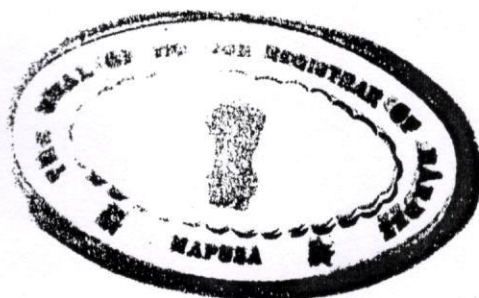




*Non*  
Authorized Signatory

Name of Purchaser VENANCIO GONSALVES

2019-BR2-2499  
02-08-2019



DEED OF GIFT

THIS DEED OF GIFT is executed on this 18<sup>th</sup> day of July,  
2019 at Mapusa, Bardez, Goa.

BETWEEN

*[Signature]*

*[Signature]*

1. Mr. ADOLFO JOSE EREMITA LUCAS LUMEN DE BRANGANCA DE SANTIAGO E SOUZA, son of late Mr. Jeromino Miguel Jose Lucio de Souza, 83 years of age, married, service, holding Pan Card no. [REDACTED] and his wife;



Mrs. MARIA TEREZA DE MENINO JESUS SILVEIRA E SOUZA, daughter of late Mr. Thomas Manuel Veniato de Silveira, 77 years of age, housewife, married holding Pan Card no. [REDACTED];

both Indian National, r/o 333/3, Clamig, Chogam Road, Alto Porvorim, Bardez, Goa, hereinafter referred to as 'THE DONORS' (which expression shall unless repugnant to the context and meaning be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) OF THE ONE PART.

AND

Mr. VENANCIO MARIA DE JESUS GONSALVES, son of Alfredo Bernabe Gonsalves, 48 years of age, married, Engineer/ Contractor, Pan No. [REDACTED], r/o H. No. 43, Villa Gonsalves, Chimbél, Ilhas, Goa, 403006 hereinafter referred to as 'THE DONEE' (which expression shall unless repugnant to the context and meaning be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and assigns) OF THE OTHER PART.

WHEREAS there exists a property known as "ONDO FODDO", situated in the village and parish of Pilerne, within the jurisdiction of Gram Panchayat of Pilerne- Marra, Sub District of Bardez and District of Goa, described in the Land Registration Office of Ilhas under no. 22252 of the book B. 60 new, and described in Taluka Revenue Office as a whole under Matriz no. 1102, now bearing survey no.59/2 admeasuring 17,493 sq. meters and Survey no. 60/2 admeasuring 18,943 sq. meters of Village

*[Handwritten signatures]*

Pilerne, more particularly described under Schedule I hereunder written, which shall for brevity's sake and shall be referred to as the 'SAID PROPERTY'.



AND WHEREAS the SAID PROPERTY was originally allotted to Mr. Jeronimo Miguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A. De B. S. C. Souza and two other sisters of the said Mr. Jeronimo Miguel Jose Lucio De Souza namely Julia Josefina I. de Souza and Elvira J.R. De Souza.

AND WHEREAS vide deed of Deed of Gift dated 29<sup>th</sup> June 1976 duly registered in the Office of the Sub Registrar under no.583 of Book I Vol. 104 at pages 313 to 318 on 19-07-1976 the said Julia Josefina I. de Souza gifted her respective undivided right, title and interest in the said property to her nephews namely Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza; Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza; Mr. Alirio Diogo Luis Jose de Braganza Santiago e Souza; Mr. Augusto Astidio Jose Francisco de Braganza Santiago e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza; Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza.

AND WHEREAS vide Deed of Gift dated 19<sup>th</sup> June 1976 duly registered in the Office of the Sub Registrar under no.515 of Book I Vol. 106 pages 86 to 92 on 26-06-1976 the said Elvira J.R. De Souza also gifted her respective undivided right, title and interest in the said property to her said nephews namely Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza; Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza; Mr. Alirio Diogo Luis Jose de Braganza Santiago e Souza; Mr. Augusto Astidio Jose Francisco de Braganza Santiago e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza; Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza.

*[Handwritten signatures]*

AND WHEREAS the SAID PROPERTY came to be sub divided by the said Mr. Jeronimo Miguel Jose Lucio De Souza after obtaining the following approvals/N.O.C from the concerned departments:

- a. Provisional approval by the Town and Country Planning Department vide letter no. DB/1072/2635/76-77 dated 14-10-1976;
- b. Conversion sanad issued by the Collector vide order no. RB/CNV/440/77/634 dated 05-09-1977 and no. 4(1)-440-77-RB/310 dated 19-02-1982;
- c. Approval of Plots by the Village Panchayat of Pilerne vide letter no. DB/1072/176/80 dated 11-04-1980 and further approved and passed vide letter dated 15-04-1980;
- d. Approval by the Town and Country Planning Department vide letter no. DB/1072/2861/80 dated 19-09-19980 and no. DB/1072/79/1981 dated 06-04-1981.

AND WHEREAS Vide deed of partition dated 5<sup>th</sup> June 1986 the said Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De B. S. C. Souza together with the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza , Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza and his wife Mrs. Ereminia Nicolette Filomena de Sevilha e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza and his wife Mrs. Maria do Ceu Nina de Baganza e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza and his wife Mrs. Maria Adelaide Jorge e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and his wife Mrs. Maria Ana Vitoria Anastasia Dias e Souza; and Mr. Aureo Fatima Jose Domingos Elias de Braganza de Santiago e Souza and his wife Mrs. Maryann Theresa lopes e Souza, partitioned the said property by allotting 1/3<sup>rd</sup> of the said property to the said Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs.

*[Handwritten signature]*

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Maria Clara G.A De Braganza Santiago e Souza and the other 2/3<sup>rd</sup> to the said Mr. Adolfo Jose Eremita Lucas Lumen de Braganza de Santiago e Souza and his wife Maria Tereza de Menino Jesus Silveira e Souza , Mr. Alonzo Celestino Jose Afra de Braganza de Santiago e Souza and his wife Mrs. Ereminia Nicolette Filomena de Sevilha e Souza; Mr. Alirio Diogo Luis Jose de Braganza de Santiago e Souza and his wife Mrs. Maria do Ceu Nina de Baganza e Souza; Mr. Augusto Astidio Jose Francisco de Braganza de Santiago e Souza and his wife Mrs. Maria Adelaide Jorge e Souza; Mr. Asterio Jose Antonio Maria de Braganza Santiago e Souza and his wife Mrs. Maria Ana Vitoria Anastasia Dias e Souza; and Mr. Aureo Fatima Jose Domingos Elias de Braganza Santiago e Souza and his wife Mrs. Maryann Theresa lopes e Souza.



AND WHEREAS in terms of the said Deed of partition PLOT no. 24 admeasuring 529 sq. meters forming part of the said property described in schedule I hereinunder, hereinafter referred to as the SAID PLOT and more particularly described in schedule II hereinafter came to be allotted to Mr. Jeronimo Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara G.A De B. S. C. Souza.

AND WHEREAS vide Will dated 13<sup>th</sup> August 1986 executed by Mr. Jeronimo Miguel Jose Lucio De Souza before the Notary Ex-Officio at Panaji at Book no.63 at page 69 and Will dated 13<sup>th</sup> August 1986 executed by his wife Mrs. Maria Clara G.A De B. S. C. Souza before the Notary Ex-Officio at Panaji at Book no.63 at page 19 onwards the SAID PLOT came to be bequeathed in favour of the DONORS

AND WHEREAS the DONORS out of natural love and affection are desirous of gifting to the DONEE the SAID PLOT no. 24 admeasuring 529 sq. meters described in Schedule II, and delineated in red in the plan annexed hereto.

AND WHEREAS the DONORS execute this Deed of Gift in favour of the DONEE absolutely and forever without any reservation of

whatsoever nature and the DONEE have agreed to accept this gift as is evidenced by them executing these presents.

AND WHEREAS the DONORS have valued the SAID PLOT no. 24 admeasuring 529 square meters at Rs. 26,45,000/- (Rupees twenty six lakhs forty five thousand only) which is and constitutes its market value and appropriate stamp duty is paid on this Deed of Gift.

NOW, THEREFORE, THIS DEED OF GIFT WITNESSETH AS UNDER:

1. That the DONORS in consideration of natural love and affection which the DONORS bear towards the DONEE, they the DONORS do hereby grant, convey and transfer by way of GIFT unto the DONEE above-named, all their right, title and interest in the SAID PLOT no.24 admeasuring 529 square meters more particularly described in schedule II herein under, and forming part of the SAID PROPETY survey no.59/2 and Survey no. 60/2 of Village Pilerne, more particularly described in the Schedule I, together with all the rights to access, easement, liberties, free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD THE SAME unto and to the use of the DONEE absolutely and forever subject to the terms and conditions hereinafter mentioned.
2. The DONEE does hereby accept this Deed of Gift of the SAID PLOT no.24 admeasuring 529 square meters more particularly described in schedule II herein under, and forming part of the SAID PROPETY survey no.59/2 and Survey no. 60/2 of Village Pilerne, more particularly described in the Schedule I, and acknowledge with gratitude the gift made by the DONORS to the DONEE.
3. The DONORS have delivered to the DONEE the exclusive possession of the SAID PLOT no.24 admeasuring 529 square

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meters more particularly described in schedule III herein under, more particularly described in schedule II hereinunder and forming part of the SAID PROPERTY forming part of the SAID PROPERTY survey no.59/2 and Survey no. 60/2 of Village Pilerne, more particularly described in the Schedule I.

The DONORS hereby covenant with the DONEE:

- (a) That the DONORS have in themselves, good right, full power and absolute authority to grant the SAID PLOT no.24 admeasuring 529 square meters more particularly described in schedule II herein under, and forming part of the SAID PROPERTY forming part of the SAID PROPERTY survey no.59/2 and Survey no. 60/2 of Village Pilerne, more particularly described in the Schedule I, hereby conveyed as gift in the manner aforesaid and that there has been no prior agreement with any third party in respect thereto.
- (b) The DONEE may at all times peaceably and quietly enter upon, have, occupy, possess and enjoy the SAID PLOT no.24 admeasuring 529 square meters conveyed by virtue of this Deed of Gift for his use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the DONORS, their heirs, executors, administrators and assigns or any person/s lawfully claiming to or claim by, from, under or in trust for the DONORS.
- (c) That the SAID PLOT no.24 admeasuring 529 square meters is free and clear and is freely and clearly and absolutely and forever released and discharged by the DONORS and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, titles and charges and encumbrances whatsoever made, executed, occasioned or suffered by the DONORS or by any other person/s lawfully claiming or to claim by, from, under or in trust for the DONORS.



(d) AND FURTHER, that the DONORS and all persons having or lawfully claiming any estate or interest whatsoever to the SAID PLOT no.24 admeasuring 529 square meters from under or in trust for the DONORS or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the DONEE do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the SAID PLOT No.24 unto and to the use of the DONEE in the manner aforesaid as by the DONEE, their heirs, executors, administrators and assigns or counsel in law shall reasonably require.

(e) The DONORS shall have no objection to the deletion of their name from the occupant's column in the survey records in respect of the SAID PLOT no.24 admeasuring 529 square meters and substitute instead the name of the DONEE therein.

5. The DONEE hereby covenants with the DONORS:

a. That the DONEE shall bear such expenses and shall be bound to maintain the SAID PLOT no.24 admeasuring 529 square meters square meters and shall now on pay all charges, taxes towards the said Plot.

b. The DONEE shall hereinafter pay all taxes and other dues payable to the Government or any other local authority or public body in respect of the SAID PLOT no.24 admeasuring 529 square meters hereby conveyed to the DONEE and the DONEE shall indemnify and keep indemnified the DONORS against any such liability.

6. THE DONORS do hereby declare that they are not Schedule caste or Schedule Tribe as stipulated under the Land Revenue Code and that they are entitled to convey the SAID PLOT

no.24 admeasuring 529 square meters described in schedule III hereinunder.



7. The Parties hereto declare that the present property is inherited property and the said plots are approved sub divided plots and therefore no permission from the Town and Country Planning Department is required as the said property is inherited property.

8. The Donor no.1 being a widow has already procured the necessary permission from the Dy. Collector & SDO BARdez Sub Division, Mapusa, Mapua Bardez Goa under no. DC/SDM/MAP/171/2018/Prop.Transc/Widows/7240 dated 17-10-2018.



SCHEDULE I  
[SAID PROPERTY]

ALL THAT rustic property known as "ONDO FODDO", situated in the village and parish of Pilerne, within the jurisdiction of Gram Panchayat of Pilerne- Marra, Sub District of Bardez and District of Goa, described in the Land Registration Office of Ilhas under no. 22252 of the book B. 60 new, and described in Taluka Revenue Office as a whole under Matriz no. 1102, now bearing survey no.59/2 admeasuring 17,493 sq. meters and Survey no. 60/2 admeasuring 18,943 sq. meters of Village Pilerne and is bounded as under:-

ON THE EAST:- by the property ONDO FODDO of Naraine Naique;

ON THE WEST :- by the second plot;

ON THE NORTH :- by village Serula;

ON THE SOUTH:- by the Comunidade of Pilerne

SCHEDULE II

SAID PLOT

ALL THAT PLOT No. 24, admeasuring 529 sq. mts., which shall be a distinct plot of land sub-divided of the property described hereinabove in Schedule I, and is bounded as follows:-

ON THE EAST :- by a road;

ON THE WEST :- by Plot No. 22;

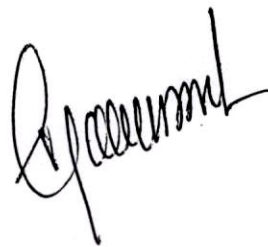
ON THE NORTH :- by the property of Alvaro de Remedio Furtado;

ON THE SOUTH :- by Plot No. 23.

Hereinafter referred to as the SAID PLOT.

(The SAID PLOT is delineated in red in the Plan annexed to this Deed)

IN WITNESS WHEREOF the DONORS as well as the DONEE (by way of acceptance of the said gift) have set and subscribed their respective hands to these presents on the day, month and year first hereinabove written.



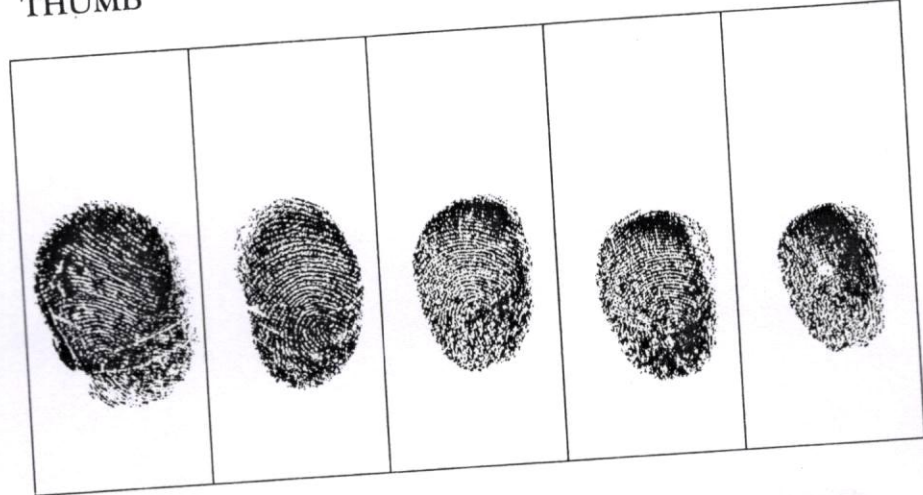
SIGNED, SEALED AND DELIVERED]  
BY THE WITHIN NAMED DONORS]



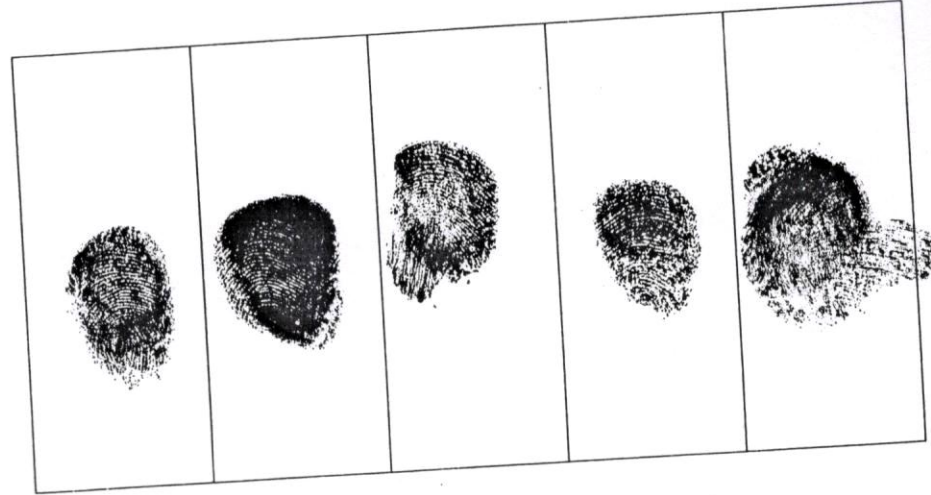
*[Handwritten signature]*

Mr. ADOLFO JOSE EREMITA LUCAS LUMEN D  
BRANGANCA DE SANTIAGO E SOUZA

THUMB



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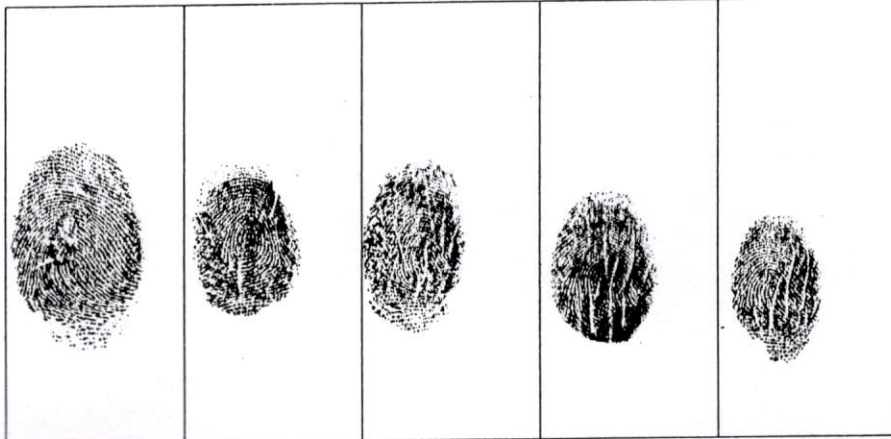


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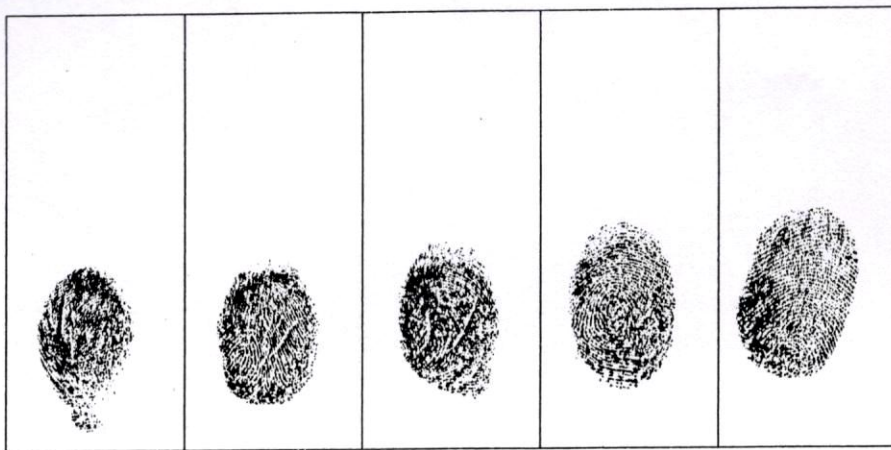
2. *Silveira.*

Mrs. MARIA TEREZA DE MENINO JESUS SILVEIRA

E SOUZA THUMB



THUMB

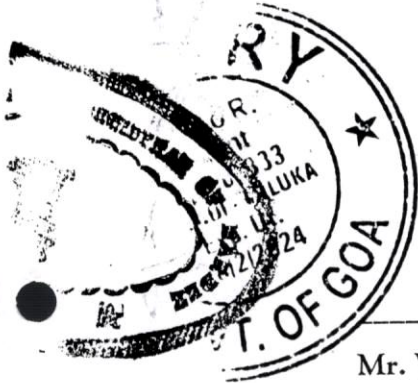


*Silveira.*

*Silveira.*

*Agreement*

SIGNED, SEALED, DELIVERED AND] ACCEPTED BY THE WITHIN NAMED DONEE]



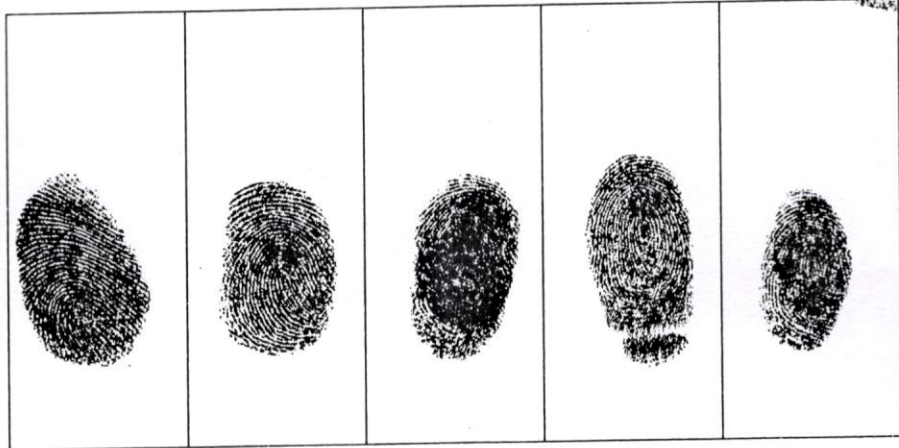
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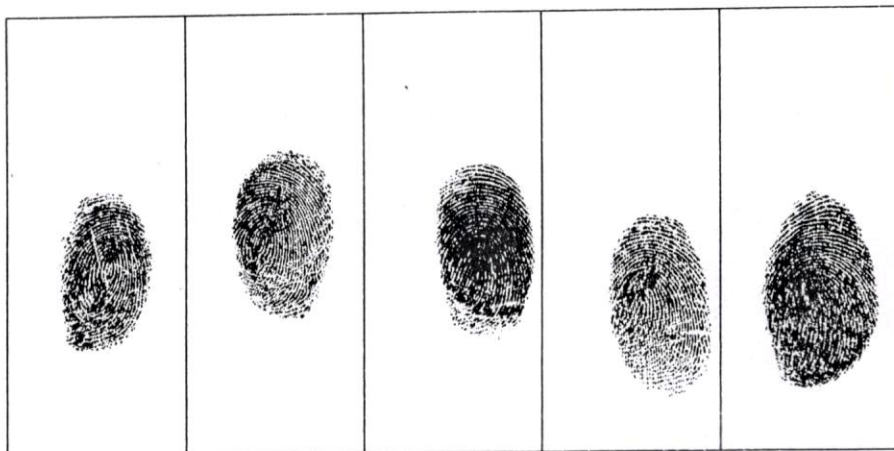
Mr. VENANCIO MARIA DE JESUS GONSALVES



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IN THE PRESENCE OF:



1.  SEBASTIÁN E. P. BERNAR

2.  KIMBERLEY GRACIAS







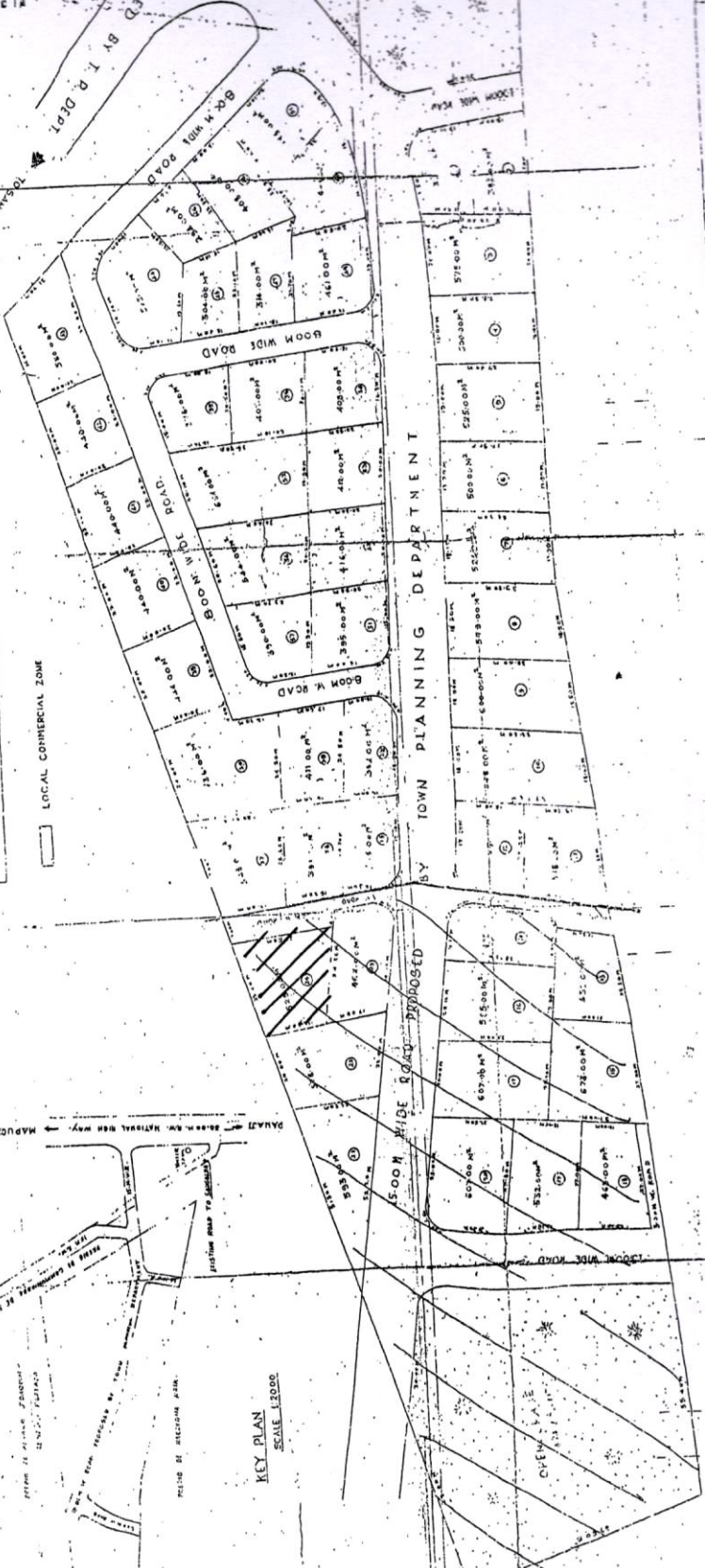
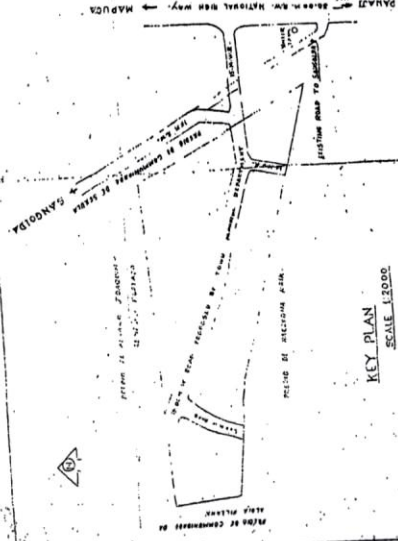


GOA

PROPOSED 500 M WIDE ROAD  
AT PAVAGHAT-PILFENE VILLAGE  
BARDOL GOA TOP 100  
Janki Lobo & Co. of PAVAGHAT

STATEMENT OF AREAS  
AREA OF THE PLOT 41880.000 M<sup>2</sup>  
TOTAL AREA OF THE PLOTS 74320.000 M<sup>2</sup>  
SITE OF THE OPEN SPACE PROVIDED 7340.000 M<sup>2</sup>  
TOTAL AREA OF THE ROAD 8388.000 M<sup>2</sup>

LOCAL COMMERCIAL ZONE



PROPOSED 500 M WIDE ROAD  
AT PAVAGHAT-PILFENE VILLAGE  
BARDOL GOA TOP 100  
Janki Lobo & Co. of PAVAGHAT

PROVISIONAL P.L.O.C. FOR THE DIVISION OF PLOT NO. 1  
ACCORDED BY LETTER NO. 25,107/74-55/74-177  
D.T. 16-10-76, BY TOWN & COUNTRY PLANNING DEPARTMENT

PREPARED BY

CHECKED BY

*Handwritten signatures and notes at the bottom of the page.*





**Government of Goa**  
**Document Registration Summary 2**

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

Print Date & Time : - 02-Aug-2019 01:08:29 pm

Document Serial Number :- 2019-BRZ-2499

Presented at 12:08:00 pm on 02-Aug-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	79400
2	Registration Fee	52900
3	Mutation Fees	1000
4	Processing Fee	290
<b>Total</b>		<b>133590</b>

Stamp Duty Required : 79400







Stamp Duty Paid : 79400

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Venancio Maria De Jesus Gonsalves ,S/o - D/o Alfredo Bernabe Gonsalves</p> <p>Age: 48,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Engineer, Address1 - Hno.43 Villa Gonsalves Chimbel Goa, Address2 - ,</p> <p>PAN No.: [REDACTED]</p>			






**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Adolfo Jose Eremita Lucas Lumen De Branganca De Santiago E Souza ,S/o - D/o Late Jeromino Miguel Jose Lucio De Souza</p> <p>Age: 83,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - near water tank 333-3 Clamig Chogam road Alto - Pilerne Alto Porvorim SO North Goa, Address2 - ,</p> <p>PAN No.: [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Maria Tereza De Menino Jesus Silveira E Souza ,S/o - D/o Late Thomas De Menino Jesus Silveira E Souza Age: 77, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - near water tank 333-3 Clamig Chogam road Alto Pilerne Alto Porvorim SO Goa, Address2 -</p> <p>PAN No.: [REDACTED]</p>			
3	<p>Venancio Maria De Jesus Gonsalves ,S/o - D/o Alfredo Bernabe Gonsalves Age: 48, Marital Status: Married ,Gender:Male,Occupation: Engineer, Address1 - Hno.43 Villa Gonsalves Chimbela Goa, Address2 - ,</p> <p>PAN No.: [REDACTED]</p>			

Witness:

I/We individually/collectively recognize the Donor, Donee,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<p>Kimberley P Gracias, 27 ,1992-07-06 ,9623152706 , ,Advocate , Marital status : Unmarried 403001, Caranzalem Palmonova Building., Caranzalem Palmonova Building. Taleigao, Tiswadi, NorthGoa, Goa</p>			
2	<p>Sebastiao Esperdiao Pehna Fernandes, 62 , ,9822122396 , ,Service , Marital status : Married 403101, hno 476 Virlosa Pehna De Franca Bardez, hno 476 Virlosa Pehna De Franca Bardez Penha-de-franca, Bardez, NorthGoa, Goa</p>			



Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial No:-2019-BRZ-2499

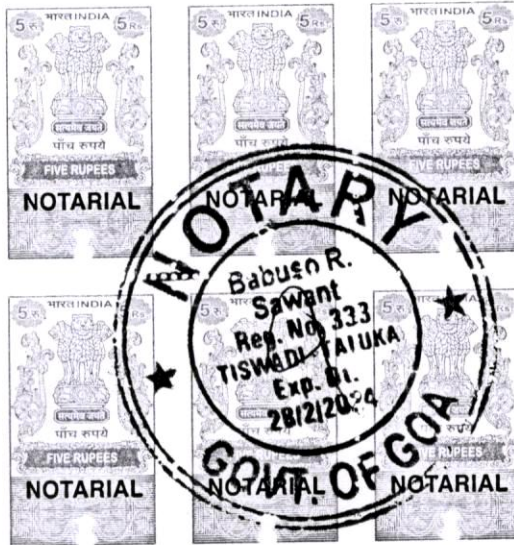
Book :- 1 Document

Registration Number :- BRZ-1-2454-2019

Date : 02-Aug-2019

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



Certified Xerox copy  
of the Original

*Handwritten signature of Babuso R. Sawant*  
BABUSO R. SAWANT  
NOTARY PUBLIC  
PANAJI-GOIA  
INDIA

Reg. No. 121/2020

DN. 13/8/2020