

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BERRER CO-OP. HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 632

D-5/STP(V)/C.R./35/3/2011-RD

भारत 19103  
153426



भारत  
INDIA

hundred and twenty  
NON JUDICIAL गौरी  
JUN 20 2017

2017 JUN 20 10:35

R.0795825/-PB7223

STAMP DUTY

GOA

Name of Purchaser... **BEEETHOVEN JUVENAL MARTINS**

For CITIZEN CREDIT CO-OP. BANK LTD.



*S. S. S. S.*  
Authorised Signatory



2724



### DEED OF SALE

This Deed of Sale is executed at Mapusa, Bardcz, Goa on this 29th  
day of June of the year 2017,

BETWEEN



- (1) **Mr. FERNANDO ANDRE GONZAGA PIEDADE COSTA** <sup>alias Fernando A.G.P Costa Martins</sup> Service, 58 years of age, son of Nicolau Joao Andre Francisco Miguel Martins, having PAN No. ACSPM4863H and his wife (2) **Mrs. MARIA TERESINHA SHEILA DE VIEIRA VELHO E MARTINS**, 59 years of age, daughter of Antonio Vieira Velho, having PAN No. ACSPM4864A, both Indian nationals and residents of California, USA; both herein represented by their Power of Attorney executed at Panaji Goa, India in favour of Mr. Jose Rodrigues,
- (3) **Mrs. ACARIA IRENE SHILLA PIEDADE COSTA MARTINS E ALMEIDA**, 53 years of age, daughter of Nicolau Joao Andre Francisco Miguel Martins, having PAN No. CBZPA8213P and her husband (4) **Mr. JOSE FRANCISCO BORGES ARCHIE ALMEIDA** <sup>alias Joseph Francisco Borges Archie Almeida</sup>, 62 years of age, son of Nonato Raimundo Sebastiao Almeida, both US Citizens of Indian origin and residents of California, USA; both herein represented by their Power of Attorney executed at California, USA in favour of Mr. Jose Rodrigues, duly attested by the Indian Embassy and duly stamped by the Collector of North Goa;
- (5) **Mr. MIGUEL ANTONIO BENTO PIEDADE COSTA MARTINS**, 51 years of age, son of Nicolau Joao Andre Francisco Miguel Martins, service, having PAN No. ADKPM7781K and his wife (6) **Mrs. MARIA LINETE RAVINA GENOVEVA FORTES GOMES E MARTINS**, 50 years of age, daughter of Alvito Francisco Arquibaldo Gomes, housewife, having PAN No. CQFPM0647C, both Indian nationals and residents of Aquem, Margao, Goa herein represented by their Power of Attorney executed at Panaji, Goa in favour of Mr. Jose Rodrigues.

*[Signature]*

*A.L. Rodrigues*

*[Signature]*

*[Signature]*



(7) **Mr. JOSE RODRIGUES**, 71 years of age, son of late Joao Francisco Rodrigues, businessman, having PAN No. ACGPR5322J, and his wife (8) **Mrs. ANA LUIZA RODRIGUES**, 50 years of age, housewife, daughter of Francisco Barreto, having PAN No. ADIPR5376F, both residents of Nagalli Hills, Panjim, Ilhas Goa, all Indian nationals, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, and assigns) of the **FIRST PART** ;

**AND**

(1) **Mr. BEETHOVEN JUVENAL RABINDRANATH PIEDADE COSTA MARTINS**, 48 years of age, son of Nicolau Joao Andre Francisco Miguel Martins, businessman, having PAN No. ACSPM5159Q and his wife (2) **Mrs. CARMEN LIZA CARVALHO E MARTINS**, 52 years of age, daughter of Jose Francisco Herculano Carvalho, business, having PAN No. ACSPM5160F both Indian Nationals, both residents of H. No. A-9, Sapana Heritage, Monte Hill Road, Margao, Salcete, Goa, 403602 hereinafter referred to as the "**PURCHASERS**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **SECOND PART**;

WHEREAS the Vendors 1 to 6 are Co-owners of the property known as "Bhatulem" also known as "Bhatlem" situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 1C064 at pages 168 reverse book B 25 New, surveyed under 146 of Sub-division 14 admeasuring 5775 square meters of

*[Signature]*

*A. Rodrigues*

*[Signature]*

*[Signature]*



the survey records of Pilerne Village, which property is more particularly described in the **Schedule I** hereinafter written.

AND WHEREAS the above described property and more particularly described in Schedule I hereinafter written originally belonged to Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa also Known as Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza and accordingly the said property is inscribed in her favour in the Book of Inscription found at the Land Registration of Ilhas at page 45 of the Book F -25.

AND WHEREAS the said Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa was married to Antonio Andre Semiao da Piedade e Costa, on whose death his inheritance became the subject matter of the Deed of Partition dated 14/09/ 1951.

AND WHEREAS, in the said Deed of partition dated 14/09/ 1951, the above described property known as "Bhatulem" also known as "Bhatlem", and more particularly described in the schedule I hereinafter written was allotted to the said Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa.

AND WHEREAS by a Deed of Gift with acceptance dated 29/09/ 1954, executed in the Salcete Taluka in the Village of Utorda at the residence of the heirs of Antonio Andre Semiao da Piedade e Costa the said Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa, as a widow, and being the sole owner of the said property above described, and more particularly described in the Schedule I hereinafter written, gifted the said property to Maria Antonieta da

*Maria* A. L. Rodrigues *Bahie* *Ch...*



Piedade e Costa, which is found recorded in Books of Notes No. 934 at page 33 reverse and thereafter. ' 3



AND WHEREAS subsequently by an anti nuptial deed with gift dated 28/07/1956 executed at Margao in the Notarial Office of Xencora Babusso Camotim, which is found recorded in Books of Notes No. 982 at page 20 reverse, the said Gift Deed made as on 29/09/ 1954 in favour of Maria Antonieta da Piedade e Costa was re-confirmed.

AND WHEREAS the said Maria Antonieta da Piedade e Costa was married to Nicolau Joao Andre Francisco Miguel Martins and on the death of the said Maria Antonieta da Piedade Costa e Martins who expired on 15/12/2004 and on the death of her husband Nicolau Joao Andre Francisco Miguel Martins who expired on 17/11/2005 a Deed of Succession was executed on 13/07/2008 in the Judicial Division of Bardez, the City of Mapusa wherein it is established that the vendors 1 to 6 and the PURCHASERS are the only legal heirs of the said Maria Antonieta da Piedade Costa e Martins and Nicolau Joao Andre Francisco Miguel Martins.

AND WHEREAS by an Agreement of Sale dated 11/04/1996, Nicolau Joao Andre Francisco Miguel Martins and Maria Antonieta da Piedade Costa e Martins agreed to sell a part of the PROPERTY described in the Schedule I hereinafter written, under the terms and conditions mentioned in the said agreement and delivered possession of the same to the vendors no 7.

AND WHEREAS the vendor no 7, as per agreement dated 11/4/1996 aforesaid have been in possession of the aforesaid part in aforesaid part performance and only the conveyance of the said part of has remained pending on

*[Signature]* A. L. Rodrigues *[Signature]* *[Signature]*

account of death of Nicolau Joao Andre' Francisco Miguel Martins and Maria Antonieta da Piedade Costa e Martins as aforesaid.

AND WHEREAS the vendor no. 7 is married to vendor no. 8 under the regime of communion of assets.

AND WHEREAS the PURCHASERS and the VENDOR Nos. 1 to 6 along with VENDOR NOS. 7 and 8 being the Co-owners of the PROPERTY described in SCHEDULE I are desirous of transferring to the PURCHASERS part of the said property admeasuring an area of 3537 sq.mts which part of the property is better described in SCHEDULE II herein under written and hereinafter referred to as the "SAID PROPERTY" and delineated in red color boundary line in the Plan annexed hereto.

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

- i) That in total consideration of Rs. 1,76,84,998/- (Rupees One Crore Seventy six Lakhs eighty four Thousand Nine Hundred and Ninety Eight Only) having been paid as the consideration by the PURCHASERS to the VENDOR No. 7 and 8 who has accepted the same for himself and as power of attorney for Vendors No. 1 to 6 in the following manner:-
  - a) An amount of Rs. 5,94,825/- (Rupees Five Lakhs Ninety Four Thousand Eight Hundred and Twenty Five Only) has been paid to the VENDOR NO.1 vide Demand draft No. 018107 drawn on ICICI Bank in favour of the VENDOR NO. 1 after deducting the TDS amount,
  - b) An amount of Rs. 5,94,825/- (Rupees Five Lakhs Ninety Four Thousand Eight Hundred and Twenty Five Only) has been paid

*[Signature]*


A.L. Rodrigues

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to the VENDOR NO.2 vide Demand draft No. 018108 drawn on ICICI Bank in favour of the VENDOR NO. 2 after deducting the TDS amount;

- 
- c) An amount of Rs. 9, 54,123/- (Rupees Nine Lakhs Fifty Four Thousand One Hundred and Twenty Three Only) has been paid to the VENDOR NO.3 and 4 jointly which amount is accepted by Vendor No.3 as consideration payable to her and on behalf of the Vendor No.4 as his share of consideration, vide Demand draft No. 018109 drawn on ICICI BANK in favour of the VENDOR NO. 3 after deducting the TDS amount;
- d) An amount of Rs. 5,94,825/- (Rupees Five Lakhs Ninety Four Thousand Eight Hundred and Twenty Five Only) has been paid to the VENDOR NO.5 vide Demand draft No. 018110 drawn on ICICI Bank in favour of the VENDOR NO. 5 after deducting the TDS amount;
- e) An amount of Rs. 5,94,826/- (Rupees Five Lakhs Ninety Four Thousand Eight Hundred and Twenty Six Only) has been paid to the VENDOR NO.6 vide Demand draft No. 018111 drawn on ICICI Bank in favour of the VENDOR NO. 6 after deducting the TDS amount;
- f) An amount of Rs.69,69,600/- (Rupees Sixty Nine lakhs Sixty Nine Thousand Six Hundred Only) has been paid to the VENDOR NO.7 vide Demand draft No. 018114 drawn on ICICI Bank in favour of the VENDOR NO. 7 after deducting the TDS amount;
- h) An amount of Rs.69,69,600/- (Rupees Sixty Nine lakhs Sixty Nine Thousand Six Hundred Only) has been paid to the VENDOR NO.8 vide Demand draft No. 018115 drawn on ICICI Bank in favour of the VENDOR NO. 8 after deducting the TDS amount;

Thus, a total amount of Rs. 1,76,84,998/- (Rupees One Crore Seventy Six Lakhs Eighty four Thousand Nine Hundred and Ninety Eight Only) has been paid by the PURCHASERS to the

*[Signature]*

A. L. Rodrigues

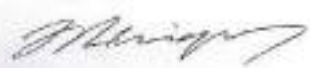
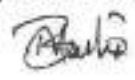
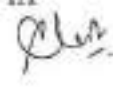
*[Signature]*

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VENDORS as the total consideration due and payable to the VENDORS herein, each of the VENDORS having acknowledged to have received an amount as their share of consideration towards the "SAID PROPERTY" along with all its usufructs standing thereon and situated in the "WHOLE PROPERTY". AND that the VENDORS do and each of them does hereby admit and acknowledge having received the same and hereby acquit, release and discharge the PURCHASERS forever, the VENDORS do and each of them does hereby release, convey and assure and confirm unto the PURCHASERS all that the undivided ownership share in the "SAID PROPERTY" which is situated in the "whole property", more particularly described in the **Schedule II** hereunder written and delineated with red colour boundary lines and marked as PLOT "Z" on the plan annexed hereto along with rights, privileges, easements and appurtenances whatsoever to the "SAID PROPERTY" and every part thereof belonging to and in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the right, title interest, property claim and demand whatsoever in law and in equity of them the VENDORS of, in and to the said property and to the every part thereof TO HAVE AND TO HOLD AND TO POSSESS AND TO ENJOY all and singular the "SAID PROPERTY" and every part thereof hereby granted, released and assured or expressed so to be with their appurtenances UNTO AND TO THE USE of the PURCHASERS forever and free from encumbrances.

- ii) And that the parties herein do hereby covenant that a small portion of the property situated on the Eastern side of the "SAID PROPERTY" marked in blue color in the plan annexed to this Deed which forms a part and parcel of this document and which is denoted as "R" belonging to the VENDORS herein is strictly left for the purpose of road widening and shall not in

 A. L. Rodrigues  



any manner be interfered with, transferred or disturbed by the parties herein.

iii) And That The VENDORS do and each of them does hereby covenant with the PURCHASERS that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or any one of them or by any person or persons lawfully or equitably claimed from, under or in trust by them or any of them made, done, committed, executed or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right and absolute power to grant, release, convey and assure the "SAID PROPERTY" unto and to the use of the PURCHASERS in the manner aforesaid.

iv) And That The VENDORS do and each of them does hereby covenant with the PURCHASERS that it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and equitably to hold, possess and enjoy the "SAID PROPERTY" hereby granted with its usufructs and appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them ALL THAT free and clear and freely and clearly and absolutely acquitted, exonerate, release and forever discharged or otherwise by the VENDORS sufficiently saved, decreed, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned and suffered by the VENDORS or any other person or persons lawfully or equitably claiming, by from, under or in trust for them AND further that the VENDORS and all persons having or lawfully or equitably



*[Signature]*

A. L. Rodrigues

*[Signature]*

*[Signature]*



claiming any estate, right, title or interest at law or in equity in the "SAID PROPERTY" hereby granted or any part thereof by, from under or in trust for them the VENDORS shall and will from time to time and at all times hereafter at their request of the PURCHASERS do execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and writings in law whatsoever for further and more perfectly and absolutely granting and assuring the "SAID PROPERTY" hereby granted unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

v. And That the VENDORS have agreed to cooperate to execute all the necessary papers as and when demanded and do everything for better transferring the rights in respect of the "SAID PROPERTY" and for the purpose of mutation in the Record of rights to include the name of the PURCHASERS as an occupant of the "SAID PROPERTY" for all legal purposes and the VENDORS shall render all cooperation in this respect. This Deed shall be construed as no objection for mutation or inclusion of the name of the PURCHASERS in survey records, Assessment of tax to the extent of the "SAID PROPERTY" purchased by the PURCHASERS.

vi. And That the VENDORS do hereby covenant with the PURCHASERS that, notwithstanding any act, deed or thing whatsoever by the VENDORS or by any of their predecessors in title or ancestors alone or executed or knowingly suffered to the contrary, the VENDORS had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" described in **Schedule II** alongwith all the rights title and interest to the "SAID PROPERTY" hereby granted, sold, conveyed and transferred or

*[Signature]*


A. L. RODRIGUES

*[Signature]*

*[Signature]*



expressed or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.



vii. And That the PURCHASERS shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the "SAID PROPERTY" described in **Schedule II** along with all the rights title and interest to the "SAID PROPERTY" and receive rents, profits thereof for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by and from the VENDORS lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors in title.

viii. And That the VENDORS and all persons having or lawfully or equitably claiming interest whatsoever in the "SAID PROPERTY" or any part thereof from, under or in trust for them, the VENDORS or any of their predecessors in title shall and will from time to time and at all times hereafter at the cost of the PURCHASERS or the person requiring them to do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further, better and more perfectly assuring the "SAID PROPERTY" unto and to the use of the PURCHASERS according to the true intent and meaning of this deed or shall or may be reasonably required.

ix. And That the VENDORS and all persons claiming through them or under them do hereby covenant with the PURCHASERS that the VENDORS are now lawfully seized and possessed of the "SAID PROPERTY" free from any encumbrances or defects of whatsoever nature and that the "SAID PROPERTY" is not a subject matter of any court and have absolute right and title to convey the same by way of sale.

*[Signature]*

A-L-Rodrigues

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- x. And That all the VENDORS herein represent and covenant that they are the absolute owners of the "SAID PROPERTY" and besides them there is no other person/s entitled or has any interest or right whatsoever with respect to the "SAID PROPERTY".
- xi. And That the VENDORS have absolute power and authority to sell the "SAID PROPERTY" in the manner aforesaid and the PURCHASERS may hereafter on the execution of the deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDORS or persons claiming through or under them or on their behalf.
- xii. And That the PURCHASERS shall hereinafter peacefully hold, use and enjoy the same without any hindrance, interruption, claim from the VENDORS or any other person whomsoever.
- xiii. And That it has been agreed between the parties hereto that in the event there is any defect in the title of the VENDORS the same shall be rectified by the VENDORS in favour of the PURCHASERS by executing necessary Deed in respect thereof and by obtaining necessary signatures of any other party who may be having any interest in respect of same.
- xiv. And That the VENDORS do hereby declare and state that in case there is any claim of Mundkarship/Tenancy in the "SAID PROPERTY" hereby sold or if incase there is any defect in the title of the "SAID PROPERTY" the VENDORS shall indemnify and keep indemnified the PURCHASERS herein and his transferee against any cause, charges, expenses if any suffered by reason of any such claim/s in title of the VENDORS or fault of the VENDORS or any breach of the covenants herein under contain.

A. I. Rodrigues



- xv. And That if any time prior to or even after the execution of the Deed of conveyance the area of the said land if increased, such increase shall accrue to be benefit of the PURCHASERS alone.
- xvi. And That the PURCHASERS shall upon the execution of this deed of sale be absolute owner in possession of the "SAID PROPERTY" described in Schedule II herein under and free to transfer the same to the person of their choice as its owner.
- xvii. And That the VENDORS and the PURCHASERS declare that the subject matter of this Sale Deed does not pertain to occupancies of persons belonging to the Scheduled Caste/Scheduled Tribe/Other Backward Class.
- xviii. And That The market value of the "SAID PROPERTY" conveyed hereunder is Rs. 1,76,85,000/- (Rupees One Crore Seventy Six Lakhs eighty Five thousand                      Only).
- xix) And that The VENDOR nos 7 and 8 expressly declares their consent to the present Sale Deed and further declare that all their rights under the agreement dated 11/04/1996 stand assigned and transferred in favour of the PURCHASERS and that thereupon they have no claim whatsoever to be made in respect of the said Agreement and further state that there is no further claim for compensation, consideration or monies on any other account that remain to be settled between them, the other vendors and the PURCHASERS.

#### SCHEDULE I

Property known as "Bhatulem" also known as "Bhatlem" situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of


*[Signature]*

A.L. Rodrigues

*[Signature]*

*[Signature]*

*[Handwritten notes in margin: "The Alkaline Plw. Paul"]*



Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, surveyed under No. 146, Sub-division 14 admeasuring 5775 square meters respectively, bounded as follows:

On the East : by Public road;  
on the west : by Sub Div 146/13  
on the North : by property of Owners  
on the South : by public road.

#### SCHEDULE II

All that part of the property admeasuring an area of 3537 Square meters of the property Surveyed under No 146 and Sub Division 14 part, which is a portion of property known as "Bhatlem" situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, and marked as PLOT "Z" in the plan annexed hereto and bounded as follows:

On the East : by property marked as "R" bearing survey No. 146/14 and Public road;  
On the west : by property surveyed under no. 146/14 and 146/14 part  
On the North: by property of surveyed under No.146/14 part and  
On the South : by public road.

IN WITNESS WERE OF THE PARTIES HERETO HAVE SET  
THEIR  
RESPECTIVE HANDS AND SIGNED ON THE DAY MONTH  
AND YEAR FIRST HEREINABOVE MENTIONED

*A. L. Rodrigues* *Bardez* *Pilerne*



SIGNED AND DELIVERED by the

Within named VENDOR NO. 7

For self and as POA for 1 to 6

MR. JOSE RODRIGUES

*J. Rodriguez*

L.H.F.I.



*J. Rodriguez*

A. L. Rodriguez

*Blanco*

*Barra*

SIGNED AND DELIVERED by the

Within named **VENDOR NO. 8**

Mrs. **ANA LUIZA RODRIGUES**

*A.L. Rodrigues*

L.H.F.I.



*M. Rodrigues*

*A.L. Rodrigues*

*Barbosa*

*Alves*

Within named **PURCHASER NO.1**

PIE DADE COSTA MARTINS)



R.H.F.I.



Whiz

A. L. Rodriguez

Don't

Rev.





SIGNED AND DELIVERED by the)  
Within named **PURCHASER NO.2** )

1) **MRS. CARMEN LISA CARVALHO E MARTINS**

*Plus*

L.H.F.I.



**WITNESSES:**

1) Trevor Fernandes

*Fernandes*

2) M. H. Fernandes

*Fernandes*

*Rodrigues*

A. L. Rodrigues

*Rodrigues*

*Rodrigues*

PLAN SHOWING THE PLOT WHICH IS PART OF THE PLOT BEARING SURVEY NO. 146 / 14 SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA

CONTENTS

SURVEY No.147

SURVEY No.146



AREA STATEMENT		
PLOT	SURVEY NO.	AREA
Z	146/ 14 PART	3537 SQ.M.
R	146/ 14 PART	ROAD WIDENING

VILLAGE MARNA

SURVEY No.134

BOSCO MARTIN GONSALVES  
CIVIL ENGINEER  
PWD REG: PWD/Engr. 501/99  
TCP REG: ER/002/2016

Verem, Reis-Magos,  
Londaz, Goa, 403114

PLOT 'R'  
S.NO. 146 / 14 PART  
AREA LEFT FOR  
ROAD / ROAD WIDENING

PLOT 'Z'  
AREA  
3537  
SQ.M.  
S.NO. 146 / 14 PART

PURCHASER

VENDOR

*Manoj Naik*

*A.L. Rodrigues*

By: Manoj Naik  
2015

Witnesses: 1) *[Signature]*  
2) *[Signature]*

BOSCO M. GONSALVES  
CIVIL ENGINEER

*[Signature]*

Print Date &amp; Time : 29-06-2017 05:13:03 PM

Document Serial Number : 2724



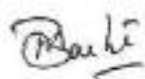
Presented at 04:49:00 PM on 29-06-2017 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	618980.00
2	Processing Fees	700.00
	<b>Total :</b>	<b>619680.00</b>

Stamp Duty Required: 795825.00

Stamp Duty Paid: 795825.00

Beethoven Juvenal Rabindranath Piedade Costa Martins presenter

Name	Photo	Thumb Impression	Signature
Beethoven Juvenal Rabindranath Piedade Costa Martins, S/o Nicolau Joao and Jo Francisco Miguel Martins, Married, Indian, age 48 Years, Business, r/o H.no A-9, Sapana Heritage, Monte Hill road Margao Salcete Goa.			

## Endorsements

## Executant

1. Jose Rodrigues, S/o late Joao Francisco Rodrigues., Married, Indian, age 71 Years, Business, r/o Plot No. 108, Nagalli Hills, Dona Paula, Ilhas-Goa For Self & as POA holder for Vendor no 1 to 6 dated 20.12.2006, 12.7.2009, 16.1.2012 & POA dated 20.12.2006.

Photo	Thumb Impression	Signature
		



2. Ana Luiza Rodrigues, d/o Antonio Francisco Barreto, Married, Indian, age 58 Years, House-Wife, r/o plot no 108, Nagalli Hills, Doanpaula, Ilhas Goa Pan card No ADIPR5376F

Photo	Thumb Impression	Signature
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		A.L. Rodrigues
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3. Beethoven Juvenal Rabindranath Piedade Costa Martins, S/o Nicolau Joao Andre Francisco Miguel Martins, Married, Indian, age 48 Years, Business, r/o H.no A-9, Sapana Heritage, Monte Hill road Margao Salcete Goa.

Photo	Thumb Impression	Signature
		

4. Carmen Liza Carvalho E Martins, D/o Jose Francisco Herculano Carvalho, Married, Indian, age 52 years, Business, r/o H.no A-9, Sapana Heritage, Monte Hill road Margao Salcete Goa.

Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Trevor Fernandes, S/o Gonalo P Fernandes, Married, Indian, age 41 Years, Advocate, r/o Santa Cruz Tiswadi Goa	

Endorsement:

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Mutation fees of Rs 2,500/- is paid vide challan no 201700468671 dated 29/06/2017.

  
Sub-Registrar  
REGISTRAR  
BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-02730-2017  
CD Number BRZD788 on  
Date 28-06-2017

Sub-Registrar (Bardez)

REGISTRAR  
BARDEZ

Sub-Registrar  
Saddam  
Signature: Saddam  
BARDEZ  
Designed and Developed by E-DAC, ACTS, Pune

Search nearby 13.525593, 75.609583

- Restaurants nearby
- Hotels nearby
- Bars and pubs nearby
- Government office - Jerni - Jerni - Solgas Rd  
Open until 5:30 pm
- Talangute Panchayat  
★★★★★  
Local government office  
Talangute - Arjuna Rd  
Open until 6:00 pm
- Hotels nearby 1 - 2  
Update results when they move







Name of Purchaser. BEEETHOVEN. JUVENAL MARTINS

For CITIZEN CREDIT CO-OP. BANK LTD.



*Shyloahs*  
Authorized Signatory



2725



### DEED OF SALE

This Deed of Sale is executed at Mapusa, Bardez, Goa on this 29<sup>th</sup>  
day of June of the year 2017,

*A. Rodrigues*

A. Rodrigues

*Bardez*

*Shyloahs*

BETWEEN

(1) Mr. **FERNANDO ANDRE GONZAGA PIEDADE COSTA MARTINS**, <sup>alias Fernando A. G. P. Costa Martins</sup> Service, 58 years of age, son of Nicolau Joao Andre Francisco Miguel Martins, having PAN No. ACSPM4863H and his wife (2) Mrs. **MARIA TERESINHA SHEILA DE VIEIRA VELHO E MARTINS**, 59 years of age, daughter of Antonio Vieira Velho, having PAN No. ACSPM4864A, both Indian nationals and residents of California, USA; both herein represented by their Power of Attorney executed at Panaji Goa, India in favour of Mr. Jose Rodrigues,

(3) Mrs. **ACARIA IRENE SHILLA PIEDADE COSTA MARTINS E ALMEIDA**, 53 years of age, daughter of Nicolau Joao Andre Francisco Miguel Martins, having PAN No. CBZPA8213P and her husband (4) Mr. **JOSE FRANCISCO BORGES ARCHIE ALMEIDA**, <sup>alias Joseph Francisco Archie Almeida</sup> 62 years of age, son of Nonato Raimundo Sebastiao Almeida, both US Citizens of Indian origin and residents of California, USA; both herein represented by their Power of Attorney executed at California, USA in favour of Mr. Jose Rodrigues, duly attested by the Indian Embassy and duly stamped by the Collector of North Goa;

(5) Mr. **MIGUEL ANTONIO BENTO PIEDADE COSTA MARTINS**, 51 years of age, son of Nicolau Joao Andre Francisco Miguel Martins, service, having PAN No. ADKPM7781K and his wife (6) Mrs. **MARIA LINETE RAVINA GENOVEVA FORTES GOMES E MARTINS**, 50 years of age, daughter of Alvito Francisco Arquibaldo Gomes, housewife, having PAN No. CQFPM0647C, both Indian nationals and residents of Aquem, Margao, Goa herein represented by their

*Miguel*

A. L. Rodrigues *Boh*


*Boh*



Power of Attorney executed at Panaji, Goa in favour of Mr. Jose Rodrigues.

(7) **Mr. JOSE RODRIGUES**, 71 years of age, son of Joao Francisco Rodrigues, businessman, having PAN No. ACGPR5322J, and his wife (8) **Mrs. ANA LUIZA RODRIGUES**, 50 years of age, housewife, daughter of Francisco Barreto, having PAN No. ADIPR5376F, both residents of Nagalli Hills, Panjim, Ilhas Goa, all Indian nationals, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, and assigns) of the FIRST PART ;

AND



(1) **Mr. BEETHOVEN JUVENAL RABINDRANATH PIEDADE COSTA MARTINS**, 48 years of age, son of Nicolau Joao Andre Francisco Miguel Martins, businessman, having PAN No. ACSPM5159Q and his wife (2) **Mrs. CARMEN LIZA CARVALHO E MARTINS**, 52 years of age, daughter of Jose Francisco Herculano Carvalho, business, having PAN No. ACSPM5160F both Indian Nationals, both residents of H. No. A-9, Sapana Heritage, Monte Hill Road, Margao, Salcete, Goa, 403602, hereinafter referred to as the "**PURCHASERS**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS the Vendors 1 to 8 are Co-owners of the property known as "Bhatulem" also known as "Bhatlem" situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, surveyed under

*[Signature]*

A.L. Rodrigues

*[Signature]*

*[Signature]*



146 of Sub-division 14 totally admeasuring 5775 square meters of the survey records of Pilerne Village, which entire property is described in **SCHEDULE I**. (hereinafter referred to as the "**SAID ENTIRE PROPERTY**")

AND WHEREAS the VENDORS herein desire to sell and the PURCHASERS intend to purchase a part of the "said Entire property" admeasuring an area of 1200 sq.mts more particularly described in the **Schedule II** hereinafter written and shown in the plan annexed hereto as PLOT "X".



AND WHEREAS there also exists a property known as "Gharbhatt Maicavado" situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, surveyed under 146 of Sub-division 13 totally admeasuring an area of 1675 sq.mts of the survey records of Pilerne Village which property is more particularly described in the **Schedule III** hereinafter written.

AND WHEREAS the VENDORS herein desire to sell and the PURCHASERS intend to purchase a part of the property described in Schedule III above admeasuring an area of 297 sq.mts more particularly described in the **Schedule IV** hereinafter written and shown in the plan annexed hereto as PLOT "Y".

The aforementioned properties described in **SCHEDULE II** AND **SCHEDULE IV** are hereinafter referred to as the "**SAID PROPERTIES**".

*M. V. V.*      A. L. Rodrigues      *Chakraborty*      *Chakraborty*

AND WHEREAS the above described properties and more particularly described in Schedule I and III hereinafter written originally belonged to Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa also Known as Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza and accordingly the said property is inscribed in her favour in the Book of Inscription found at the Land Registration of Ilhas at page 45 of the Book F -25.

AND WHEREAS the said Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa was married to Antonio Andre Semiao da Piedade e Costa, on whose death his inheritance became the subject matter of the Deed of Partition dated 14/09/1951.

AND WHEREAS, in the said Deed of partition dated 14/09/ 1951, the above described Said properties were allotted to the said Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa.

AND WHEREAS by a Deed of Gift with acceptance dated 29/09/ 1954, executed in the Salcete Taluka in the Village of Utorda at the residence of the heirs of Antonio Andre Semiao da Piedade e Costa the said Ana Joaquina Querobina Amelia Irene de Santa Cruz Souza e Costa, as a widow, and being the sole owner of the said properties more particularly described in the Schedule I and III hereinafter written, gifted the said properties to Maria Antonieta da Piedade e Costa, which is found recorded in Books of Notes No. 934 at page 33 reverse and thereafter.

AND WHEREAS subsequently by an anti nuptial deed with gift dated 28/07/1956 executed at Margao in the Notarial Office of Xencora Babusso Camotim, which is found

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recorded in Books of Notes No. 982 at page 20 reverse, the said Gift Deed made as on 29/09/ 1954 in favour of Maria Antonieta da Piedade e Costa was re-confirmed.

AND WHEREAS the said Maria Antonieta da Piedade e Costa was married to Nicolau Joao Andre Francisco Miguel Martins and on the death of the said Maria Antonieta da Piedade Costa e Martins who expired on 15/12/2004 and on the death of her husband Nicolau Joao Andre Francisco Miguel Martins who expired on 17/11/2005 a Deed of Succession was executed on 13/07/2008 in the Judicial Division of Bardez, the City of Mapusa wherrin it is established that the vendors 1 to 6 and the PURCHASERS are the only legal heirs of the said Maria Antonieta da Piedade Costa e Martins and Nicolau Joao Andre Francisco Miguel Martins.

AND WHEREAS by an Agreement of Sale dated 11/04/1996, Nicolau Joao Andre Francisco Miguel Martins and Maria Antonieta da Piedade Costa e Martins agreed to sell a part of the properties described in SCHEDULE I and III under the terms and conditions mentioned in the said agreement and delivered possession of the same to the vendors no 7.

AND WHEREAS the Vendor no 7, as per agreement dated 11/4/1996 aforesaid have been in possession of the aforesaid part in aforesaid part performance and only the conveyance of the said part of has remained pending on account of death of Nicolau Joao Andre Francisco Miguel Martins and Maria Antonieta da Piedade Costa e Martins as aforesaid.

AND WHEREAS the Vendor no. 7 is married to Vendor no. 8 under the regime of communion of assets.

  
*M. Rodrigues*     A.L. Rodrigues     *P. B. B.*     *Am.*



AND WHEREAS the VENDOR Nos. 1 to 6 along with VENDOR NOS. 7 and 8 being the Co-owners of the "SAID PROPERTIES" are desirous of transferring to the PURCHASERS an area admeasuring 1200 sq.mts of the property surveyed under No.146/14 described in **SCHEDULE II** and an area of 297 sq.mts. of the property surveyed under No.146/13 described in **SCHEDULE IV**.

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

i) That in total consideration of Rs. 74,84,998/- (Rupees Seventy Four Lakhs Eighty Four Thousand Nine Hundred and Ninety Eight Only) having been paid as the consideration by the PURCHASERS to the VENDOR No. 7 and 8 who has accepted the same for himself and as power of attorney for Vendors No. 1 to 6 in the following manner:-



a) An amount of Rs. 2,58,225/- (Rupees Two Lakhs fifty Eight Thousand Two Hundred Twenty Five Only) has been paid to the VENDOR NO.1 vide Demand draft No.018102 drawn on ICICI Bank in favour of the VENDOR NO. 1 after deducting the TDS amount,

b) An amount of Rs. 2,58,226/- (Rupees Two Lakhs fifty Eight Thousand Two Hundred Twenty six Only) has been paid to the VENDOR NO.2 vide Demand draft No. 018103 drawn on ICICI Bank in favour of the VENDOR NO. 21 after deducting the TDS amount,

c) An amount of Rs. 4,14,202/- (Rupees Four Lakhs Fourteen Thousand Two Hundred and Two Only) has been paid to the VENDOR NO.3 and 4 jointly which amount is accepted by Vendor No.3 as consideration payable to her and on behalf of the Vendor No.4 as his share of consideration vide Demand

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draft No. 018104 drawn on SBI Bank in favour of the VENDOR NO. 3 after deducting the TDS amount,

- d) An amount of Rs. 2,58,225/- (Rupees Two Lakh Fifty Eight Thousand Two Hundred and Twenty Five Only) has been paid to the VENDOR NO.5 vide Demand draft No. 018105 drawn on ICICI Bank in favour of the VENDOR NO. 5 after deducting the TDS amount;

- e) An amount of Rs. 2,58,226/- (Rupees Two Lakh Fifty Eight Thousand Two Hundred and Twenty Six Only) has been paid to the VENDOR NO.6 vide Demand draft No. 018106 drawn on ICICI Bank in favour of the VENDOR NO. 6 after deducting the TDS amount;

- f) An amount of Rs. 29,30,400/- (Rupees Twenty Nine Lakhs Thirty Thousand Four Hundred Only) has been paid to the VENDOR NO.7 vide Demand draft No. 018113 drawn on ICICI Bank in favour of the VENDOR NO.7 after deducting the TDS amount;

- g) An amount of Rs. 29,30,400/- (Rupees Twenty Nine Lakhs Thirty Thousand Four Hundred Only) has been paid to the VENDOR NO.8 vide Demand draft No. 018112 drawn on ICICI Bank in favour of the VENDOR NO.8 after deducting the TDS amount;

Hence, a total amount of Rs. 74,84,998 /- (Rupees Seventy Four Lakhs Eighty Four Thousand Nine Hundred and Ninety Eight Only) has been paid by the PURCHASERS to the VENDORS herein as the total consideration due and payable to the VENDORS herein, each of the VENDORS having acknowledged to have received an amount as their share of consideration towards the "SAID PROPERTIES" along with all its usufructs standing thereon and situated in therein. AND that the VENDORS do and each of them does hereby admit and

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A.L. Rodrigues

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*Am.*



acknowledge having received the same and hereby acquit, release and discharge the PURCHASERS forever, the VENDORS do and each of them does hereby release, convey and assure and confirm unto the PURCHASERS all that the undivided ownership share in the "SAID PROPERTIES", more particularly described in the **Schedule II and IV** hereunder written and delineated with red colour boundary lines on the plan annexed hereto and marked as PLOT "X" and PLOT "Y" respectively along with rights, privileges, easements and appurtenances whatsoever to the "SAID PROPERTIES" and every part thereof belonging to and in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the right, title interest, property claim and demand whatsoever in law and in equity of them the VENDORS of, in and to the said property and to the every part thereof TO HAVE AND TO HOLD AND TO POSSESS AND TO ENJOY all and singular the "SAID PROPERTIES" and every part thereof hereby granted, released and assured or expressed so to be with their appurtenances UNTO AND TO THE USE of the PURCHASERS forever and free from encumbrances.



ii) And that the parties herein do hereby covenant that a small portion of the property situated on the Eastern side of the PLOT "X" described in **Schedule II** herein under written and marked in blue color in the plan annexed to this Deed which forms a part and parcel of this document and which is denoted as "R" belonging to the VENDORS herein is strictly left for the purpose of road widening and shall not in any manner be interfered with, transferred or disturbed by the parties herein.

iii) And That The VENDORS do and each of them does hereby covenant with the PURCHASERS that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or any one

*M. Rodriguez*

A. L. Rodriguez

*Deeds*

*Am.*



of them or by any person or persons lawfully or equitably claimed from , under or in trust by them or any of them made, done, committed, executed or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right and absolute power to grant, release, convey and assure the "SAID PROPERTIES" unto and to the use of the PURCHASERS in the manner aforesaid.



iv) And That The VENDORS do and each of them does hereby covenant with the PURCHASERS that it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and equitably to hold, possess and enjoy the "SAID PROPERTIES" hereby granted with its usufructs and appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them ALL THAT free and clear and freely and clearly and absolutely acquitted, exonerate, release and forever discharged or otherwise by the VENDORS sufficiently saved, decreed, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned and suffered by the VENDORS or any other person or persons lawfully or equitably claiming, by from, under or in trust for them AND further that the VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the "SAID PROPERTIES" hereby granted or any part thereof by, from under or in trust for them the VENDORS shall and will from time to time and at all times hereafter at their request of the PURCHASERS do execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds,

*[Signature]*

A. L. Rodriguez

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things, matters and writings in law whatsoever for further and more perfectly and absolutely granting and assuring the "SAID PROPERTIES" hereby granted unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

v. And That the VENDORS have agreed to cooperate to execute all the necessary papers as and when demanded and do everything for better transferring the rights in respect of the "SAID PROPERTIES" and for the purpose of mutation in the Record of rights to include the name of the PURCHASERS as an occupant of the "SAID PROPERTIES" for all legal purposes and the VENDORS shall render all cooperation in this respect. This Deed shall be construed as no objection for mutation or inclusion of the name of the PURCHASERS in survey records, Assessment of tax to the extent of the "SAID PROPERTIES" purchased by the PURCHASERS.



vi. And That the VENDORS do hereby covenant with the PURCHASERS that, notwithstanding any act, deed or thing whatsoever by the VENDORS or by any of their predecessors in title or ancestors alone or executed or knowingly suffered to the contrary, the VENDORS had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTIES" described in **Schedule II and IV** alongwith all the rights title and interest to the "SAID PROPERTIES" hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.

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A.L. Rodrigues

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vii. And That the PURCHASERS shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the "SAID PROPERTIES" described in *Schedule II and IV* along with all the rights title and interest to the "SAID PROPERTIES" and receive rents, profits thereof for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by and from the VENDORS lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors in title.

viii. And That the VENDORS and all persons having or lawfully or equitably claiming interest whatsoever in the "SAID PROPERTIES" or any part thereof from, under or in trust for them, the VENDORS or any of their predecessors in title shall and will from time to time and at all times hereafter at the cost of the PURCHASERS or the person requiring them to do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further, better and more perfectly assuring the "SAID PROPERTIES" unto and to the use of the PURCHASERS according to the true intent and meaning of this deed or shall or may be reasonably required.

ix. And That the VENDORS and all persons claiming through them or under them do hereby covenant with the PURCHASERS that the VENDORS are now lawfully seized and possessed of the "SAID PROPERTIES" free from any encumbrances or defects of whatsoever nature and that the "SAID PROPERTIES" is not a subject matter of any court and have absolute right and title to convey the same by way of sale.



*[Signature]*

A.L. Rodriguez

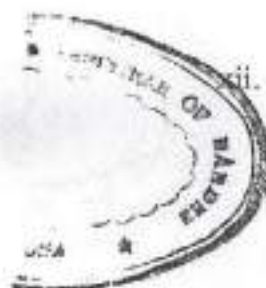
*[Signature]*

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x. And That all the VENDORS herein represent and covenant that they are the absolute owners of the "SAID PROPERTIES" and besides them there is no other person/s entitled or has any interest or right whatsoever with respect to the "SAID PROPERTIES".

xi. And That the VENDORS have absolute power and authority to sell the "SAID PROPERTIES" in the manner aforesaid and the PURCHASERS may hereafter on the execution of the deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDORS or persons claiming through or under them or on their behalf.



xii. And That the PURCHASERS shall hereinafter peacefully hold, use and enjoy the same without any hindrance, interruption, claim from the VENDORS or any other person whomsoever.

xiii. And That it has been agreed between the parties hereto that in the event there is any defect in the title of the VENDORS the same shall be rectified by the VENDORS in favour of the PURCHASERS by executing necessary Deed in respect thereof and by obtaining necessary signatures of any other party who may be having any interest in respect of same.

xiv. And That the VENDORS do hereby declare and state that in case there is any claim of Mundkarship/Tenancy in the "SAID PROPERTIES" hereby sold or if incase there is any defect in the title of the "SAID PROPERTIES" the VENDORS shall indemnify and keep indemnified the PURCHASERS herein and his transferee against any cause, charges, ~~exp~~enses if any suffered by reason of any such claim/s in title of the VENDORS or fault

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on any other account that remain to be settled between them, the other vendors and the PURCHASERS.

#### **SCHEDULE I**

Property known as 'Bhatulem' also known as "Bhatlem" situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, surveyed under No. 146, Sub-division 14 admeasuring 5775 square meters respectively, bounded as follows:

On the East : by Public road;  
On the west : by Sub Div 146/13  
On the North : by property of Owners  
On the South : by public road.

#### **SCHEDULE II**

All that part of the Property known as "Bhatulem" also known as 'Bhatlem' situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, surveyed under No. 146, Sub-division 14 admeasuring 1200 square meters and marked as PLOT "X" in the plan annexed hereto and bounded as follows:

On the East: by property marked as "R" surveyed under no.146/14 and road;  
On the West: by Sub Div 146/14 part;  
On the North: by property surveyed under No.146/9 and 146/11.

*M. N. S.* A. L. Rodrigues *Bank* *Pls.*

On the South: by property bearing survey No. 146/14 part.

### SCHEDULE III

All that property known as "Gharbhatt Maicavaddo", admeasuring an area of 1675 Square meters of Survey No 146 and Sub Division 13, which is a portion of property situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New, bounded as follows:

On the East :By property bearing survey No.146/14;

On the west : by public road

On the North: by the property of surveyed under No.146/12 and On the South : by public road.

### SCHEDULE IV

All that Plot of land forming part of property known as "Gharbhatt Maicavaddo", admeasuring an area of 297 Square meters of Survey No 146 and Sub Division 13, which is a portion of property situated at Pilerne, within the jurisdiction of the Village Panchayat of Pilerne, Bardez Taluka, North District, State of Goa, described in Land registration Office of Ilhas under No. 10064 at pages 168 reverse book B 26 New and marked as plot "Y" in the Plan annexed hereto and bounded as follows:

On the East :part of the property bearing survey No.146/14 part;

On the west : by public road

*A. L. Rodrigues* *A. L. Rodrigues* *Bardez* *Ilhas*



On the North: by the remaining portion of the property of  
surveyed under No.146/13 part and  
On the South : by public road.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET  
THEIR  
RESPECTIVE HANDS AND SIGNED ON THE DAY MONTH  
AND YEAR FIRST HEREINABOVE MENTIONED

*[Signature]* A.L. Rodrigues *[Signature]* *[Signature]*



SIGNED AND DELIVERED by the )

Within named **VENDOR NO. 7**

For self and as POA for 1 to 6

**MR. JOSE RODRIGUES** )

*Mr. Rodriguez*

L.H.F.I.



*Mr. Rodriguez*

A.L. Rodriguez

*Boyle*

*Am.*



SIGNED AND DELIVERED by the

Within named **VENDOR NO. 8**

Mrs. **ANA LUIZA RODRIGUES**

*A. L. Rodrigues*

L.H.F.I.



*M. L. Rodrigues*

*A. L. Rodrigues*

*Abachi*

*Ros*





SIGNED AND DELIVERED by the

within named **PURCHASER NO.1**

**MR. BEETHOVEN JUVENAL RABRIDRANATH**

**PIEDADE COSTA MARTINS)**



L.H.F.I.

R.H.F.I.



*M. S. S. S.*

*A. L. Rodrigues*

*Beethoven*

*Costa*



SIGNED AND DELIVERED by the)  
Within named PURCHASER NO.2 )

1) MRS. CARMEN LISA CARVALHO E MARTINS)

*Plm*



L.H.F.I.

R.H.F.I.



**WITNESSES:**

1) Trevor Fernandes

*Fernandes*

2) M. H. Fernandes

*[Signature]*

*[Signature]*

A. L. Rodrigues

*[Signature]*

*Plm*

PLAN SHOWING THE PLOTS WHICH ARE PART OF THE PLOTS BEARING SURVEY NO. 146 / 13 AND 146 / 14 SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA



SURVEY No.147

SURVEY No.146

BOSCO MARTIN GONSALVES  
CIVIL ENGINEER  
PWD REG: PWD/Engr. 501/99  
TCP REG: ER/021/2016

Verem, Reis-Magos,  
Bardez, Goa, 403114

PLOT 'R'  
S.NO. 146 / 14 PART  
AREA LEFT FOR  
ROAD / ROAD WIDENING



AREA STATEMENT

PLOT	SURVEY NO.	AREA
X	146/ 14 PART	1200 SQ.M.
R	146/ 14 PART	ROAD WIDENING
Y	146/ 13 PART	297 SQ.M.

VILLAGE MARNA

SURVEY No.134

PURCHASER

VENDOR

*Parkus*

*A.L. Rodrigues*

By : Manoj Naik  
2015

Witness : 1) *Fernandes*  
2) *[Signature]*





## Office of Sub-Registrar Bardez

Government of Goa

Print Date &amp; Time : 29-06-2017 05:21:18 PM

Document Serial Number : 2725




Presented at 05:11:00 PM on 29-06-2017 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	187130.00
2	Processing Fees	700.00
	Total :	187830.00

Stamp Duty Required: 261975.00

Stamp Duty Paid: 261975.00

Beethoven Juvenal Rabindranath Piedade Costa Martins presenter

Name	Photo	Thumb Impression	Signature
Beethoven Juvenal Rabindranath Piedade Costa Martins, S/o Nicolau Joao Andre Francisco Miguel Martins, Married, Indian, age 48 Years, Business, r/o H.no A-9, Sapana Heritage, Monte Hill road Margao Salcete Goa.			

## Endorsements

## Executant

1. Jose Rodrigues, S/o late Joao Francisco Rodrigues, Married, Indian, age 71 Years, Business, r/o Plot No. 108, Nagalli Hills, Dona Paula, Ilhas-Goa For Self & as POA holder for Vendor no 1 to 6 dated 20.12.2006, 12.7.2009, 16.1.2012 & POA dated 20.12.2006.



Photo	Thumb Impression	Signature
		

2. Ana Luiza Rodrigues, d/o Antonio Francisco Barreto, Married, Indian, age 58 Years, House-Wife, r/o plot no 108, Nagalli Hills, Doanpaula, Ilhas Goa Pan card No AD/PR5376F

Photo	Thumb Impression	Signature
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		<i>A.L. Rodrigues</i>
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3. Carmen Liza Carvalho E Martins, D/o Jose Francisco Herculano Carvalho, Married, Indian, age 52 Years, Business, r/o H.no A-9, Sapana Heritage, Monte Hill road Margao Salcete Goa.

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

4. Beethoven Juvnal Rabindranath Piedade Costa Martins, S/o Nicolau Joao Andre Francisco Miguel Martins, Married, Indian, age 48 Years, Business, r/o H.no A-9, Sapana Heritage, Monte Hill road Margao Salcete Goa.

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

#### Identification

Sr No.	Witness Details	Signature
1	Trevor Fernandes, S/o Gonalo P Fernandes, Married, Indian, age 41 Years, Advocate, r/o Santa Cruz Tiswadi Goa	<i>Fernandes</i>

Endorsement:

Mutation fees paid of Rs. ~~1000~~ 3500/-

Under vide chalan No 2017004 68684

dt. 29/06/17

Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by E-DAC, AETS, Pune

Book-1 Document  
Registration Number BRZ-BK1-02731-2017  
CD Number BRZD788 on  
Date 29-05-2017

Sub-Registrar (Bardez)

Scanned By: *Saulanand*

Signature: *mpawela*

Designed and Developed by C-DAC, ACTS, Pune