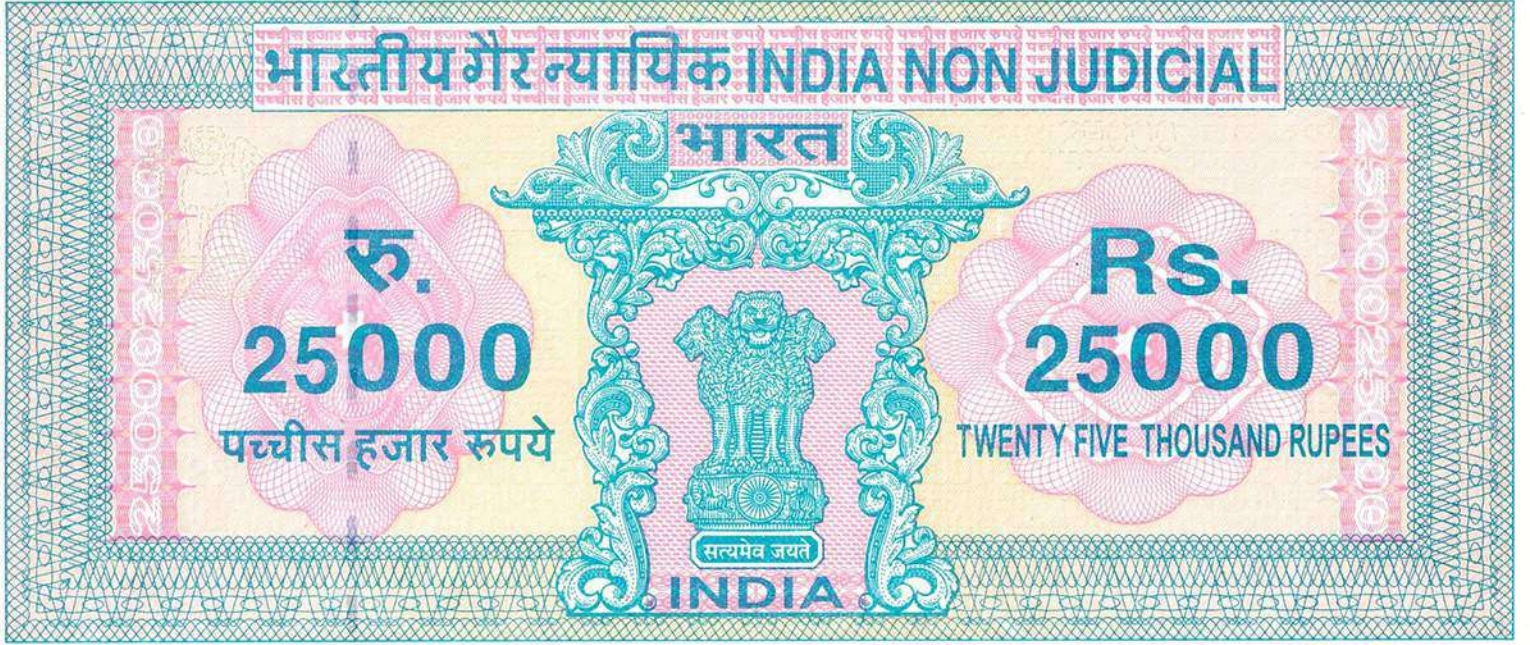
- 5 -

ward of Navelim village, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.40661 at folios 86V of Book B No.105 of New Series, not enrolled in the Land Revenue Office of Salcete and surveyed under Records of Rights under Survey No.56/5 of Navelim

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[Signature]



गोवा GOA

Serial No. 2104 Place. MARGAO. Date 28/8/18
Value of Stamp Paper : Twenty five thousand
Name of Purchaser Edwin A. Gonsalves
Residence cuwcuim Father's Name. Eduardo Gonsalves
Purpose _____ Transacting
Parties _____
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE
Signature of Purchaser

079607



- 6 -

village, having an area of 1350 sq.mts, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

AND WHEREAS the said property originally belonged to Mr. Caetano Fernandes from Navelim, Salcete, Goa in whose name the same has been



गोवा GOA

Serial No. 2049 Place MARGAO. Date 28/8/18
Value of Stamp Paper: Twenty five thousand
Name of Purchaser Edwin A. Goncalves
Residence CHINCUM Father's Name. Edoardo. Goncalves
Purpose _____ Transacting }
Parties }
Sign Stamp Vendor CAMILO FRANCIS TREVOR BRAZ Signature of Purchaser [Signature]
Licence No. JUDISTP/2/99/SALCETE

079608



- 7 -

inscribed in the Land Registration records under
Inscription No.41272 under Book No.G 47 at page
14;

AND WHEREAS by Sale Deed dt.11th April 1975
registered in the office of the Sub-Registrar of
Salcete, Margao under No.465 at pages 290 to 295
of Book No.I Vol.139 dt. 08,05.1975 said Mr.

[Signature] Rebello [Signature]



गोवा GOA

Serial No. 2009 Place. MARGAO. Date 28/8/14 **500348**
Value of Stamp Paper : One thousand
Name of Purchaser: Edwin. A. Gonalves
Residence CHURCHMAN Edoardo, Gonalves
Purpose Representing
Patres _____
Sign Stamp Vendor _____ Signature of Purchaser _____
CAMILO FRANCIS TRAYOR BRAZ
Licence No. JUD/ST/92/68/5A/05/14



- 8 -

Caetano Fernandes and his wife sold and conveyed the said property to Mr. Bras Miguel do Carmo Rebello from Margao;

AND WHEREAS some dispute arose between the VENDORS herein and said Mr. Bras Miguel do Carmo Rebello and his wife and Mr. Felizardo Rebello and his wife regarding the business jointly

Rebello Rebello Eds



गोवा GOA

500349

Serial No. 204 Place, MARGAO. Date 28/8/18
Value of Stamp Paper : One thousand
Name of Purchaser Edwin A. Goncalves
Residence CHUNCHIM Father's Name Eduardo Goncalves
Purpose _____ Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JHONTR/28HSALCETE

Signature of Purchaser

- 9 -

carried out by them and properties acquired from such business including the said property, which resulted in filing of Special Civil Suit No.149/1995 in the Court of the Civil Judge, Senior Division, Margao, which suit was settled and by virtue of Decree passed in said suit on 18th August 1997, the said property was allotted to the VENDORS herein;

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Edwin A. Goncalves

AND WHEREAS the VENDORS are now sole owners and possessors of the said property;

AND WHEREAS there exists a house in the said property occupied by heirs of Manuel Xavier Silva, and said late Manuel Xavier Silva has been already declared and registered as mundkar vide Judgement and Order passed in June 2012 by Joint Mamlatdar of Salcete, Margao in Case No. JM- II/MUND/DECL-REG/05/93;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property on as is where is basis with rights of said mundkar for total consideration of Rs.50,42,400/- (Rupees fifty lakhs forty two thousand four hundred only) which is its fair market value considering the said mundkarial rights;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:



1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.50,42,400/- (Rupees fifty lakhs forty two thousand four hundred only) out of which an amount of Rs.50,424/- has been deducted as 1% TDS under Sec.194-IA of Income Tax Act and paid to Income Tax Department on account of the VENDORS and balance amount paid by the PURCHASER to the VENDORS by adjusting with construction and allotment of three flats to the VENDORS in proposed building in the said property, namely Flat Nos.UG-1 and UG-2 on the upper ground floor and Flat No.F-2 on the first floor with total built up area of about 250 (two hundred and fifty) sq.mts, shown in the tentative plan annexed hereto, towards the sale price or the consideration of the said property, the receipt whereof the VENDORS hereby admit and acknowledge and of and from the same forever acquit, release and discharge the PURCHASER, THEY, the VENDORS above-named as beneficial owners do hereby sell, assign, transfer, convey, grant and assure unto the PURCHASER ALL THAT property known as MANDOPA



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MOLLA, situated at Navelim, Salcete, Goa, described in detail in SCHEDULE "A" hereunder and depicted in the plan annexed hereto with its boundaries delineated in red colour, free from encumbrances, charges and demands whatsoever, TOGETHER WITH all and singular courts, yards, ways, privileges, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground belonging or appertaining to the same or any part thereof AND all the estate, right, interest, title, use, inheritance, possession, benefit, claim and demand whatsoever both at law and in equity of the VENDORS in, to or upon the said piece or parcel of land, being the said property, TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever.

2. The VENDORS do hereby covenant with the PURCHASER as follows:

a) That the said property is not subject to any mortgage, lien, tenancy, easements or other rights or charge of whatsoever nature and that the same

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is free from any encumbrances, charges or demands whatsoever;

b) That they the VENDORS, have in themselves good right, full power and absolute authority to sell the said property to the PURCHASER in the manner aforesaid and that they have clear, marketable and subsisting title to the said property;

c) That they, the VENDORS, have not agreed to sell the said property to any person or persons whomsoever and that no litigation is pending in any Court of law in respect of the said property hereby sold;

d) That the PURCHASER may hereafter peaceably and quietly enter upon, possess, hold, use and enjoy the said property as his own property without any interruption or claim or demand on the part of the VENDORS or any person or persons claiming from, through or under them;

e) That the VENDORS undertake to indemnify and

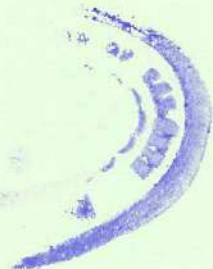


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save harmless the PURCHASER, his heirs, executors, successors and assigns from or against all encumbrances, charges or equities and suitably compensate them for all losses, damages, costs and expenses, if any, suffered by them by reason of any defect in title of the VENDORS in respect of the said property or breach of any covenant herein contained;



f) That they, the VENDORS, shall at the request and costs of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the said property and every part thereof unto the PURCHASER, as may be reasonably required;

3. The VENDORS do hereby authorises and grants his No objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in his name.

[Signature]

Rebello

[Signature]

4. The PURCHASER shall settle the claim of the mundkar occupying the mundkarial house existing in the said property and any land to be allotted to him shall be on account of the PURCHASER and the PURCHASER shall have no claim against the VENDORS.

5. The PURCHASER shall construct and allot to the VENDORS the said three flats, namely Flat Nos.UG-1, UG-2 and F-2 to be allotted and constructed for the VENDORS towards the consideration of sale, within a period of 48 (forty eight) months from the date of execution of this deed and shall be constructed as per specifications annexed hereto. The VENDORS shall pay all house tax, GST, infrastructure tax, electricity charges, maintenance charges etc. in respect of the said flats to be allotted and constructed for them. The VENDORS further shall become members of any housing society or any other body formed in said building complex and sign all papers, forms, declarations, pay membership fee, contributions, stamp duty, registration charges etc.



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SCHEDULE "A"

(Description of the said property)

All that property known as "MANDOPA MOLLA", situated at Mandop ward of Navelim village, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.40661 at folios 86V of Book B No.105 of New Series, not enrolled in the Land Revenue Office of Salcete and surveyed under Records of Rights under Survey No.56/5 of Navelim village, having an area of 1350 sq.mts and as per survey records bounded on the east by public road, on the west by property surveyed under No.56/2, on the north by property surveyed under No.56/1 and on the south by property surveyed under No.56/6.

SPECIFICATIONS

(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure of columns, beams and slabs as per approved designs by the concerned authorities. The external walls of 200mm

[Signature]

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thick brick/laterite stones.concrete blocks masonry and internal partition walls shall be of 100 mm thick brick/concrete block masonry.

FLOORING: Flooring will be of vitrified tiles for living/dinning/bed room/balcony and kitchen.

WALL FINISH: Internal walls ready with distemper paint, Plaster with Apex or equivalent paint for external walls.

DOORS/WINDOWS: Main door shall be of Teak wood, Internal doors shall be laminated flush doors. Balcony French window shallbe powdered coated aluminium frames with glass fill in sliding type. All door frames shall be of matti/sale wood. Windows shall be powdered coated aluminium sliding type windows. Toilet doors shall be of FRP make or equivalent.

KITCHEN: Greanite topped kitchen platform with stainless steel sink and 2 ft height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOMS /TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto the ceiling and flooring shall be of anti-skid ceramic tiles. Essess fittings or equivalent with provision for Geyser. All sanitary wares shall be of White Colour of Cera ir equivalent make.

WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank/

ELECTRICALS: Concealed electrical copper wiring of Finolex/Polycab/Vinay or equivalent make in PVC conduits. Points to be provided as follows:

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a) Living/dinning: Three nos light points
2 nos. fan points 2 nos. 3 amps socket
1 no. bell point, Telephone point, TV point and
inveerter point.

b) Bed rooms: 2 Nos. light points,
1 no. fan point , 2 nos. 5 amps plug point, one AC
point.

c) Kitchen: 2 nos. light point
4 no. 5 amps plug point
1 no. 15 amps plug point
1 exhaust point

d) Toilet/Bath: 1 no.,. light point(each)
1 no. 15 amps plug point
1 exhaust point

e) Balconies
(each) : 1 no. light point
each landing.

IN WITNESS WHEREOF the parties hereto have
hereunto set and subscribed their respective hands
and signatures on the day, month, year and place
first hereinabove mentioned.

VENDORS:

Rebello



EURICO AVELINO DO CARMO
REBELLO alias HERIQUE REBELLO



right hand finger prints



left hand finger prints

Rebello

Rebello

Rebello

Rebello

Rebello



ELSA MONTEIRO FERNANDES



right hand finger prints



left hand finger prints

Rebello

Rebello

Rebello

PURCHASER:



EDWIN ANTHONY GONSALVES



right hand finger prints



left hand finger prints

WITNESSES:

1. ^{Coelho}

THEREZA JOVITA COELHO
H.No. 350/3, TEMBIM - RAIA
SALCETE - GOA

2. ^{Rilva}

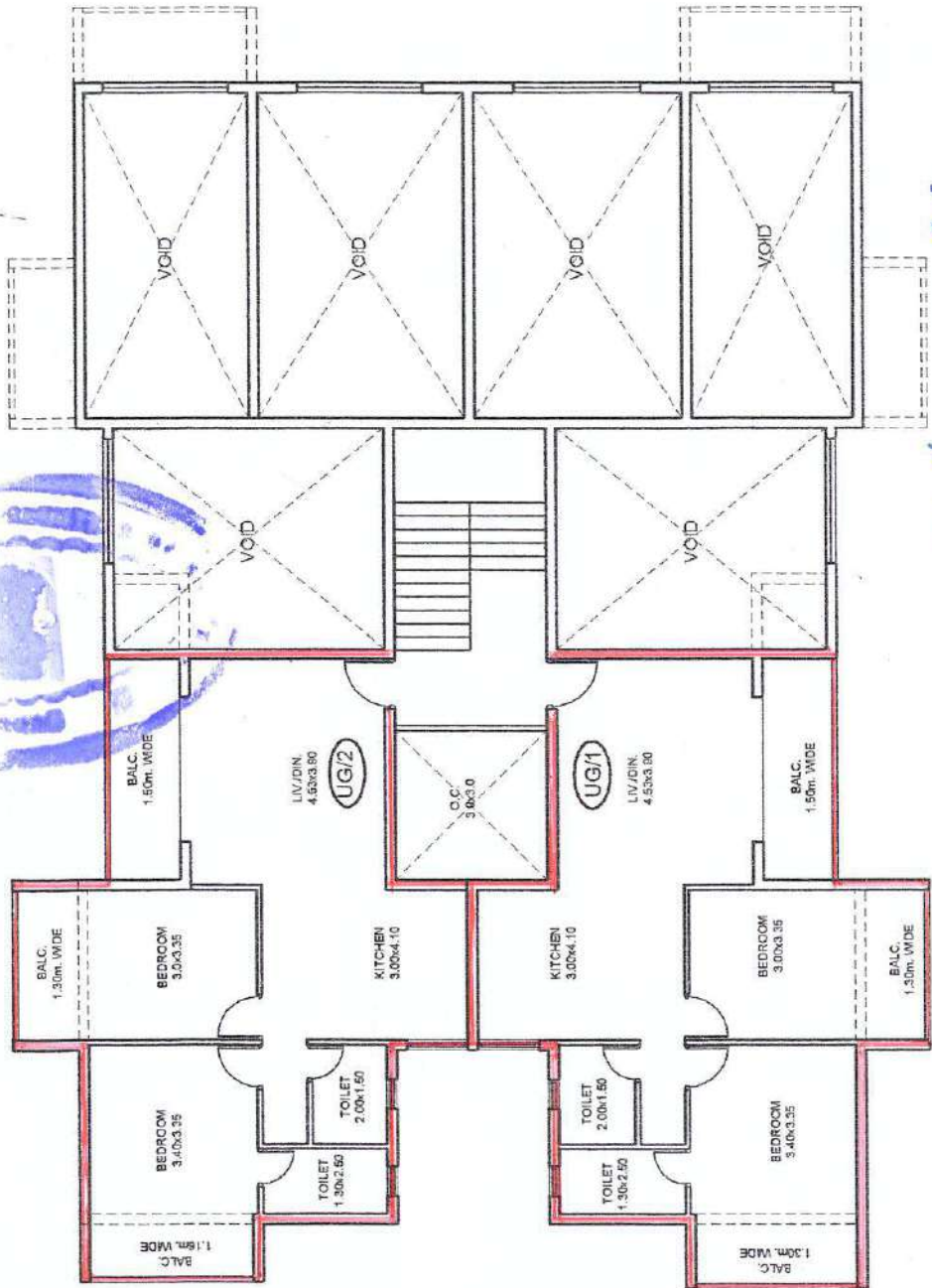
H.No 36 Chandrawado
Fatorda Salcete Goa



Rilva

Rebello

ES



UPPER GR. FLOOR PLAN

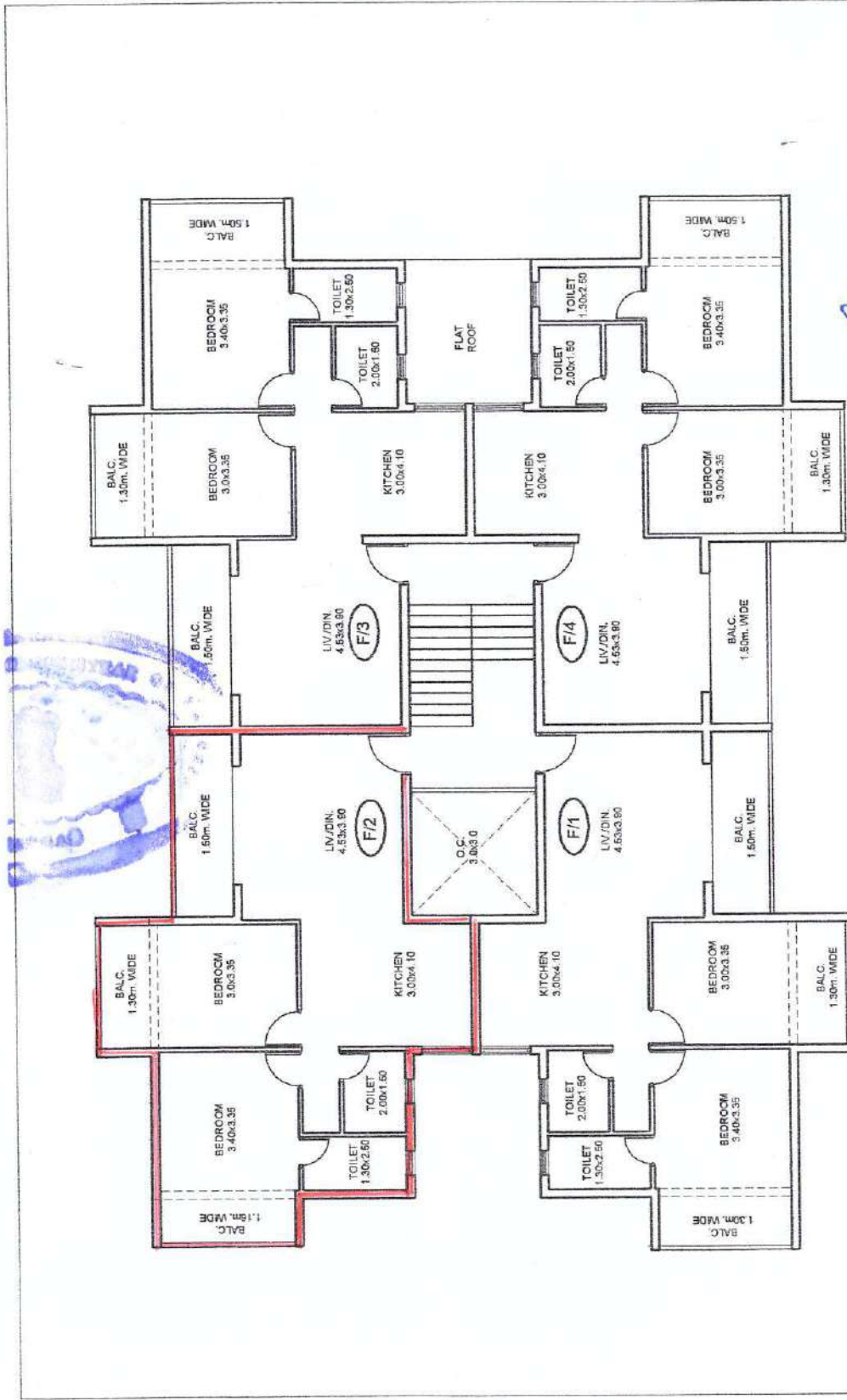
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GA

EDWIN GONSALVES
RESIDENTIAL BUILDING AT MANDOPA- NAVELIM.

UNIT NO. :	CARPET AREA :	BALC. AREA :
UG/1 :	61.55	14.775
UG/2 :	61.55	14.32

DATE : 07-08-18

Savant & Associates
Architects, Engineers, Interior Designer
Sapana Arcade, 1st Floor
Mallikarjuna,
Pune No (C) : 2726083



FIRST FLOOR PLAN

Handwritten signatures:
 [Signature] [Signature] [Signature]

DATE : 07-08-18

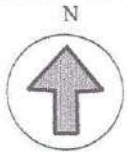
Savant & Associates
 Architects Engineers Interior Designer
 Savant Architects Pvt. Floor
 Madhav Co. 27/6693
 Phone No (0) 27 6693

EDWIN GONSALVES RESIDENTIAL BUILDING AT MANDOPA- NAVELEM.	UNIT NO. :	CARPET AREA :	BALC. AREA :
	F/1 :	61.55	14.775
	F/2 :	61.55	14.32
	F/3 :	61.55	15.425
	F/4 :	61.55	15.425




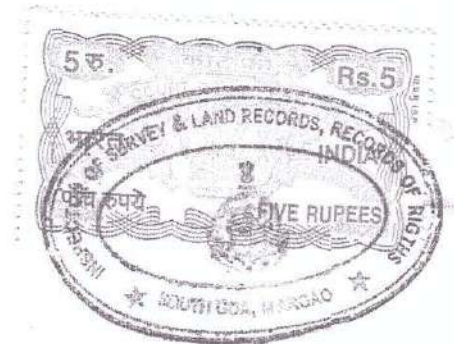
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

Inward No: 1835




Plan Showing plots situated at
Village : NAVELIM
Taluka : SALCETE
Survey No./Subdivision No. : 56/ 5
Scale : 1 :1000


(Savio C. Silveira)
Inspector of Survey & Land Records
Margao Goa.



Generated By : RUCHITA MADKAIKAR
On : 16-03-2016

Compared By:  K. B. GAUDE



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 12-09-2018 10:36:20 AM

Document Serial Number : 4099

Presented at 10:10:00 AM on 12-09-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	126060.00
2	Processing Fees	400.00
	Total :	126460.00

Stamp Duty Required: 176505.00

Stamp Duty Paid: 177000.00




Edwin Anthony Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Edwin Anthony Gonsalves, S/o. Eduardo Rosario Gonsalves, Married, Indian, age 46 Years, Business, r/o Hno. 112 A, Mazilwaddo, Deussua, Chinchinim, Salcete, Goa			

Endorsements

Executant

1 . Eurico Avelino Do Carmo Rebello alias Herique Rebello, S/o. Late Joaquim Santana Rebello, Married, Indian, age 77 Years, Land Lord, r/o Hno. 934, Cupangale, gogol, Margao, Goa

Photo	Thumb Impression	Signature
		

2 . Elsa Monteiro Fernandes, D/o. Late Antonio Francisco Fernandes, Married, Indian, age 70 Years, House-Wife, r/o Hno. 934, Cupangale, gogol, Margao, Goa

Photo	Thumb Impression	Signature
		<i>Rebello</i>

3 . Edwin Anthony Gonsalves, S/o.Eduardo Rosario Gonsalves, Married,Indian,age 46 Years,Business,r/oHno.112/A.Mazilwaddo,Deussua,Chinchinim,Salcete,Goa

Photo	Thumb Impression	Signature
		<i>[Signature]</i>

Identification

Sr No.	Witness Details	Signature
1	Kamlakant Pai , S/o.Narinva Pai,Married,Indian,age 59 Years,Advocate,r/o Margao,Goa	<i>[Signature]</i>

[Signature]

Sub-Registrar

REGISTRAR
— CUM —
REGISTRAR
MARGAO



Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified that Mutation Fee of
Rs. 2500/- has been paid
Vide Challan No. 201800795238
Dated 12/09/2018

[Signature]

REGISTRAR
— CUM —
REGISTRAR
MARGAO

Book-1 Document
Registration Number MGO-BK1-04074-2018
CD Number MGD128 on
Date 12-09-2018



Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

- CUM -
REGISTRAR
SALCETE

