(Rupees [redacted]

FOR CITIZENCREDIT CO-OP. BANK LTD.

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत INDIA | 14989 158282 | NON JUDICIAL गोवा JAN 12 2021 | [redacted] 10:31 | Rs. [redacted] - PB7122 | STAMP DUTY | GOA

Name of Purchaser: EVERTON VALES

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa on this 12th day of January 2021.

BETWEEN

1. Smt. Smitha Bhandare, alias Smt Smitha Ajit Kamat D/o of Shri Govindas M. Bhandare, aged 52 years, married, in Service having PAN No. [redacted], Aadhar Card No. [redacted] and her husband **2. Shri. Ajit Guiry Kamat,** S/o Guiry Kamat, married, 60 years, in service, having PAN No. [redacted], Aadhar Card No. [redacted] both residents of h.No.18, Salem Bhat, Merces Santa Cruz, Goa hereinafter referred to as the "VENDORS".

AND

MR EVERTON VALES, son of late Gregory Vales, aged 39 years, married, businessman, having PAN No. [redacted] and Aadhar Card No. [redacted] resident of H.No.240,Alto Dabolim, Goa, hereinafter referred to as the "PURCHASER."

The expressions "VENDORS" AND "PURCHASER" shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, successors, legal representatives, administrators, agents, attorneys and assigns;

All the parties to this Sale Deed are Indian Nationals and the VENDORS do not belong to the Schedule Cast/Schedule Tribe communities of Goa;

AND WHEREAS there exist a property known as "NAUTE" with the cultivation of coconut trees and other trees situated at Cortalim Village of Mormugao Taluka, described in the Land Registration Office Mormugao taluka under No.16320 but not enrolled in the Taluka Revenue Office (matriz) of Mormugao and presently surveyed under Survey No.126/1 218/1, 212/2, 217/1 of Cortalim Village, Mormugao Taluka which property hereinafter referred to as the "SAID PROPERTY", and better described in **SCHEDULE I** written hereunder. .

AND WHEREAS the SAID PROPERTY originally belonged to Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho alias Anton Ligorio Braganza D'Cunha Cotta Carvalho or Ligorio Cotta Carvalho and stands so inscribed under No. 47008 dated 30/10/58 in the office of the Land Registrar of Salcete at Margao.

On the death of the said Ligorio Cotta Carvalho on 19/4/1970 Inventory Proceedings No. 44/70 were initiated before the Civil Judge Sr. Division at Margao wherein the SAID PROPERTY was allotted to his son Mr. Ranjit Cotta Carvalho who brought it into the partnership firm M/s VICTORIA ENTERPRISES.

AND WHEREAS a portion of the SAID PROPERTY admeasuring 20,725 sq. m. falling in S. No. 126/1 of Village Cortalim, Mormugao Taluka was sub divided into developed plots by M/s Victoria Enterprises as per the permissions and approvals of the Village Panchayat Cortalim Quellossim i.e. VPCQ/27/96-97/382 dated 30/3/96 hereinafter referred to as the "SAID PROPERTY 1" and better described in **SCHEDULE II** written hereunder.

AND WHEREAS the VENDOR No.1 Smt Smitha Bhandare had purchased Sub divided Plots in the "SAID PROPERTY 1" bearing No. 23, 24, and 27 admeasuring 425 m^2, 255 m^2, and 255 m^2 respectively from M/s Victoria Enterprises by virtue of Sale deed dated 10/10/1996 registered under No. 212 at pages 508 to 580 of Book No.I, Vol No. 203 dated 02/04/1997,

AND WHEREAS the VENDORS have approached the PURCHASER to sell and the PURCHASER has agreed to purchase the PLOT No. 27 admeasuring 255.00 sq.mt. forming part of the "SAID PROPERTY 1" which plot is hereinafter referred to as "SAID PLOT" and better described in **SCHEDULE III** written hereunder and delineated in red colour boundary lines in the plan annexed hereto, which plan forms a part and parcel of this Deed of Sale.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASERS the "SAID PLOT" admeasuring 255.00 sq. mts. and the PURCHASER has agreed to buy the "SAID PLOT" for a total consideration of **Rs.** [redacted]

AND WHEREAS the PURCHASER has taken inspection of the title documents of the SAID PLOT and is satisfied with the same.

12/1/21 1295000/-

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That in pursuance of the above and in consideration of the said sum of **Rs.** [redacted] being the amount paid by the PURCHASER to the VENDORS, the receipt of which amount the VENDORS do hereby acknowledge as having received and in pursuance of the same the VENDORS do hereby convey, transfer sell and assign unto the use and enjoyment of the PURCHASER all the rights, title and interest in the "SAID PLOT" described in the Schedule III herein under written and marked in the plan annexed hereto duly signed by all the parties forming an integral part of this Deed together with all rights, easements, liberties, privileges, passages, appurtenances thereto and to HAVE AND TO HOLD the same forever as absolute owners.

1. The VENDORS do hereby covenant with and assure and declare unto the PURCHASER, his heirs, executors and assigns:

(a) That the VENDORS have whilst executing this Deed lawful right and absolute title to the "SAID PLOT" and are lawfully entitled to convey the same in the manner hereby done;

(b) That the "SAID PLOT" hereby sold is absolutely free from all or any encumbrances whatsoever;

(c) That the PURCHASER shall on and from this day and at all times hereinafter be entitled to continue to peacefully and quietly enter upon, have, occupy, possess and enjoy the "SAID PLOT" as absolute owner without any claim or demand whatsoever from the VENDORS or any person whosoever claiming by, from, under or in trust for the VENDORS;

(d) That the PURCHASER shall hold the "SAID PLOT" freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, interest, charges, and encumbrances whatsoever made, had, executed, occasioned and suffered by the VENDORS or any person whosoever claiming by, from, under or in trust for the VENDORS;

(e) The VENDORS have not entered into nor executed any agreement, MOU, Deed or any kind of understanding in respect to the "SAID PLOT" with any person other than the PURCHASER.

3. The VENDORS further state that the "SAID PLOT" is not subject to any litigation and no part of it has been notified for any acquisition.

4. The VENDORS shall as and when called upon to do so sign, execute and deliver such further deeds, documents, writings, and/or declarations including on solemn affirmation as may be necessary to perfect the PURCHASER title to the "SAID PLOT" and/or have ownership and possession thereof recorded in the name of the PURCHASER in all Government records.

5. The VENDORS have No Objection to the PURCHASER carrying out mutation proceedings and including his name in the Survey Form I & XIV instead of the VENDORS. This may be considered as their NOC as required under the law.

6. The cost of the stamp duty and registration of this deed is borne exclusively by the PURCHASER.

SCHEDULE I

All that property known as "NAUTA" described in the Land Registration Office Mormugao Taluka under No.16320 but not enrolled in the Taluka Revenue Office of Mormugao and presently surveyed under Survey No. 126/1, 218/1, 212/2, 217/1 of Cortalim Village, Taluka and sub District for registration Mormugao, District South Goa, the entire property is bounded as under:

On the North:	by the property of the same name of Cofre of Santas Almas of the Church of Cortalim
On the South:	by top of hill
On the East:	by pond and stream of Communidade
On the West:	by top of the hill

It is presently bounded as under:

On the North: by pond and top of the hill of Communidade, property of heirs of Albino D'Sa and Manuel Gama & Ors

On the South: by property of Cofre and top of hill of Communidade

On the East: by property of Santas Almas of Cortalim Church, top of hill, stream, pond of Communidade and property of heirs of Manuel Gama and ors and Albino de Sa

On the West: by the top of the hill of Communidade

SCHEDULE II

Part of the property described in SCHEDULE I hereto, which part admeasuring 0,725 sq.mts and presently surveyed under Survey No. 126/1, of Cortalim Village, Taluka and sub District for registration Mormugao, District South Goa, the entire property is bounded as under:

On the East : By Pond

On the West : By Road

On the North : By the communidade of Cortalim

On the South : By property of Cofre of Santas Almas of the church of Cortalim.

SCHEDULE III

All the Plot No. 27, formed from the part of the property described in SCHEDULE II hereto, having an area of 255 sq.mts. and bounded as under:

On the East : By road

On the West : By plot No. 24 of the same property

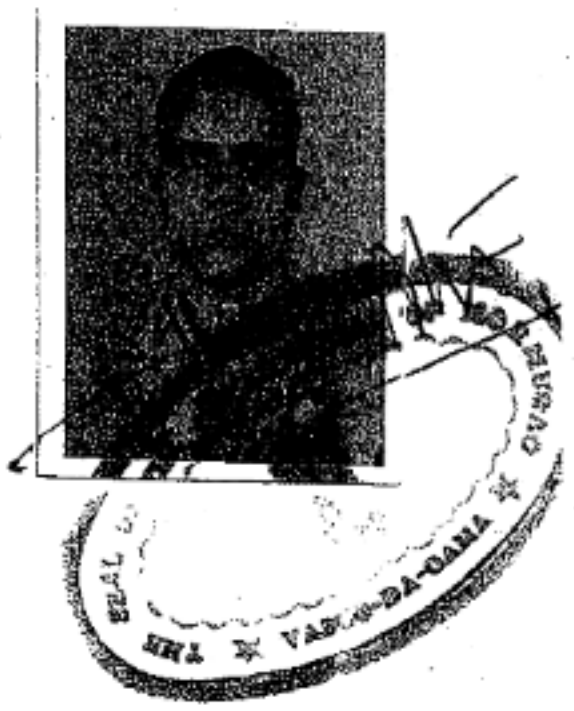
On the North : Plot No. 23 of the same property

On the South : By plot No. 28 of the same property.

IN WITNESS WHEREOF the parties have hereto signed this Deed on this date, month and year herein above written.

SIGNED AND DELIVERED BY THE WITHINNAMED

VENDOR NO.1 **Smt. Smitha Bhandare**, alias Smt Smitha Ajit Kamat



SMT. SMITHA BHANDARE,

ALIAS **SMT SMITHA AJIT KAMAT**

L.H.I		R.H.I	
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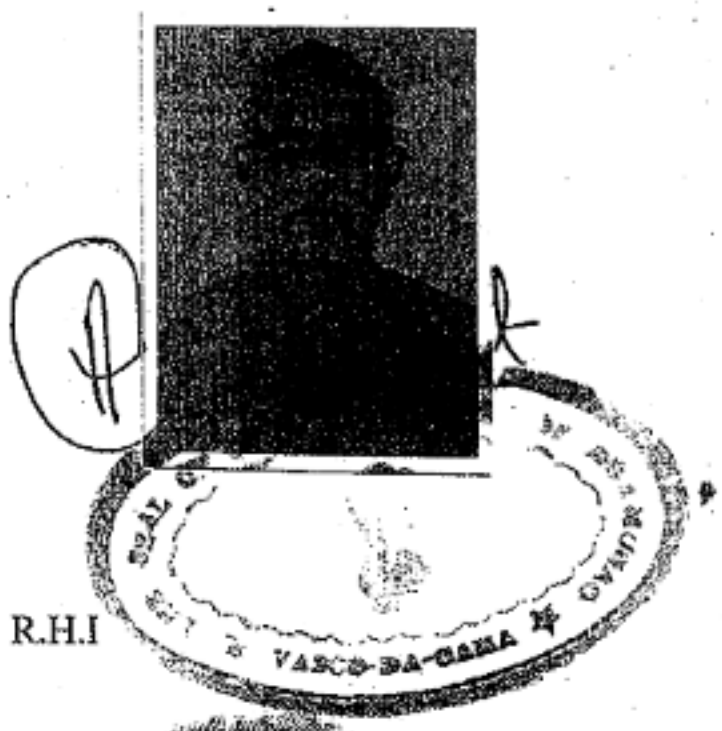
SIGNED AND DELIVERED BY THE WITHINNAMED

VENDOR NO.2 **SHRI. AJIT GUIRY KAMAT**



SHRI. AJIT GUIRY KAMAT

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R.H.I

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SIGNED AND DELIVERED BY THE WITHINNAMED
PURCHASER **MR EVERTON VALES**

MR EVERTON VALES

L.H.I

R.H.I

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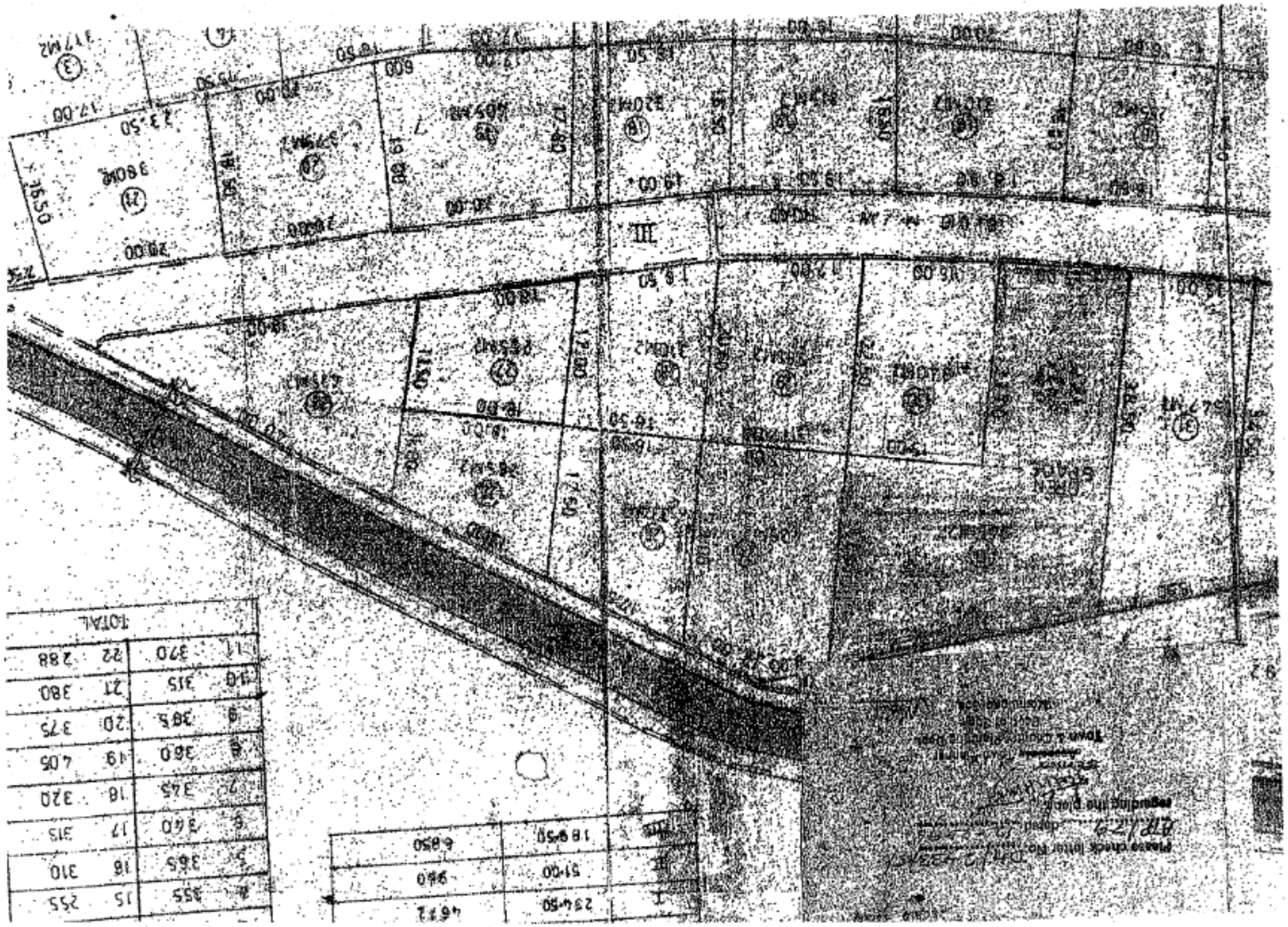
WITNESSES

1. Alistom VAZ
2. Pedro Rodrigues



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **13-Jan-2021 12:01:29 pm**

Document Serial Number :- **2021-MOR-62**

Presented at **12:01:18 pm** on **13-Jan-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Mormugoa** along with fees paid as follows

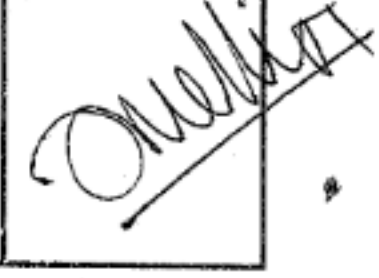
Sr.No	Description	Rs.Ps
1	Stamp Duty	[redacted]
2	Registration Fee	[redacted]
3	Mutation Fees	1000
4	Processing Fee	290
	Total	[redacted]

Stamp Duty Required : [redacted] Stamp Duty Paid : [redacted]-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**EVERTON VALES ,Father Name:**GREGORIO VALES,**Age:** 39, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** HNo. 240, ALTO DABOLIM, PO DABOLIM GOA, **Address2 -** , **PAN No.:** ACZPV9504B			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**EVERTON VALES , Father Name:GREGORIO VALES, Age:** 39, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** HNo. 240, ALTO DABOLIM, PO DABOLIM GOA, **Address2 -** , **PAN No.:** ACZPV9504B			
2	**AJIT G KAMAT , Father Name:GUIRY KAMAT, Age:** 60, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Service, **Address1 -** HNo.18, SALEM BHAT, MERCES SANTA CRUZ, GOA, **Address2 -** , **PAN No.:** ADMPK3037A			
3	**SMITHA AJIT KAMAT Alias SMITHA BHANDARE , Father Name:GOVINDAS M BHANDARE, Age:** 52, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Service, **Address1 -** HNo 18, SALEM BHAT, MERCES SANTA CRUZ, **Address2 -** , **PAN No.:** ADUPK2733K			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **PETER RODRIGUES,Age: 64,DOB: ,Mobile: 7774009704 ,Email: ,Occupation:Service , Marital status : Married** , Address:403711, HNo. 77 CHAPEL BHAT MATVEM DABOLIM, HNo. 77 CHAPEL BHAT MATVEM DABOLIM, Dabolim, Mormugao, SouthGoa, Goa			
2	Name: **SHELDON ALISTON VAZ,Age: 24,DOB: ,Mobile: 9767689604 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403711, HNo. 31 NR ST JACINTO ISLAND , HNo. 31 NR ST JACINTO ISLAND , Sao-jacinto-island, Mormugao, SouthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
MORMUGAO

Document Serial Number :- **2021-MOR-62**

Document Serial No:-2021-MOR-62

Book :- 1 Document
Registration Number :- **MOR-1-63-2021**
Date : 13-Jan-2021

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

SUB - REGISTRAR
MORMUGAO

Rupees [redacted] [redacted] 63,800/-

SENIOR CITIZEN CREDIT CO-OP. BANK LTD.

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE BANK LTD]
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत 14988 NON JUDICIAL गोवा
159281 JAN 12 2021
[redacted] 10:30
Rs [redacted] PB7122
सत्यमेव जयते
INDIA STAMP DUTY GOA

Name of Purchaser: EVERTON VALES

SEAL OF THE SUB-REGISTRAR OF MORMUGAO
VASCO-DA-GAMA

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa on this 12th day of January 2021.

BETWEEN

1. Smt. Smitha Bhandare, alias Smt Smitha Ajit Kamat D/o of Shri Govindas M. Bhandare, aged 52 years, married, in Service having PAN No. [redacted], Aadhar Card No. [redacted] and her husband **2. Shri. Ajit Guiry Kamat,** S/o Guiry Kamat, married, 60 years, in service, having PAN No. [redacted], Aadhar Card No. [redacted] both residents of h.No.18, Salem Bhat, Merces Santa Cruz, Goa hereinafter referred to as the "VENDORS".

AND

MR EVERTON VALES, son of late Gregory Vales, aged 39 years, married, businessman, having PAN No. [redacted] and Aadhar Card No. [redacted] resident of H.No.240,Alto Dabolim, Goa, hereinafter referred to as the "PURCHASER."

The expressions "VENDORS" AND "PURCHASER" shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, successors, legal representatives, administrators, agents, attorneys and assigns;

All the parties to this Sale Deed are Indian Nationals and the VENDORS do not belong to the Schedule Cast/Schedule Tribe communities of Goa;

AND WHEREAS there exist a property known as "NAUTE" with the cultivation of coconut trees and other trees situated at Cortalim Village of Mormugao Taluka, described in the Land Registration Office Mormugao taluka under No.16320 but not enrolled in the Taluka Revenue Office (matriz) of Mormugao and presently surveyed under Survey No.126/1 218/1, 212/2, 217/1 of Cortalim Village, Mormugao Taluka which property hereinafter referred to as the "SAID PROPERTY", and better described in **SCHEDULE I** written hereunder. .

AND WHEREAS the SAID PROPERTY originally belonged to Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho alias Anton Ligorio Braganza D'Cunha Cotta Carvalho or Ligorio Cotta Carvalho and stands so inscribed under No. 47008 dated 30/10/58 in the office of the Land Registrar of Salcete at Margao.

On the death of the said Ligorio Cotta Carvalho on 19/4/1970 Inventory Proceedings No. 44/70 were initiated before the Civil Judge Sr. Division at Margao wherein the SAID PROPERTY was allotted to his son Mr. Ranjit Cotta Carvalho who brought it into the partnership firm M/s VICTORIA ENTERPRISES.

AND WHEREAS a portion of the SAID PROPERTY admeasuring 20,725 sq. m. falling in S. No. 126/1 of Village Cortalim, Mormugao Taluka was sub divided into developed plots by M/s Victoria Enterprises as per the permissions and approvals of the Village Panchayat Cortalim Quellossim i.e. VPCQ/27/96-97/382 dated 30/3/96 hereinafter referred to as the "SAID PROPERTY 1" and better described in **SCHEDULE II** written hereunder.

AND WHEREAS the VENDOR No.1 Smt Smitha Bhandare had purchased Sub divided Plots in the "SAID PROPERTY 1" bearing No. 23, 24, and 27 admeasuring 425 m^2, 255 m^2, and 255 m^2 respectively from M/s Victoria Enterprises by virtue of Sale deed dated 10/10/1996 registered under No. 212 at pages 508 to 580 of Book No.I, Vol No. 203 dated 02/04/1997,

AND WHEREAS the VENDORS have approached the PURCHASER to sell and the PURCHASER has agreed to purchase the PLOT No. 23 admeasuring 425.00 sq.mt. forming part of the "SAID PROPERTY 1" which plot is hereinafter referred to as "SAID PLOT" and better described in **SCHEDULE III** written hereunder and delineated in red colour boundary lines in the plan annexed hereto, which plan forms a part and parcel of this Deed of Sale.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASERS the "SAID PLOT" admeasuring 425.00 sq. mts. and the PURCHASER has agreed to buy the "SAID PLOT" for a total consideration of **Rs.** [redacted]

AND WHEREAS the PURCHASER has taken inspection of the title documents of the SAID PLOT and is satisfied with the same.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That in pursuance of the above and in consideration of the said sum of **Rs.** [redacted] being the amount paid by the PURCHASER to the VENDORS, the receipt of which amount the VENDORS do hereby acknowledge as having received and in pursuance of the same the VENDORS do hereby convey, transfer sell and assign unto the use and enjoyment of the PURCHASER all the rights, title and interest in the "SAID PLOT" described in the Schedule III herein under written and marked in the plan annexed hereto duly signed by all the parties forming an integral part of this Deed together with all rights, easements, liberties, privileges, passages, appurtenances thereto and to HAVE AND TO HOLD the same forever as absolute owners.

1. The VENDORS do hereby covenant with and assure and declare unto the PURCHASER, his heirs, executors and assigns:

(a) That the VENDORS have whilst executing this Deed lawful right and absolute title to the "SAID PLOT" and are lawfully entitled to convey the same in the manner hereby done;

(b) That the "SAID PLOT" hereby sold is absolutely free from all or any encumbrances whatsoever;

(c) That the PURCHASER shall on and from this day and at all times hereinafter be entitled to continue to peacefully and quietly enter upon, have, occupy, possess and enjoy the "SAID PLOT" as absolute owner without any claim or demand whatsoever from the VENDORS or any person whosoever claiming by, from, under or in trust for the VENDORS;

(d) That the PURCHASER shall hold the "SAID PLOT" freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, interest, charges, and encumbrances whatsoever made, had, executed, occasioned and suffered by the VENDORS or any person whosoever claiming by, from, under or in trust for the VENDORS;

(e) The VENDORS have not entered into nor executed any agreement, MOU, Deed or any kind of understanding in respect to the "SAID PLOT" with any person other than the PURCHASER.

3. The VENDORS further state that the "SAID PLOT" is not subject to any litigation and no part of it has been notified for any acquisition.

4. The VENDORS shall as and when called upon to do so sign, execute and deliver such further deeds, documents, writings, and/or declarations including on solemn affirmation as may be necessary to perfect the PURCHASER title to the "SAID PLOT" and/or have ownership and possession thereof recorded in the name of the PURCHASER in all Government records.

5. The VENDORS have No Objection to the PURCHASER carrying out mutation proceedings and including his name in the Survey Form I & XIV instead of the VENDORS. This may be considered as their NOC as required under the law.

6. The cost of the stamp duty and registration of this deed is borne exclusively by the PURCHASER.

SCHEDULE I

All that property known as "NAUTA" described in the Land Registration Office Mormugao Taluka under No.16320 but not enrolled in the Taluka Revenue Office of Mormugao and presently surveyed under Survey No. 126/1, 218/1, 212/2, 217/1 of Cortalim Village, Taluka and sub District for registration Mormugao, District South Goa, the entire property is bounded as under:

On the North: by the property of the same name of Cofre of Santas Almas of the Church of Cortalim

On the South: by top of hill

On the East: by pond and stream of Communidade

On the West: by top of the hill

It is presently bounded as under:

On the North: by pond and top of the hill of Communidade, property of heirs of Albino D'Sa and Manuel Gama & Ors

On the South: by property of Cofre and top of hill of Communidade

On the East: by property of Santas Almas of Cortalim Church, top of hill, stream, pond of Communidade and property of heirs of Manuel Gama and ors and Albino de Sa

On the West: by the top of the hill of Communidade

SCHEDULE II

Part of the property described in SCHEDULE I hereto, which part admeasuring 20,725 sq.mts and presently surveyed under Survey No. 126/1, of Cortalim Village, Taluka and sub District for registration Mormugao, District South Goa, the entire property is bounded as under:

On the East : By Pond

On the West : By Road

On the North : By the communidade of Cortalim

On the South : By property of Cofre of Santas Almas of the church of Cortalim.

SCHEDULE III

All the Plot No. 23, formed from the part of the property described in SCHEDULE II hereto, having an area of 425 sq.mts. and bounded as under:

On the East : By road

On the West : By road

On the North : By road

On the South : By plot No. 24 & Plot No. 27 of the same property.

IN WITNESS WHEREOF the parties have hereto signed this Deed on this date, month and year herein above written.

SIGNED AND DELIVERED BY THE WITHINNAMED

VENDOR NO.1 **Smt. Smitha Bhandare**, alias Smt Smitha Ajit Kamat

SMT. SMITHA BHANDARE,
ALIAS **SMT SMITHA AJIT KAMAT**

SMT. SMITHA BHANDARE,
ALIAS **SMT SMITHA AJIT KAMAT**

L.H.I		R.H.I	
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SIGNED AND DELIVERED BY THE WITHINNAMED

VENDOR NO.2 **SHRI. AJIT GUIRY KAMAT**

SHRI. AJIT GUIRY KAMAT

SHRI. AJIT GUIRY KAMAT

L.H.I

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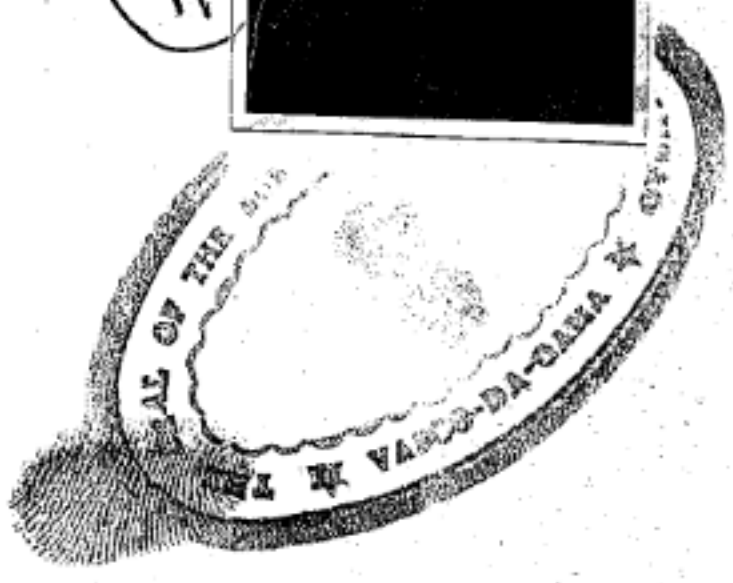
R.H.I

1. 

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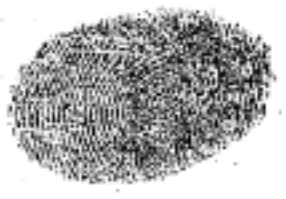
4. 

5.

SIGNED AND DELIVERED BY THE WITHINNAMED

SIGNED AND DELIVERED BY THE WITHINNAMED

PURCHASER **MR EVERTON VALES**

MR EVERTON VALES

L.H.I

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R.H.I

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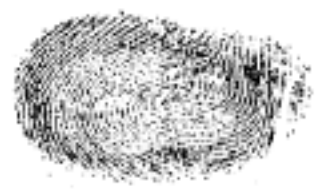
3. 

4.

5.

WITNESSES

1. Aielton VAZ ~~Aielton~~

2. Peter Rodrigues PRodrigues

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **13-Jan-2021 12:01:59 pm**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **PETER RODRIGUES,Age: 64,DOB: ,Mobile: 7774009704 ,Email: ,Occupation:Service , Marital status : Married** , Address:403711, HNo 77 CHAPEL BHAT MATVEM DABOLIM, HNo 77 CHAPEL BHAT MATVEM DABOLIM, Dabolim, Mormugao, SouthGoa, Goa			
2	Name: **SHELDON SLIATON VAZ,Age: 24,DOB: ,Mobile: 9767689604 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403711, HNo. 31 NR ST JACINTO ISLAND, HNo. 31 NR ST JACINTO ISLAND, Sao-jacinto-island, Mormugao, SouthGoa, Goa			

Sub Registrar
SUB-REGISTRAR
MORMUGAO

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