

Chupees Senentakhs Sixty five thousand Only).

Phone No:
Sold To/Issued To:
MARIA LUCIA PIEDADE
For Whom/ID Proof:
AQYPR1322C



APR-25-2022 13:04:53

₹ 0765000/-
ZERO SEVEN SIX FIVE ZERO ZERO ZERO

Other
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3815248 35/02/04/2021-RDI

1568

Name of Purchaser.....*Maria Lucia Piedade Rodrigues*

For CITIZEN CREDIT CO-OP BANK LTD.



Montinho
Authorized Signatory



Maria Lucia Piedade Rodrigues

Rques

DEED OF SALE

cb. B. B.

Rques

This DEED OF SALE is made and executed at Margao, Goa, on this 25th day of APRIL, of the year 2022.

B E T W E E N

- 1) Mrs. CECILIA DAMASCIANA SOUZA alias CECILIA DAMASCIANA D'SOUZA E BAPTISTA alias CECILIA BAPTISTA, age 54 years, widow of Piedade Assumpcao Baptista and daughter of Anthony DeSouza, housewife, widow, Indian National holding PAN CARD no. [REDACTED] R and AADHAAR CARD No. [REDACTED] resident of House no.443, Near Musson Ground, Sanglem Ward, Majorda, Salcete, Goa, 403713;
- 2) Mr. AARON AGNELO BAPTISTA, age 30 years, son of late Piedade Assumpcao Baptista, bachelor, occupation - self employed, Indian National holding PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED] 1) resident of House no.278/32/326, Tontem Morod, Cansaulim, South Goa, 403712; and
- 3) Miss VANIA VALANKANI BAPTISTA, age 27 years, daughter of late Piedade Assumpcao Baptista, single, occupation - self employed, Indian National

Agnes *CB* *B*



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holding PAN CARD no. [REDACTED] and AADHAAR CARD no. [REDACTED], resident of House no.278/32/326, Tontem Morod, Cansaulim, South Goa, 403712;

All hereinafter jointly referred to as the "VENDORS" (which expression shall mean and include their respective heirs, executors, successors, administrators and assigns);

A N D

(1) Mrs. MARIA LUCIA PIEDADE RODRIGUES, age 57 years, wife of Mr. Francis Rodrigues and daughter of Mr. Joao Agostinho Rodrigues, married, occupation - Business, Indian National holding PAN CARD no. [REDACTED] no. [REDACTED]

[REDACTED] Email ID: lucykinguncle@gmail.com); and (2) Mr. IVAN RODRIGUES, age 29 years, son of Mr. Francis Rodrigues and Mrs. Maria Lucia Piedade Rodrigues, bachelor, occupation - service, Indian National holding PAN CARD n [REDACTED] G and AADHAAR

Rodrigues CB JB

CARD no [REDACTED],
both residents of House no.P/13, Housing Board,
Gogol Margao, Salcete Goa, 403601 and hereinafter
jointly referred to as the "PURCHASERS" (which
expression shall mean and include their respective
heirs, executors, successors, administrators and
assigns);

The Purchaser no.2 namely, Mr. IVAN RODRIGUES is
represented herein by his constituted attorney, his
Mother, Mrs. MARIA LUCIA PIEDADE RODRIGUES,
constituted by virtue of General Power of Attorney
executed on 15th February 2022 before the Notary
Geeta P. Kantak at Margao, Goa, registered under
no.33210; a certified copy of which is furnished along
with this Deed to the office of the Sub Registrar.

WHEREAS there exists a property fully described in
Schedule 'A' hereto, which property shall hereinafter
be referred to as the SAID PROPERTY.

AND WHEREAS 1/12th of the said property was
recorded in the name of TOMAS ESTEVAM DE

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REMÉGIO DE MARIANO JESUS GOMES also known as THOMAS GOMES which is equivalent to an area of 1175 square metres and 11/12th of the entire property was recorded in the name of JOAO MINGUEL GOES.

AND WHEREAS the 1/12th of the said property recorded in the name of Thomas Gomes is described in Schedule 'B' hereto which was independently surveyed under survey no.15/5 of village Calata and which property shall hereinafter be referred to as the "SAID PART".

AND WHEREAS in the SAID PART, there was an old dilapidated house which bears village panchayat House no.86.

AND WHEREAS said Thomas Gomes was married to MARIA LUIZINHA VAS.

AND WHEREAS said TOMAS ESTEVAM DE REMÉGIO DE MARIANO JESUS GOMES also known as THOMAS GOMES expired on 4th March 1939 without executing any Will or any disposition of his

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last wish, but leaving behind as his moiety sharer, his widow said MARIA LUIZINHA VAS, and as his heirs, only daughter CONSOLACAO MARIA PIA GOMES.

AND WHEREAS said Consolacao Maria Pia Goes married Domingos Joao Fenelon Monteiro, who expired on 23/06/1968, intestate, leaving behind, as his widow and moiety sharer, said CONSOLACAO MARIA PIA GOMES, and as his heirs, the following children :-

- i) Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro and her husband, Mr. Newton Dalmia Barros Pereira e Fernandes;
- ii) Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro and her husband, Mr. Carlos Mario Jose Antonio de Menezes;
- iii) Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina Gracias e Monteiro; and
- iv) Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao;

Agnes *CS.* *B 3*

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AND WHEREAS upon the death of MARIA LUIZINHA VAS, her daughter said Consolacao Maria Pia Gomes instituted Ophanological Inventory proceedings in the Court of the Civil Judge Senior Division, Bicholim, bearing no.11/1970.

AND WHEREAS in the said Inventory proceedings, said Consolacao Maria Pia Gomes was appointed as Head of the Family i.e. Cabeça de Casal, and in the final Judgement and Order, said Consolacao Maria Pia Gomes was allotted among other properties, the SAID PART described under Schedule 'B' hereto, which was enlisted under ITEM no.6.

AND WHEREAS said Consolacao Maria Pia Gomes expired on 25/01/1989, and upon her death, a Deed of Succession was executed on 03/07/2017, duly recorded in the office of Special Notary, Tiswadi, Goa, drawn at page no.88 onwards of Book no.71 of the Notarial Deeds, wherein, it is confirmed that said Consolacao Maria Pia Gomes expired leaving behind the following as the universal heirs of late Consolacao Maria Pia Gomes and her husband late Domingos Joao Fenelon Monteiro :-

Agnes CB. B B

1) Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro alias Meena Fernandes; widow of late Newton Dalmia Barros Pereira e Fernandes, r/o Dona Paula, Ilhas Goa;

1a) Mrs. KARISHMA NAZIA FERNANDES and her husband Mr. JEAN PAUL ANTONELLO COSTA CARDOSO; both r/o Dona Paula, Ilhas Goa;

1b) Mrs. KRISHA NAARAH FERNANDES and her husband Mr. PAUL ROBERT HEARMON, both r/o Dona Paula, Ilhas Goa;

2) Mrs. Fatima Filomena Noemia Ilda Gomes e Monteiro widow of late Carlos Mario Jose Antonio Menezes, both r/o Alto Porvorim, Bardez, Goa;

2a) Mrs. KARLA MENEZES and her husband Mr. ROYDON ADRIANO ALPHONSO, both r/o Caranzalem, Tiswadi, Goa;

2b) Miss KATIA MARIA MENEZES, spinster, r/o Alto Porvorim, Bardez, Goa;

2c) Mr. CRAIG ANTHONY MENEZES, bachelor, r/o Alto Porvorim, Bardez, Goa;

Agnes *CB.* *BZ*

3) Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina Gracias e Monteiro, both r/o Caranzalem, Tiswadi, Goa;

4) Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao alias Tereza Perpetua Monteiro, both r/o St. Estevam, Ilhas, Goa;

(all hereinafter jointly referred to as the "ORIGINAL OWNERS")

AND WHEREAS the said above referred Original Owners subsequently sold the SAID PART to the Vendor no.1 herein namely CECILIA DAMASCIANA D'SOUZA E BAPTISTA and her husband late PIEDADE ASSUMPCAO BAPTISTA, vide a Deed of Sale dated 14th August, 2017, duly registered in the office of the Sub Registrar of Salcete, at Margao, under Reg. no.MGO-BK1-03791-2017 on 17/08/2017.

AND WHEREAS said Piedade Assumpcao Baptista expired on 04th September, 2020 at Victor Hospital, Malbhat, Margao, Goa, without executing any gift or will or any other disposition of his last wish, leaving

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behind his widow, the VENDOR no.1 herein as his moiety sharer, and his children, the VENDORS no.2 and 3 herein, as his sole and universal heirs, which is confirmed vide Deed of Qualification of Heirship dated 10th June 2021 duly recorded in the Notarial Office of Judicial Division of Salcete (Civil Registrar cum Sub Registrar) at folio 66v to 68 of Deeds book no.1685.

AND WHEREAS in order to develop the SAID PART, the VENDORS have obtained the following permissions from the statutory authorities :-

- i) Conversion Sanad under no.AC-II/SAL/SG/ CONV/83/2017/ 7572 dated 03/07/2018 from the Office of the Collector of South Goa, Margao;
- ii) Technical Clearance Order dated 19/09/2019 under no.TPM/29920/Calata/15/5/2019/5376 issued by the Town and Country Planning Department, Margao, Goa;
- iii) NOC from Primary Health Centre, Cansaulim, under no.PHCC/NOC/2018-19/242 dated 22/05/2018;

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iv) Construction licence under no.VP/MUC/CPF-13/TCP/2019-20/21 dated 20/01/2020;

AND WHEREAS the VENDORS have declared to the PURCHASERS that :-

- 1) the VENDORS are exclusively entitled to own, hold, possess and deal in any manner with the SAID PART.
- 2) the title of the VENDORS to the SAID PART is clean, clear, legal, unencumbered, marketable and subsisting
- 3) there is no litigation or any legal proceedings pending before any Court/Tribunal Administrative Authority in respect of the SAID PART.
- 4) there are no difficulties, legal or otherwise for sale free from encumbrances on the SAID PART.
- 5) there are no tenants and/or watch and ward or any person claiming any right in respect of the SAID PART.
- 6) the VENDORS have not mortgaged the SAID PART or any portion thereof nor created any third party right in favour of any Financial Institution or any Nationalized Banks and that the SAID PART is free from encumbrances, liens, charges etc.

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AND WHEREAS the PURCHASERS have inspected all the documents of title pertaining to the SAID PART, and the PURCHASERS are fully satisfied about the same.

AND WHEREAS the VENDORS have now agreed to sell to the PURCHASERS and the PURCHASERS believing to be true all the declarations made by the VENDORS, have agreed to purchase from the VENDORS, the SAID PART described in Schedule 'B' hereto, free from any encumbrances, liens, charges etc., for a total consideration of Rs. [REDACTED] /- (Rupees [REDACTED])

AND WHEREAS the PURCHASERS through their Advocate have published a public notice in the local daily newspaper HERALD on 23/02/2022 inviting objections if any from the public, in respect of the purchase of the SAID PART from the VENDORS, however, till date, no objection has been received by the PURCHASERS' Advocate.

AND WHEREAS the said total consideration of Rs. [REDACTED]

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only) has been paid by the PURCHASERS to the VENDORS, prior to the execution of this Deed of Sale, in the following manner:-

- a) Rs. [REDACTED] is paid to the VENDOR no.1 vide RTGS under Ref. No.UBINH22106306683 on 16/04/2022 from Union Bank, Borda branch;
- b) Rs. [REDACTED] thousand only) is paid to the VENDOR no.1 vide Demand Draft bearing No.599883 dated 12/04/2022 drawn by Canara Bank, Fatorda branch;
- c) Rs. [REDACTED] thousand only) paid in favour of VENDOR no.2 vide Demand Draft bearing No.599885 dated 12/04/2022 drawn by Canara Bank, Fatorda branch;
- d) Rs. [REDACTED] thousand only) paid in favour of VENDOR no.3 vide Demand Draft bearing No.599884 dated 12/04/2022 drawn by Canara Bank, Fatorda branch;

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e) Rs. [REDACTED] (hundred sixty seven only) is paid by the PURCHASERS on behalf of the VENDOR no.1 to the Income Tax Department in compliance with the Income Tax Laws, towards TDS @ 1% on Rs. [REDACTED] 03/04/2022;

f) Rs. [REDACTED] (hundred sixty seven only) is paid by the PURCHASERS on behalf of the VENDOR no.2 to the Income Tax Department in compliance with the Income Tax Laws, towards TDS @ 1% on Rs. [REDACTED] vide Challan serial no.20130 dated 03/04/2022;

g) Rs. [REDACTED] - (Rupees [REDACTED] hundred sixty seven only) is paid by the PURCHASERS on behalf of the VENDOR no.3 to the Income Tax Department in compliance with the Income Tax Laws, towards TDS @ 1% on Rs. [REDACTED] - vide Challan serial no.20145 dated 03/04/2022;

the Challans are furnished along with this Deed to the office of the Sub Registrar.

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AND WHEREAS the parties hereto now desire to complete the sale of the SAID PART by executing this Deed of Sale.

AND WHEREAS the VENDORS hereby declare that they are aware of the Notification no.RD/LAND/LRC/318/77 dated 21/8/78 and Circular no.16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and accordingly declare that they do not belong to the scheduled caste and/or scheduled tribe category, and as such, there is no restriction of whatsoever nature on the sale of the SAID PART, which is the subject matter of this Deed.


NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:-

1. That in consideration of sum of Rs. [REDACTED] (thirty thousand only) received by the VENDORS herein from the PURCHASERS, before the execution of this Deed of Sale, as stated in detail above, after deducting a sum of Rs. [REDACTED] (seventy thousand only) towards TDS @ 1% on the total consideration of Rs. [REDACTED] one

[Signature]

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[Signature]

 only), in compliance with the Income Tax Laws, receipt whereof is hereby admitted and acknowledged by each of the VENDORS to the PURCHASERS, they the VENDORS do hereby sell, transfer, convey and assure in favour of the PURCHASERS herein, the SAID PART which is described in Schedule 'B' hereto, free from encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD THE SAME UNTO AND TO the use of the PURCHASERS, absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

2. That the VENDORS hereby agree and undertake to save harmless and keep indemnified the PURCHASERS from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASERS, by reason of :

- i) there being any defect in title of the VENDORS to the SAID PART conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the SAID PART conveyed hereunder;

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iii) and/or there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID PART conveyed hereunder.

3. That the VENDORS shall, at the request and cost of the PURCHASERS, do, execute and perform all such necessary acts, deeds and things as may be required by the PURCHASERS for the purpose of more perfectly conveying and assuring in favour of the PURCHASERS herein, the SAID PART and/or for the purpose of recording and registering in the name of the PURCHASERS, the SAID PART conveyed hereunder in all Government records including Land Revenue, Land Survey records and Village Panchayat Records.

4. The VENDORS have today delivered to the PURCHASERS the clean, clear and vacant possession of the SAID PART as also have furnished original/certified copies of all documents of title, permissions and approval in respect of the SAID PART.

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5. The VENDORS hereby give their consent and no objection to the concerned Village panchayat for mutation/partition/recording the name of the PURCHASERS in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PART conveyed hereunder. The VENDORS have also issued NOC for mutation of the land records to the PURCHASERS along with the mutation application on execution of this Deed of Sale.

6. The VENDORS cum DEVELOPERS hereby declare that the PURCHASERS shall be entitled to use and possess the SAID PART without any interruption or interference from them or anyone else claiming through them.

7. That the market value of the SAID PART is Rs. [REDACTED] only) accordingly stamp duty of 4.5% i.e. Rs. [REDACTED] thousand only) is affixed to this Deed plus 3% registration charges are paid on execution of this Deed, which are paid and borne by the PURCHASERS herein.

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Schedule 'A'

Description of said property

All that landed property known as PERCONAICALEM COTUMBONA, situated at Fernatalem, village Calata, Salcete taluka, district of South Goa, state of Goa, not described in the land registration office of Salcete but inscribed in the Taluka Revenue Office of Salcete at Margao, under Matriz no.289, in which, the name of the property is inscribed and the same is shown to be bounded as under :-

On the East - with Tepanaicalem of Jose S. Teles da silva;

On the West - with the railway;

On the North - with Percunaicalem of Inacio Francisco Pereira and ditto of Crisostomo Gonsalves;

On the South - with Dumpeachi Xir of Roque Santana Goes;

Schedule 'B'

Description of SAID PART

ALL THAT 1/12th portion admeasuring an area of 1175 square metres, forming part of the property

Handwritten signatures and initials:
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known as PERCONAICALEM COTUMBONA, situated at Fernatalem of Calata, which 1/12th portion is a distinct and independent property, not described in the land Registration office of Salcete but inscribed in the Taluka Revenue Office of Salcete at Margao, under Matriz no.289, and surveyed for the purpose of records of rights of village Calata, under Survey no.15/5; and the same is bounded as under :-

On the East - by survey no.15/6;

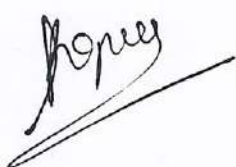
On the West - by survey no.15/4 (part) and survey no.15/9 (part);

On the North - by road;

On the South - by survey no.15/10;

The said part is shown in RED colour in the plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first herein above mentioned.



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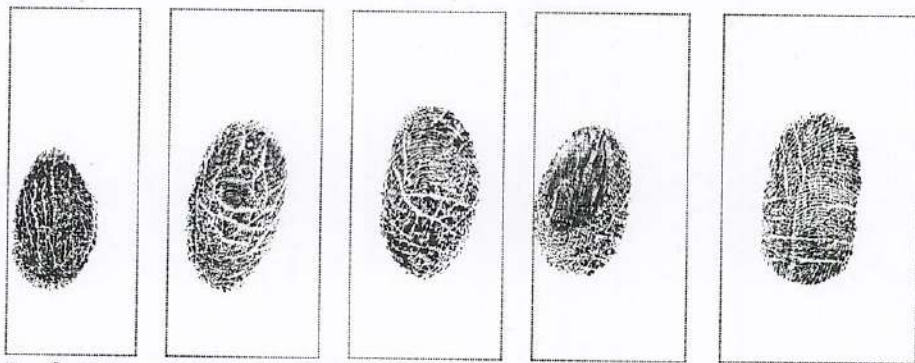


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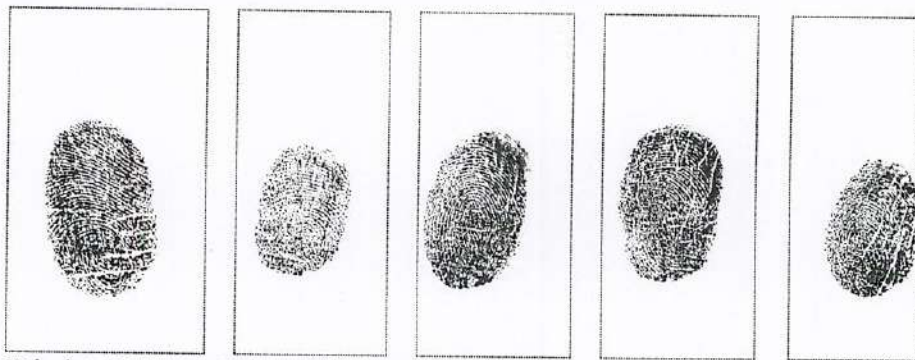
VENDORS -

Captista

1) Mrs. CECILIA DAMASCIANA
SOUZA alias CECILIA DAMASCIANA
D'SOUZA E BAPTISTA alias
CECILIA BAPTISTA



Left Hand Finger Prints



Right Hand Finger Prints

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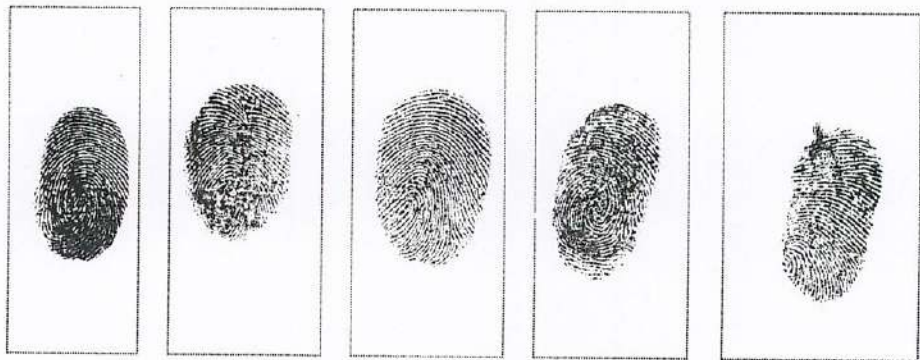
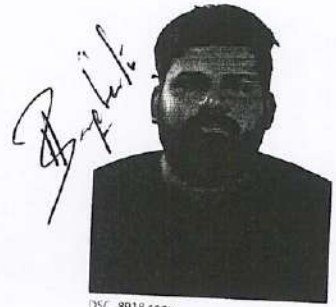
CS.

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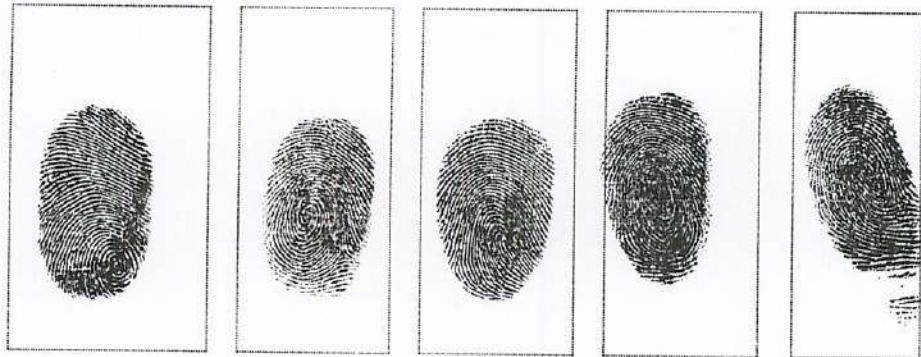
-22

Vendor -

Baptista
2) Mr. AARON AGNELO BAPTISTA



Left Hand Finger Prints



Right Hand Finger Prints

Agnes *CB* *SB* *by*



-23

Vendor -



Baptista

3) Miss VANIA VALANKANI BAPTISTA



Left Hand Finger Prints



Right Hand Finger Prints

Pony *CS.* *SB*

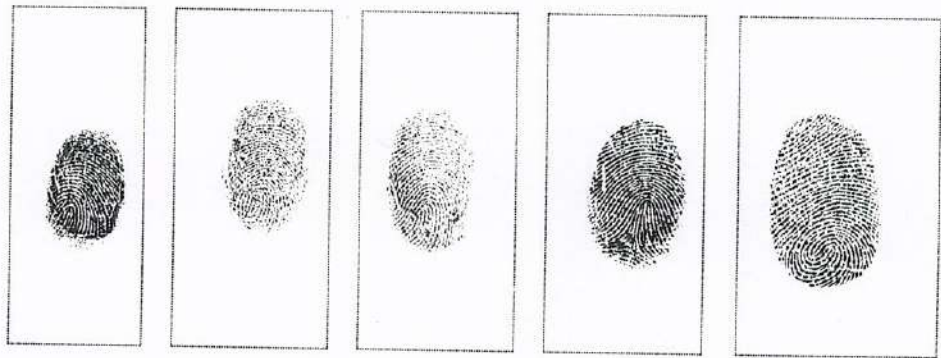
-24

PURCHASERS -

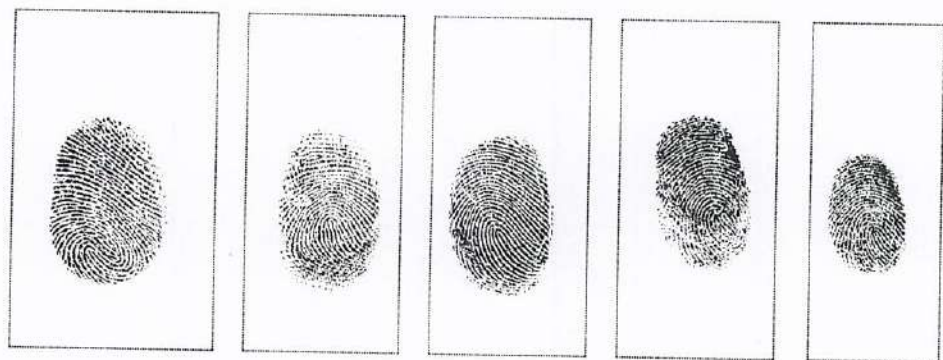
Rodrigues

(1) Mrs. MARIA LUCIA PIEDADE
RODRIGUES

For self and as constituted attorney of
(2) Mr. IVAN RODRIGUES



Left Hand Finger Prints



Right Hand Finger Prints

Rodrigues CS. *B B*

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Witnesses -

1. Mr. OLWIN SANJOAN RODRIGUES

r/o S-5, Satyawati Plaza, Housing Board Road,
Near MRF Showroom Gogol, Margao, Salcete Goa,
403601.

Signature -



2. Mr. SUDESH BABUSO NAIK

r/o Apt. H-125, Borda, Fatorda, Margao, Goa,
403602.

Signature -



 es. 

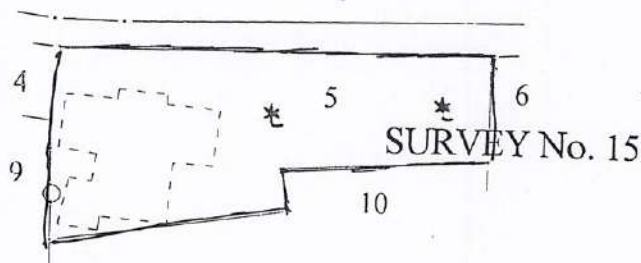


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : CALATA
Taluka : SALCETE
Survey No./Subdivision No. : 15/ 5
Scale : 1 : 1000

Inward No:3763



Ramesh *Dapeta* *Chapote* *Daphi*

Ruchita

Generated By : RUCHITA MADKAIKAR
On : 15-05-2017

K.B. Gaude
15/5/17
Compared By: K.B. GAUDE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : 26-Apr-2022 10:53:04 am

Document Serial Number :- 2022-MGO-1568

Presented at 10:48:40 am on 26-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		1

Stamp Duty Required :







Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA LUCIA PIEDADE RODRIGUES ,Father Name:Joao Agostinho Rodrigues, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - House no.P-13, Housing Board, Gogol, Margao, Salcete, Goa, Address2 - , PAN No.			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CECILIA DAMASCIANA SOUZA Alias CECILIA DAMASCIANA DSOUZA E BAPTISTA Alias CECILIA BAPTISTA , Father Name:Anthony DeSouza, Age: 54, Marital Status: Widow ,Gender:Female,Occupation: Housewife, House no.443, Near Musson Ground, Sanglem Ward, Majorda, Salcete Goa, PAN No.:			
2	AARON AGNELO BAPTISTA , Father Name:Late Piedade Assumpcao Baptista, Age: 30, Marital Status: Bachelor ,Gender:Male,Occupation: Self Employed, House no.278-32-326, Tontem Morod, Cansaulim South Goa, PAN No.:			
3	VANIA VALANKANI BAPTISTA , Father Name:Late Piedade Assumpcao Baptista, Age: 27, Marital Status: Spinster ,Gender:Female,Occupation: Self Employed, House no.278-32-326, Tontem Morod, Cansaulim, South Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	MARIA LUCIA PIEDADE RODRIGUES , Father Name:Joao Agostinho Rodrigues, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Business, House no.P-13, Housing Board, Gogol, Margao, Salcete, Goa, PAN No.: [REDACTED]			
5	Maria Lucia Piedade Rodrigues , Father Name:Joao Agostinho Rodrigues, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Business, House no.P-13, Housing Board, Gogol, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for IVAN RODRIGUES			

Witness.

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: OLWIN SANJOAN RODRIGUES, Age: 53, DOB: [REDACTED], Mobile: [REDACTED] 49, Email: [REDACTED], Occupation: Business, Marital status : Married, Address: 403601, S-5, S-5, Satyawati Plaza, Housing Board Road Gogol Margao Goa, Margao, Salcete, South Goa, Goa			
2	Name: SUDESH BABUSO NAIK, Age: 52, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status : Married, Address: 403602, Apt. no. H 125, Apt. no. H 125, Borda Fatorda Margao Goa, Margao, Salcete, South Goa, Goa			

Final
26/4/2022
Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
2022 MGO-1568

Document Serial Number :- 2022 MGO-1568

Document Serial No:-2022-MGO-1568

Book :- 1 Document

Registration Number :- **MGO-1-1541-2022**

Date : 26-Apr-2022

Janak
26/4/2022

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

