

270

24/1/08

THE BANK OF RAJASTHAN LTD.

DAULAT BUILDING

18th JUNE ROAD

PANAJI - GOA

भारत

STAMP DUTY

00000

गोवा
NON JUDICIAL

Rs. $\approx$ 0039600 $\approx$ 21,1008

714467

GOA

D-5/STP(V)/C.R/35/18/2006 - RD

INDIA

Zero*Zero*Three Nine*Six*Zero*Zero*

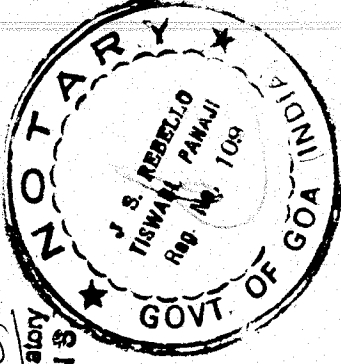
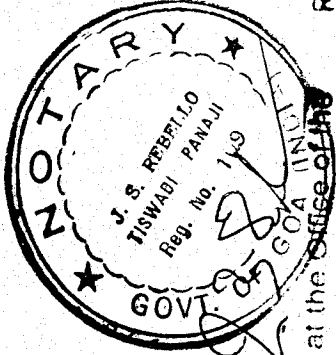
1257 5033270

Name of Purchaser *Edwina Cortez*
For The Bank of Rajasthan Ltd.

Authorized Signatory

RADHAKRISHNAN S

A 1084



Serial No. *23/1/08*
Presented at the Office of the
Sub-Registrar has
between the hours of 10 am

Received fees for Rs. *NP*

Registration

Copying 'Folios'

Copying Endorsements

Postage

Total Rs. *39,660/-*

and 12 p.m. on *23/1/08* 2008

Edwina Cortez

SUB-REGISTRAR
ILHAS

SUB-REGISTRAR
ILHAS

DEED OF SALE

THIS DEED OF SALE is made at Panaji- Goa, on this 23rd
day of January in the year Two Thousand Eight.

b. Oliveira

b. Oliveira

(Mrs. Cecilia
Sebastiana de
Almeida e Oliveira)

BETWEEN

(1) Mrs. Cecilia Sebastiana de Almeida e Oliveira, wife of late. Venceslan Oliveira aged about 68 years, residing at Lotus Apt., St. Inez, Panaji-Goa herein after referred to as the "VENDORS" (which expression shall include her heirs, successors, legal representatives and assigns) of the ONE PART.

AND

(1) Shri. Edwin Cortez, aged about 38 years of age, lecturer, residing at Premeiro, Bairro, St. Cruz hereinafter referred to as "PURCHASER", (which expression shall include his heirs, successors, legal representatives, executors, administrators and assigns) OF THE OTHER PART.

WHEREAS:

1) There exists a property known as "Palmgrove St. Agostinho" comprising of three additions situated at Morombi O Grande Mercedes, Ilhas Taluka, Goa, not described in the Land Registration Office of Ilhas Taluka, Goa and enrolled as a whole in the Taluka Revenue Office under Matriz numbers 120,121,122 and 123 hereinafter referred to as "the said property".

2) The said property originally belonged to Mr. Domingos

Caetano de Oliveira who was married to Smt. Fregilda

Margarida Conceicao Dias Oliveira as can be seen in the

(Mr. Cecilia Sebastiana de Almeida e Oliveira) *(Shri Edwin Cortez)*

Deed of Gift with acceptance dated 27/1/1970 drawn up in the city of Panaji in the Registration office of Ilhas, Taluka Goa registered under no.46 at pages 141 to 145 of Book I, Vol. 44 dated 31/1/1970.

3) The said property stands registered under the above mentioned Matriz numbers in the name of Domingos Caetano de Oliveira of Mercês.

4) The said Smt. Fregilda Margarida Conceicao Dioas de Oliveira widow of the said Caetano de Oliveirs and the absolute owner and in possession of the second division (

Sub-Divided plot) of the said property gifted the same equal parts by the above Deed of Gift to her only two male children being to the Northern part and to the Donee Shri. Venceslau Filomeno Xavier de Oliveira the Southern part who have accepted the same.

5) The present Vendor is the wife of Shri. Venceslau Filomeno Xavier de Oliveira and she is the only surviving legal heir of Shri. Venceslau Filomeno Xavier de Oliveira.

6) The Vendor by Virtue of the said Deed of Gift is absolute owner and in possession of the Southern Part of the said property being second addition (sub-divide-plot) of the said property fully mentioned and described in the schedule hereunder written and shown in the red colour outline in the respective survey plan annexed hereto as integral part of this Deed corresponding to survey no.284/1 of village Morombi-O-Grande Taluka, Tiswadi Goa totally admeasuring 3900 sq. mts. hereinafter referred to as the "said property".

L. Oliveira
(Mrs. Cecilia Sebastiana) (Shri. Filomeno Xavier de Almeida e Oliveira)

WHEREAS Assistant Engineer SDI ,PWD, Panaji Goa, has been pleased to issue N.O.C in favour of Sarpanch of Village Panchayat Mercês Goa dated 06/11/2007 under Reg.No.PWD/DV/(E-N)F.09/2007-06/752 for structural soundness for the proposed construction of residential structure and compound wall of Cecilia Almeida E Oliveira in Survey No.284/1 , of Village Morambi-O-Grande in Tiswadi Taluka.

WHEREAS Deputy Town Planner, Panaji Goa has been pleased to issue N.O.C in favour of Secretary of Village Panchayat Mercês Goa dated 12/10/2007 under Reg.No.Tis/4446/MOG/07/1757 for construction of residential structure and compound wall Cecilia Almeida E Oliveira in Survey No.284/1 , of Village Morambi-O-Grande in Tiswadi Taluka.

WHEREAS Health Officer, Panaji Goa has been pleased to issue N.O.C in favour of Sarpanch/ Secretary of Village Panchayat Mercês Goa dated 29/11//2007 under Reg.No.Tis/4446/MOG/07/1757for the proposed construction of a residential house and compound wall Cecilia Almeida E Oliveira in Survey No.284/1 , of Village Morambi-O-Grande in Tiswadi Taluka.

WHEREAS a public notice dated 7/02/2007 was published in the local newspaper Goa Doot inviting objection of public in general in respect of sale of said property and it was not objected by any person/s and no sort of objections have been received by the purchaser in respect of the said property.

WHEREAS, the VENDOR is the exclusive owner and in possession of the all that Southern part of Second addition of the property kwn as Palmgrove St.Agostinho situated at Village Morambi-O-Grande, Ihas Goa corresponding to survey number 284/1 of village Morambi-O-Grande Taluka, Tiswadi, Goa totally admeasuring 3900 sq.mts being part of the whole property, in respect of the said property, more specifically described in the schedule annexed hereto.

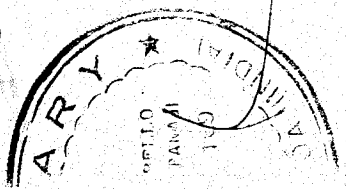
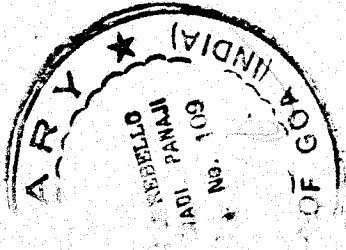
(Mrs. Cecilia Sebastião) *C. Oliveira*

AND WHEREAS the PURCHASER has approached the VENDOR with a proposal to purchase the said property Southern part of Second addition of the property kwn as Palmgrove St.Agostinho situated at Village Morombi-O-Grande, Ihas Goa corresponding to survey number 284/1 of village Morombi-O-Grande Taluka, Tiswadi, Goa totally admeasuring 3900 sq.mts. being part of the whole property.

AND WHEREAS, the VENDOR have agreed to sell, and the PURCHASER, have agreed to purchase the said property, admeasuring around 3900 sq. mts. as delineated on the plan in red colour annexed hereto, for the total price consideration of Rs.19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only).

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows:

1. That in consideration of the sum of Rs.19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) paid by PURCHASER to the VENDOR by Demand Draft dated 15/01/2008 bearing no.004814, drawn on the Goa Urban Co-operative Bank Ltd., Schedule Bank, Miramar Branch, Caranzalem Goa, do hereby admit and acknowledge, the VENDOR do hereby transfer and convey unto the PURCHASER all the said property thereon along with all the rights, of easement, access, pathways, trees, structures, waterways privileges, advantages, and all other rights including the right of development appurtenant and inherent to the same.
2. The VENDOR do hereby assures to the PURCHASER that she is the sole, exclusive and absolute owner of the said property and is lawfully entitled to alienate the same unto any third person.
3. The VENDOR do hereby sell and convey unto the PURCHASER the said property unencumbered and without any claim/charge or lien from any third person to be held and enjoyed by the PURCHASER forever, peacefully and without any hindrances, obstruction or disturbance of any nature from any third person claiming the same or any part thereof, through or on behalf of the VENDOR.



15/01/2008

L. Oliveira
(Mrs. Cecilia Sebastiana Pina)

10/1/08

4. The PURCHASER shall and may at any time hereafter as rightful owner of the said property, peacefully and quietly enter upon, possess, occupy and enjoy the said property and receive all its rents, profits, benefits thereof for himself without any suit, claim eviction litigation or demand from the VENDOR.
5. The VENDOR do hereby undertake to indemnify the PURCHASER in case any defect is found to the marketability of the VENDOR which renders this Conveyance null and void or partly null and void in any manner affects the free and lawful possession of the said property by the PURCHASER.
6. The VENDOR assure to the PURCHASER that she has paid up to date all the rents, taxes, charges that may be payable by the VENDOR against the said property to the appropriate authorities and that there are no arrears against the same of any nature.
7. The VENDOR assures to the PURCHASER that the said property is free from all encumbrances and also from claim or tenancy, Mundkarship, easement, lien, or any other claim from any person whomsoever.
8. The VENDOR assure to the PURCHASER that there is no lis-pendens of any nature before any Civil or Revenue Courts under the Land Acquisition Act or Land Revenue Code, or any recovery proceedings nor is the said property the subject matter of any attachment in execution of any decree before any Judicial/Quasi-Judicial Court.
9. The VENDORS do hereby give her absolute and express consent to the said PURCHASER to get the name of the PURCHASER included in the Survey Records of Panaji City.

L. Oliveira

(Mrs. Cecilia Sebastiana)

de Almeida e Oliveira

(Shri Edwin Brito)

-7-

10. The VENDOR have received Rs.19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) as a full and final payment towards the said property from the PURCHASER and the PURCHASER has paid the stamp duty of Rs.39,600/-(Rupees Thirty Nine Thousand Only) which is affixed to this Deed of Sale.

SCHEDULE I

(Description of the Property)

ALL that piece or parcel of land consisting of Southern part of Second addition of the property known as Palmgrove St. Agostinho situated at Village Morombi-O-Grande, Ilhas Goa corresponding to survey number 284/1 of village Morombi-O-Grande Taluka, Tiswadi, Goa totally admeasuring 3900 sq.mts. being part of the whole property bearing Matriz numbers 120, 121, 122 and 123 of Ilhas Taluka Goa and bounded as under:

ON THE NORTH : By remaining part of 283/1, 284 and 15/8,

ON THE SOUTH : By survey no. 284/2

ON THE EAST : By survey no. 280 and;

ON THE WEST : By the paddy of Morombi-O-pegueno

IN WITNESS WHEREOF the parties hereto have signed and executed these presents on the day and the year first hereinabove written.

L. Oliveira
(Mrs. Cecilia Sebastião) (Shri. Edwin
de Almeida e Oliveira) (Wife)

SIGNED & DELIVERED by the
Within-named VENDOR
(1) Mrs. Cecilia Sebastiana de
Almeida e Oliveira



Cecilia Sebastiana de Almeida e Oliveira

Left hand fingerprints

Right hand fingerprints



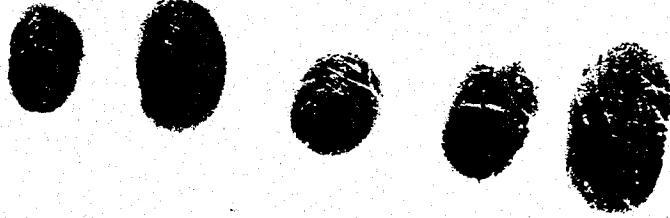
Little

Ring

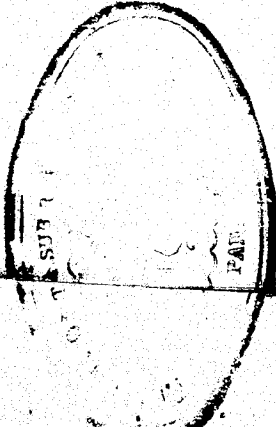
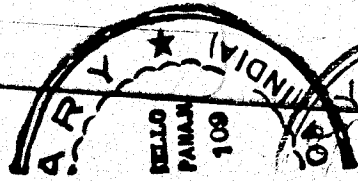
Middle

Index

Thumb



C. Oliveira (Mrs. Cecilia
Sebastiana
de Almeida
e Oliveira)
(Shirley Edwin Ludwig)



SIGNED & DELIVERED by
The within named PURCHASER
(1) Shri. Edwin Cortez ★

Edwin Cortez

Left hand fingerprints

Right hand fingerprints



Little



Ring



Middle



Index



Thumb



*L. Oliveira Sebastiana de
(Mrs. Cecilia e Oliveira)
Almeida*

(Shri. Edwin Cortez)

-10-

In presence of:

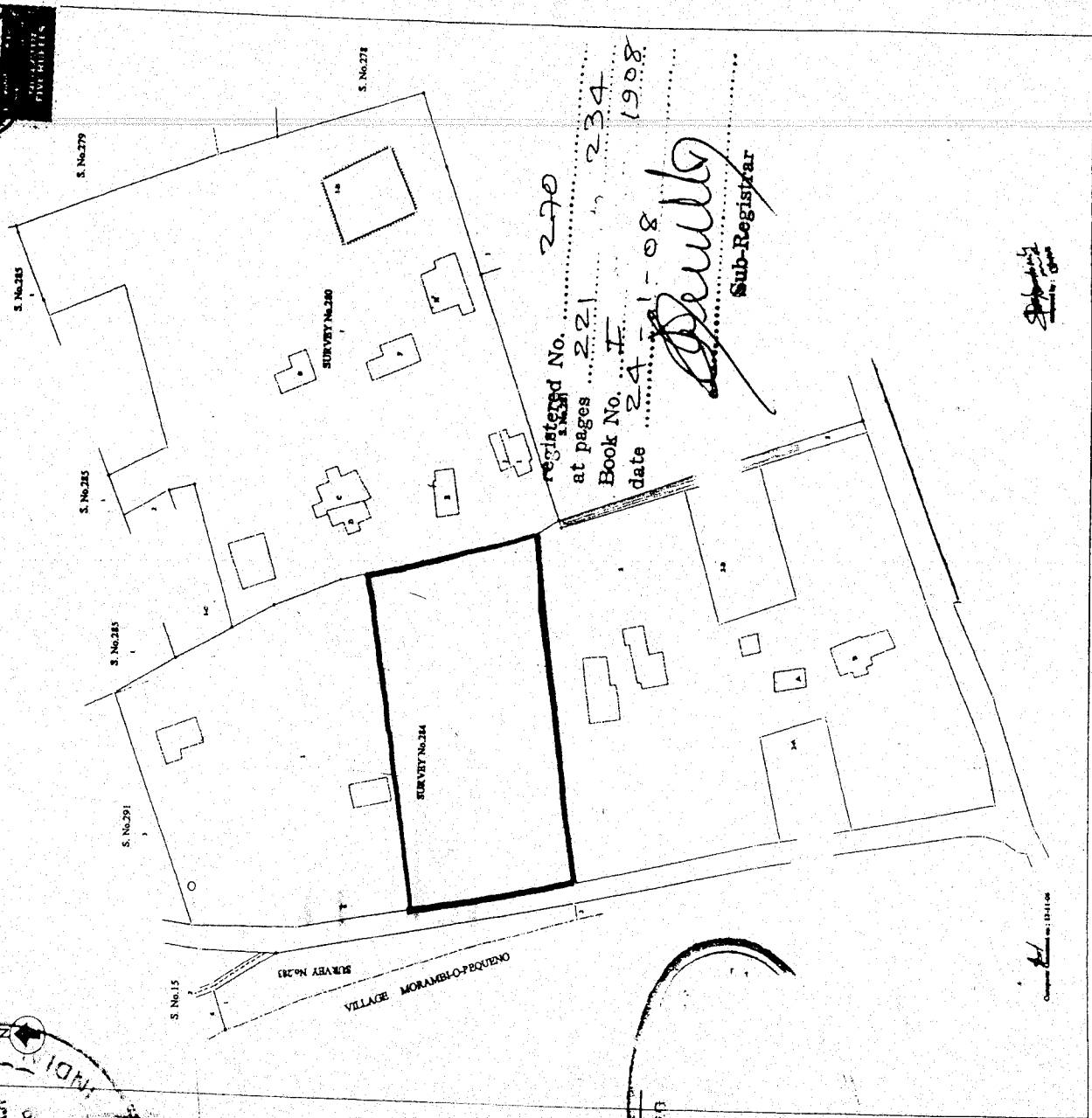
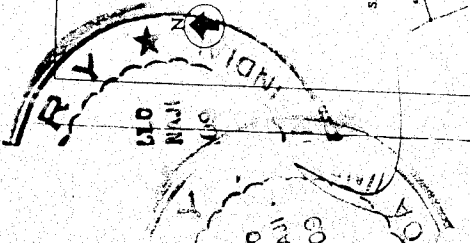
- (1) Adm. Archana Harmanant Chari. Ph.D.
- (2) Mr. Sao Montez Montez

B. Oliveira Sebastiana
(Mrs. Cecilia e Oliveira)
de Almeida by
(Shri. Edwin Cortez)



GOVERNMENT OF GOA
Department of Settlement and Land Records
PANAJI, GOA

Plot Surveyed Area in
Meters-Square Meters
Total Area
S. No. 291 1.200 1.200 1.200



Registered No. 270
at pages 221 to 234
Book No. 17
date 24-1-08 1908

[Signature]
Sub-Registrar

[Signature]

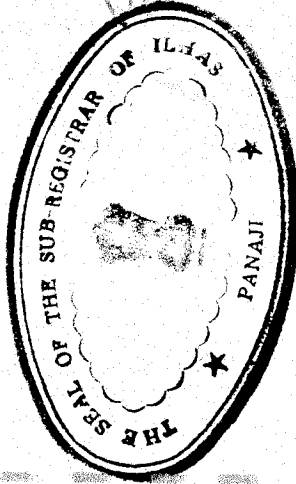
X b. Oliveira.
(Mrs. Cecilia Sebastiana de Almeida e Oliveira)
[Signature]
(Shri. Bhoirwong)



गोवा GOA

064987

Serial No/362 Place of Vendor/Panaji Date 02/11/17
Value of Stamp Paper M. 25000
Name of Purchaser BERNADETTE CORTEZ
Residence St. Gurg Name of Father Branco
Purpose Gift Deed Transacting Parties
Sign of Stamp Vendor M. Kank Sign of Purchaser [Signature]
Mangala N. Karapurkar
License No AC/STP/EN/747/99



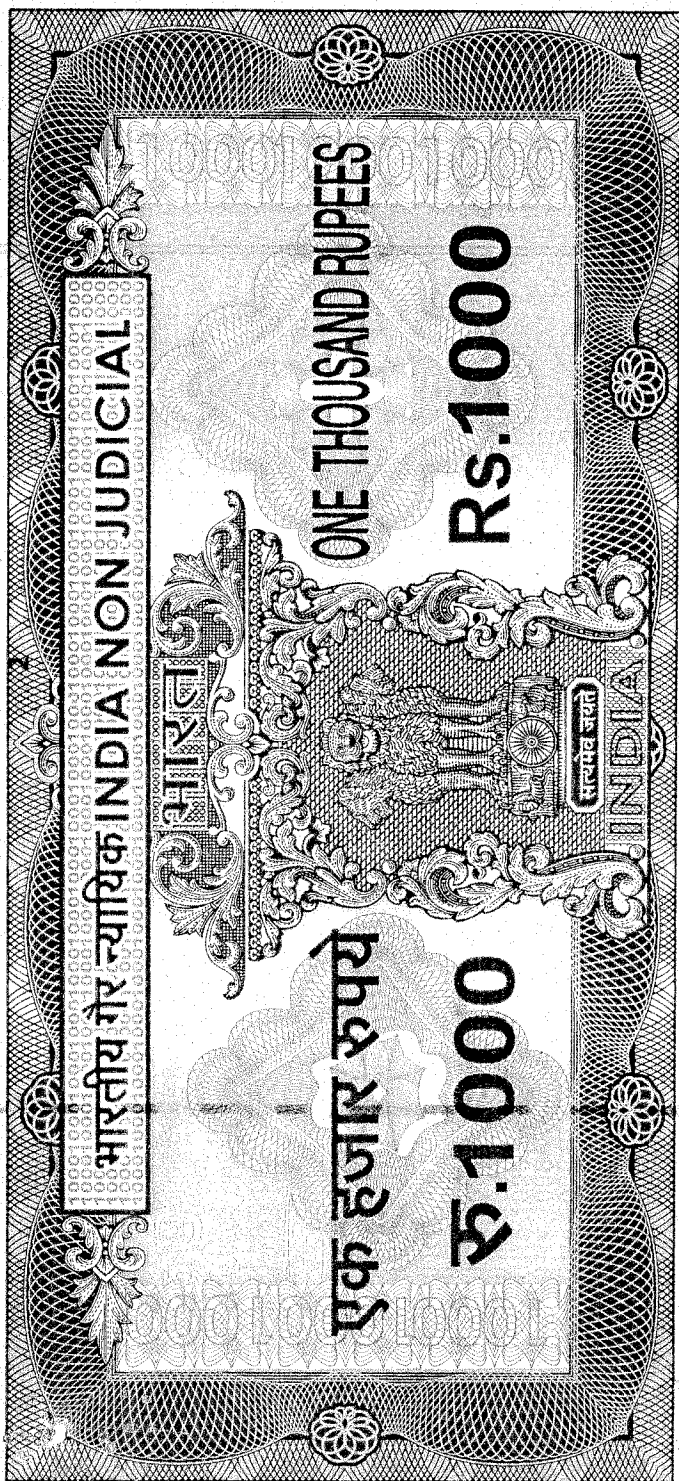
Br. No. 115/2017
16/01/2017

DEED OF GIFT

THIS DEED OF GIFT is made at Panaji, Goa, on this 03rd

03 day of month January, 2017.

[Signature]



गोवा GOA

454817

Serial No. S361 Place of Vendor, Panaji, Date 02/11/17

Value of Stamp Paper Rs. 1000

Name of Purchaser BERNADETTE

Residence St. Mary's Name of Father Francis

Purpose Gift Transacting Parties

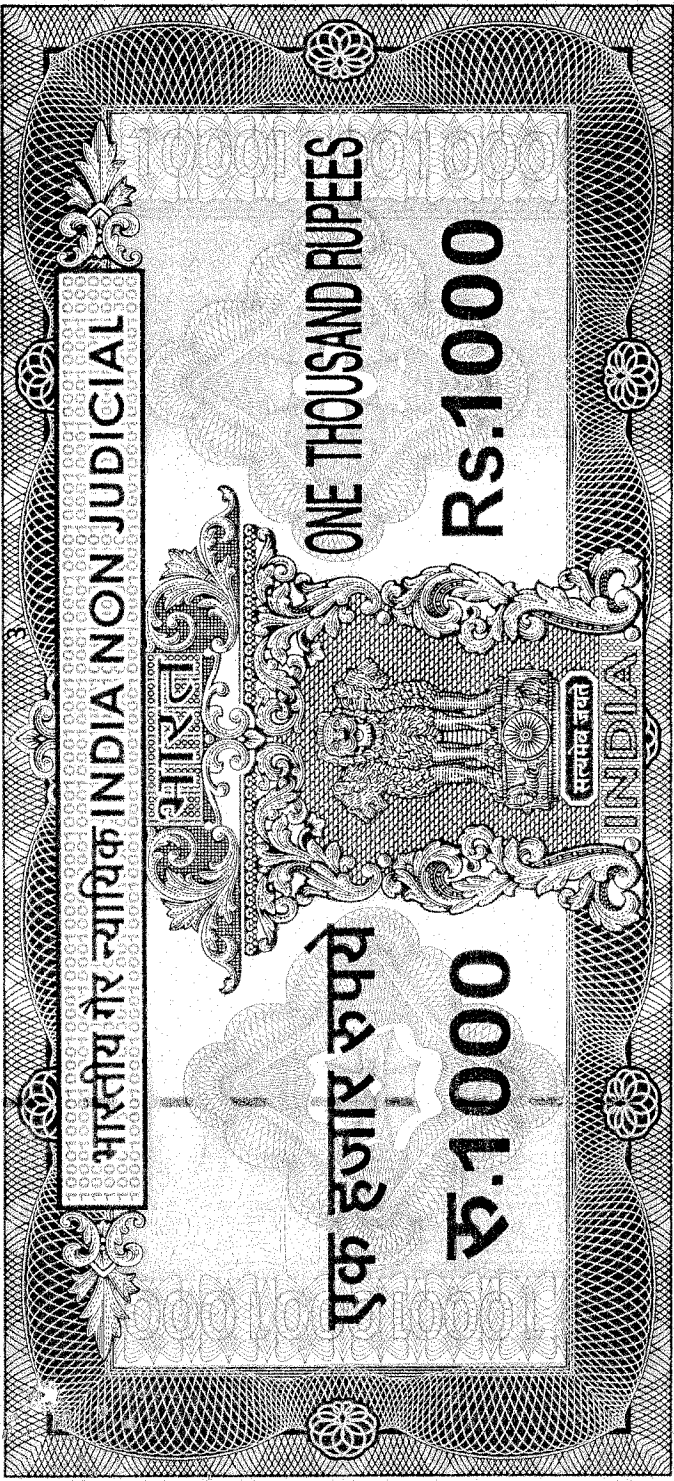
Sign of Stamp Vendor NZ Sign of Purchaser [Signature]

Mangala N. Karapurkar License No AC/STP/VEN/747/99

BETWEEN

1. MR. EDWIN CORTEZ, son of late Francisco Cortez, 47 years of age, service, married, Permanent Account Number ABSPC9361M, and his wife;

2. MRS. ANETTE SYLVIA CORTEZ, wife of Mr. [Signature] Edwin Cortez, 45 years of age, service, married, [Signature] Permanent Account Number ABKPC41C2C, both [Signature]

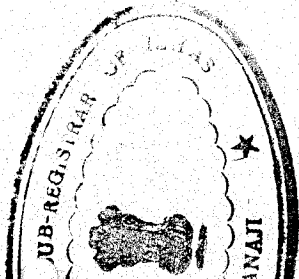


गोवा GOA

454818

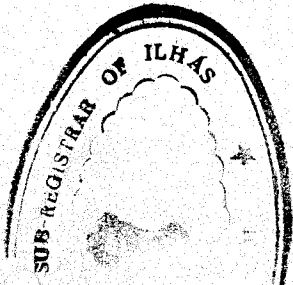
Serial No 361 Place of Vendor Panaji Date 02/11/17
Value of Stamp Paper Rs 1000
Name of Purchaser BERNADETTE CORIEN
Residence Sicry Name of Father Francis
Purpose Gift Transacting Parties

Sign of Stamp Vendor M Sign of Purchaser Corien
Mangala N. Karapulkar
License No AC/STP/VEN/747/99



Indian Nationals and both residents of H. No. 57, Figueira
Bhat, Vaddy, Mercedes, Tiswadi, Goa, hereinafter called “THE
DONORS” (which expression shall unless it be repugnant to
the context or meaning thereof shall be deemed to mean and
include their heirs, legal representatives, executors and
administrators), of the ONE PART.

Bernadette Corien



AND

MRS. BERNADETTE TEREZINHA FATIMA CORTEZ, daughter of late Francisco Cortez, 45 years of age, married, housewife, Permanent Account Number AUSPC7716M, Indian National and residing at Cortez Apartment, G-4, Ubo-dando, Santa Cruz, Tiswadi, Goa, hereinafter called **“THE DONEE”**, (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, legal representatives, executors and administrators), of
THE OTHER PART.

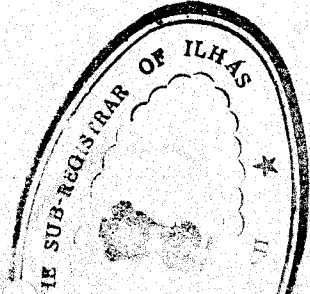
WHEREAS:

Betty D. Cortez

a. There exists an immovable property known as "Palmgrove St. Agostinho" originally comprised of three additions, (adicao) situated in the village Morambi-o-Grande, Taluka Tiswadi, Sub District of Ilhas, District of North Goa, not described in the Land Registration Records of Ilhas, but enrolled as a whole in the Taluka Revenue Office under Matriz Nos. 120, 121, 122 and 123 and registered in the name of Mr. Domingos Caetano de Oliveira who was married to Mrs. Fregilda Margarida Conceicao Dias e Oliveira.

b. By a Deed of Gift with Acceptance dated 27/01/1970 drawn up in the Registration office of Ilhas at Panaji and registered under No.46 at pages 141 to 145 of Book I Vol. 44 dated 31.1.1970, the said Mrs. Fregilda Margarida

Barry DA Henry



Conceicao Dias e Oliveira, widow of Mr. Domingos Caetano de Oliveira gifted the "southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho" to Mr. Venceslau Filomeno X. De Oliveira.



c. The said Mr. Venceslau Filomeno X. De Oliveira expired on 27/08/1993 without any Will or gift and issueless, leaving behind his widow, Mrs. Cecilia Sebastiana de Almeida as his universal heir, which fact is confirmed in the Deed of Succession and Qualification of Heirs dated 28/04/2006 drawn at pages 94 to 95v of Book No. 7 before Notary Ex Officio, Canacona, Goa.

d. By a Deed of Sale dated 23/01/2008 and duly registered in the Office of the Sub-Registrar of Ilhas under No.270 at pages 221 to 234 of Book

Barley DV Bortez

I, volume No.1908 on 24/01/2008, the said Mrs. Cecilia Sebastina de Almeida e Oliveira sold and conveyed the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, admeasuring 3900 sq. mts. surveyed under Survey and Sub Division No. 284/1 of Village Morambi-o-Grande, Taluka Tiswadi, to Mr. Edwin Cortez.

e. After purchasing the property the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, the said Mr. Edwin Cortez got his name mutated in the occupant's column of survey records Form No. I and XIV of property surveyed under Survey and Sub Division No. 284/1 under Mutation No. 21766 and then applied to the Dy. Collector and S.D.O

Edwin Cortez

of Tiswadi ,Taluka for partition and separation of his holding admeasuring 3900 sq.mts.

f. By an Order dated 26/10/2010 passed by Dy. Collector and S.D.O. at Panaji in Case No. LND/PART/79/2010, the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, admeasuring 3900 sq. mts. surveyed under Survey and Sub Division No. 284/1 purchased by said Mr. Edwin Cortez vide Deed of Sale dated 23/01/2008 was partitioned and separated and is presently surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi.

g. The name of Mr. Edwin Cortez is exclusively recorded in the occupant's column of survey records Form No. I and XIV of property



Edwin Cortez

surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi, and is admeasuring 3900 sq. mts. in area. No name is figuring in other rights, tenant's and cultivator's column.

h. The said Mr. Edwin Cortez is married to Mrs. Anette Sylvia Cortez without any ante nuptial agreement and hence are governed under the regime of general communion of assets as per the Portuguese Civil Code presently in force in the State of Goa and therefore Mrs. Anette Sylvia Cortez has acquired half right to the properties owned by the said Mr. Edwin Cortez.

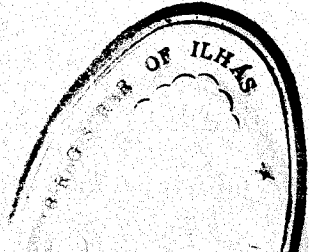
i. The DONORS are thus the lawful owners in possession of or otherwise well and sufficiently entitled, free from all encumbrances of

Edwin Cortez

whatsoever nature, the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, situated at Village Morambi-O-Grande, admeasuring 3900 sq. mts. surveyed under Survey and new Subdivision No. 284/1-

A of Village Morambi-o-Grande, Taluka Tiswadi, more particularly described in SCHEDULE No. I hereunder written and hereinafter referred to as the SAID PROPERTY for the sake of brevity.

j. In consideration of natural love and affection The DONORS have for DONEE who is respectively sister of the DONOR No. 1 and sister-in-law of the DONOR No. 2 they the DONORS are desirous of making gift of their 6.55% undivided share corresponding to 255.69 sq. mts. in the SAID PROPERTY, in favour of



Goa 11/11/2019

DONEE which is more particularly described in
SCHEDULE No. II hereunder written.

NOW THIS DEED WITNESSES AS UNDER:

1. The DONORS in consideration of natural love and affection for The DONEE, doth hereby convey, grant and transfers by way of gift unto the DONEE their 6.55% undivided share corresponding to 255.69 sq.mts in the SAID PROPERTY , owned and possessed by them in favour of The DONEE, with all and singular the things permanently attached thereto or standing thereon and all liberties, privileges, easements and advantages appurtenant thereto and all the estate right, title, interest, use, inheritance, possession, benefit, claims and demands whatsoever of The DONORS to have and to hold the same unto and



Robert D. Wray

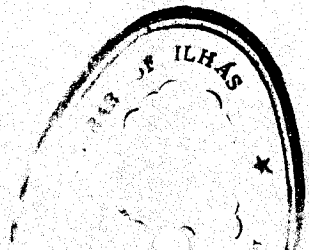


to the use of the DONEE absolutely but subject to payment of all taxes, assessments, dues, duties and now hereinafter chargeable thereon to the Government, or Panchayat or other local authority.

2. THAT The DONORS now have in themselves good right, full power and absolute authority to convey and grant by way of gift their 6.55% undivided share corresponding to 255.69 sq. mts. in the SAID PROPERTY.

3. THAT The DONORS do hereby declare that DONEE will enjoy peaceful and uninterrupted possession of her gifted share in the SAID PROPERTY jointly with the DONORS.

Babey Q. N. N. N. N.



4. The DONEE is entitled to possess enjoy her undivided share hereby gifted in SAID PROPERTY including the rents and profits thereof for her own use and benefit without any suit lawful eviction interruption, claim or demand whatsoever from or by the DONORS or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under on in trust for the DONORS.

5. That the SAID PROPERTY is free and clear and freely and absolutely forever released and discharged otherwise by DONORS and well sufficiently saved kept harmless and indemnified of and from and against all former and other estate title charges and encumbrances, whatsoever had made, executed, occasioned or suffered by DONORS or by any other person or person

Roby D. Story

lawfully claiming or to claim by from under or in trust for DONORS.

6. That DONORS covenant that there are no legal impediments for transfer of the said undivided share in the SAID PROPERTY.

7. The DONEE accept the gift of 6.55% undivided share corresponding to 255.69 sq.mts in the SAID PROPERTY.

8. The DONEE may at all times hereafter peaceably and fully possess and enjoy the said 6.55% undivided share corresponding to 255.69 sq.mts in the SAID PROPERTY jointly with the DONORS or any other transferees of the DONORS .

9. For the purpose of calculating stamp duty the current market value of the said 6.55% undivided

Barry R. Heston

share corresponding to 255.69 sq.mts in the SAID PROPERTY is valued at Rs. 7,67,070/- (Rupees Seven Lakhs Sixty Seven Thousand Seventy only) and accordingly the required stamp duty is paid on this Deed of Gift.

10. The stamp duty and registration charges of this Deed of Gift is borne and paid by the DONORS.

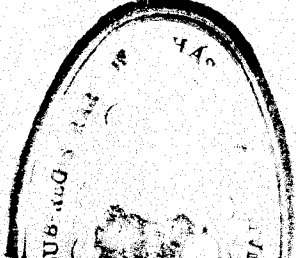
SCHEDULE No. I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, situated in the village of Morambi-o-Grande, within the limits of the Village Panchayat of Merces, Taluka Tiswadi, District of North, State of Goa, not described in the Land Registration



Boley D. B. B. B.



Office of Ilhas, but enrolled as a whole property in the Taluka Revenue Office for Matriz Predial under Nos.120,121,122 and 123 and presently surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi. The SAID PROPERTY admeasures 3900 sq. mts. and bounded as under:

On the North: By property bearing surveyed under Survey & Sub Division No. 284/1

On the South: By property bearing surveyed under Survey & Sub Division No. 284/2

On the East: By property bearing surveyed under Survey & Sub Division No. 280/1, 1-F and 1-D.

On the West: By public road.

Survey *Q-1* *Survey*

SCHEDULE NO: II
(DESCRIPTION OF THE GIFTED SHARE)

All that undivided share of 6.55% corresponding to 255.69 sq. mts. out of the DONORS' share in the SAID PROPERTY which is more particularly described in SCHEDULE No. I written hereinabove.

IN WITNESS WHEREOF, the parties hereto have executed this Deed of Gift on the day, month and the year first herein above mentioned.

Robert A. Hart

(SIGNED SEALED AND DELIVERED

By the withinnamed DONORS)

MR. EDWIN CORTEZ



L.H.F.P

R.H.F.P.

1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



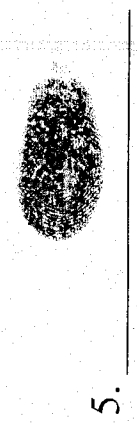
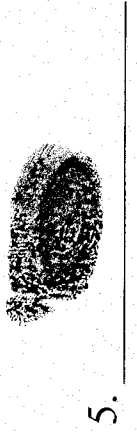
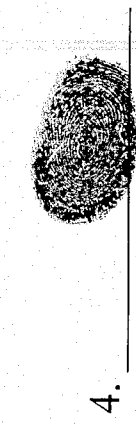
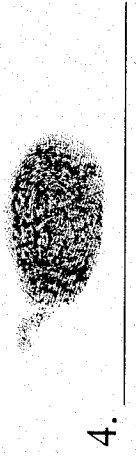
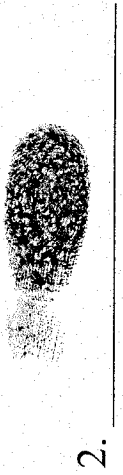
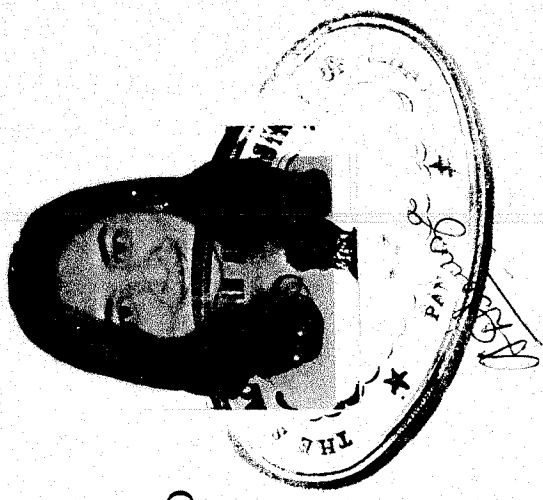
Barley *Edwin Cortez*

(SIGNED SEALED AND DELIVERED
By the withinnamed DONORS)
MRS. ANETTE SYLVIA CORTEZ



L.H.F.P

R.H.F.P.



Anette Sylvia Cortez

(SIGNED SEALED AND DELIVERED
By the withinnamed DONEE)
**MRS. BERNADETTE TEREZINHA
FATIMA CORTEZ**



Borley

EXHIBIT

L.H.F.P

R.H.F.P.



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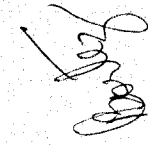
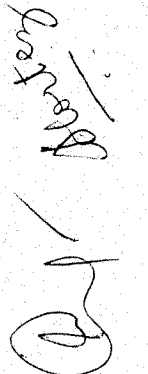
Borley On Hand

IN PRESENCE OF WITNESSES:

1. Nikita Prabhakar Selgaonkar Dilgaonkar

2. Tanvi Naik 





Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 16-01-2017 11:47:08 AM

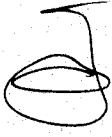
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Sr. No	Description	Rs. Ps
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2	Processing Fees	290.00
	Total:	15640.00

Stamp Duty Required: 26880.00 Stamp Duty Paid: 27000.00

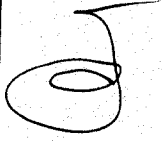
★
Edwin Cortez presenter

Name	Photo	Thumb Impression	Signature
Edwin Cortez, S/o Late Francisco Cortez , Married, Indian, age 47 Years, Service, r/o H.No. 57, Fircuem Bhat, Vaddy, Mercedes, Tiswadi-Goa. PAN No. ABSPC9361M. Herein the Donor No. 1			

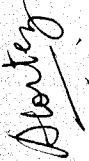
Executant

Endorsements

1 . Edwin Cortez, S/o Late Francisco Cortez, Married, Indian, age 47 Years, Service, r/o H.No. 57, Fircuem Bhat, Vaddy, Mercedes, Tiswadi-Goa. PAN No. ABSPC9361M. Herein the Donor No. 1

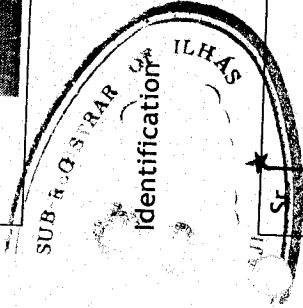
Photo	Thumb Impression	Signature
		

2 . Anette Sylvia Cortez, W/o Edwin Cortez, Married, Indian, age 45 Years, Service, r/o H.No. 57, Firguem Bhat, Yaddy, Mercas, Tiswadi-Goa PAN No. ABKPC4102C. Herein the Donor No. 2

Photo	Thumb Impression	Signature
		

3 . Bernadette Terezinha Fatima Cortez, d/o late Francisco Cortez , Married, Indian, age 45 Years, House-Wife, r/o Cortez Apartment, G-4, Ubo Dando, Santa Cruz, Tiswadi, Goa. PAN No. AUSPC7716M. The Donee.

Photo	Thumb Impression	Signature
		



Witness Details		
Sr No.		Signature
1	Nikita Prabhu Salgaonkar , D/o Prasanna Kumar Salgaonkar, UnMarried, Indian, age 22 Years, Service, r/o H.No. 67, Ward No. 9, Ansabhat, Mapusa, Bardez-Goa	
2	Tanvi Naik , D/o Gurudas Naik, UnMarried, Indian, age 25 Years, Service, r/o H.No. 152, Karaswada, Mapusa, Bardez-Goa	


Sub-Registrar
ILHAS

Book-1 Document
Registration Number PNJ-BK1-00108-2017
CD Number PNJD54 on
Date 16-01-2017

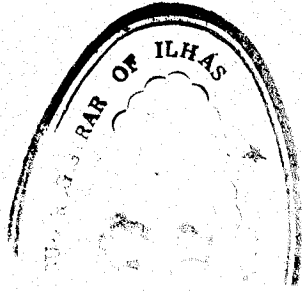
Sub-Registrar (Ihas/Tiswadi)

SUB - REGISTRAR
ILHAS

Scanned By:- Kchodankar

Signature: 

Designed and Developed by C-DAC, ACTS, Pune





गोवा GOA

Form No. 360 Place of Vendor Panaji, Goa 02/1/17 065000

Value of Stamp Paper Rs. 25,000/-

Name of Purchaser Norman

Residence Panaji Name of Father San Francisco

Purpose Gift deed Transacting Parties

mky

Sign of Stamp Vendor

Mangala N. Karapurkar

License No AC/STP/VEN/747/99

Sign of Purchaser

[Signature]

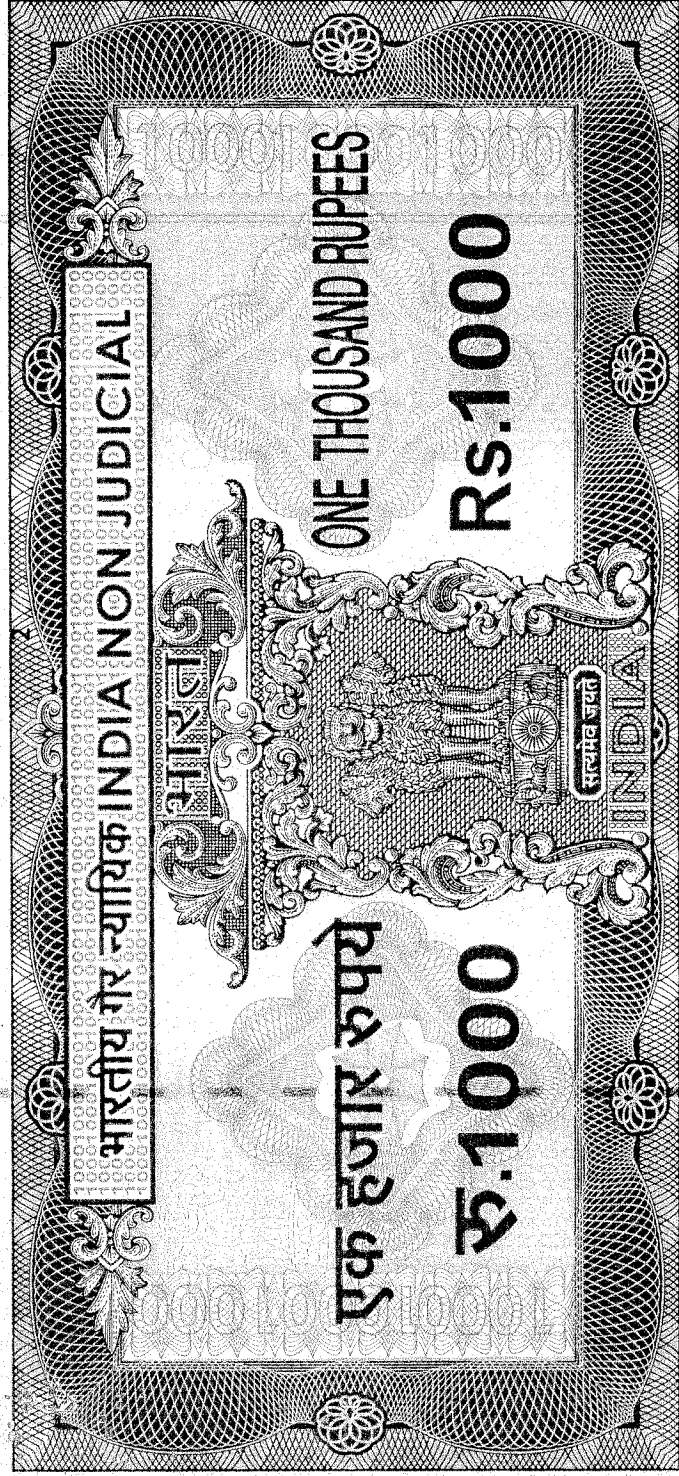


DEED OF GIFT

THIS DEED OF GIFT is made at Panaji, Goa, on this 03rd

day of month January, 2017.

[Signature] *[Signature]* *[Signature]*
Edm. Cury *[Signature]* *[Signature]* *[Signature]*



गोवा GOA

454819

Serial No. S360 Place of Vendor, Panaji Date 02/11/79
Value of Stamp Paper 1000

Name of Purchaser German
Residence Panaji Name of Father Francisco
Purpose Gift Transacting Parties:

MC
Sign of Stamp Vendor
Mangala N. Karapurkar
Licence BETWEEN N/747/99



1. MR. EDWIN CORTEZ, son of late Francisco Cortez,
47 years of age, service, married, Permanent Account
Number ABSPC9361M, and his wife;

2. MRS. ANETTE SYLVIA CORTEZ, wife of Mr.

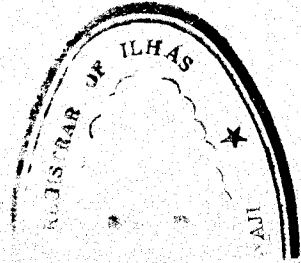
Edwin Cortez, 45 years of age, service, Permanent
Account Number ABKPC4102G, both Indian Nationals

Edwin Cortez
Anette Cortez

Edwin Cortez
Anette Cortez



गोवा GOA



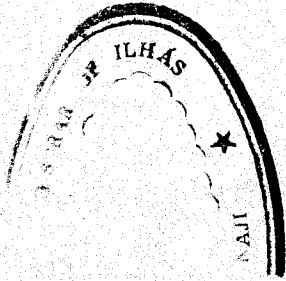
Serial No. 360 Place of Vendor, Panaji Date 22/11/17
Value of Stamp Paper 1000
Name of Purchaser Norman
Residence Panaji Name of Father Norman
Purpose Gift Transacting Parties:
Sign of Stamp Vendor mkh Sign of Purchaser
Mangala N. Karapurkar
License No AC/STP/MEN/747/99

and both residents of H. No. 57, Firguem Bhat, Vaddy,
Merces, Tiswadi, Goa, hereinafter called "THE DONORS"
(which expression shall unless it be repugnant to the context
or meaning thereof shall be deemed to mean and include their
heirs, legal representatives, executors and administrators), of
the ONE PART.

Adv. C. M. V. V. Donor

AND

- Alison Maria Cortez*
Copy No. A 329690
1. MR. NORMAN MINGUELINO CORTEZ, son of
of late Francisco Cortez, 47 years of age, married,
service, United Kingdom National, having OCI Card
No. A 329690 and Permanent Account Number
ANYPC8016D, and his wife;



2. MRS. LILLIAN CORTEZ alias LILLIAN
ALISON MARIA CORTEZ, daughter of Mr.
Leandro Alex Soares, 45 years of age, married,
service, United Kingdom National having OCI Card
No. A 268444 and having Permanent Account
Number ANYPC8015A, both presently residing at
520A Kristen Eden, Ubo dando, Santa Cruz, Tiswadi,
Goa, hereinafter called "THE DONEES", (which
expression shall unless it be repugnant to the context
or meaning thereof shall be deemed to mean and
include their heirs, legal representatives, executors
and administrators), of THE OTHER PART.

[Signature]

Notary

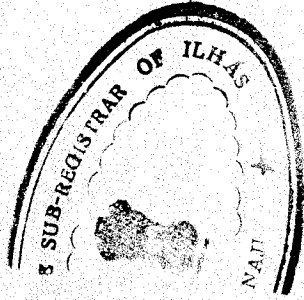
Book

DN

WHEREAS:

- a. There exists an immovable property known as "Palmgrove St. Agostinho" originally comprised of three additions,(adicao) situated in the village Morambi-o-Grande, Taluka Tiswadi, Sub District of Ilhas, District of North Goa, not described in the Land Registration Records of Ilhas, but enrolled as a whole in the Taluka Revenue Office under Matriz Nos. 120, 121, 122 and 123 and registered in the name of Mr. Domingos Caetano de Oliveira who was married to Mrs. Fregilda Margarida Conceicao Dias e Oliveira.

- b. By a Deed of Gift with Acceptance dated 27/01/1970 drawn up in the Registration office of Ilhas at Panaji and registered under No.46 at pages 141 to 145 of Book I Vol. 44 dated



[Signature]
Domingo Lopez

31.1.1970, the said Mrs. Fregilda Margarida Conceicao Dias e Oliveira, widow of Mr. Domingos Caetano de Oliveira gifted the "southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho" to Mr. Venceslau Filomeno X. De Oliveira.



- c. The said Mr. Venceslau Filomeno X. De Oliveira expired on 27/08/1993 without any Will or gift and issueless, leaving behind his widow, Mrs. Cecilia Sebastiana de Almeida as his universal heir, which fact is confirmed in the Deed of Succession and Qualification of Heirs dated 28/04/2006 drawn at pages 94 to 95v of Book No. 7 before Notary Ex Officio, Canacona, Goa.
- d. By a Deed of Sale dated 23/01/2008 and duly registered in the Office of the Sub-Registrar of

[Signature] *Almeida* *Costa* *Ri*

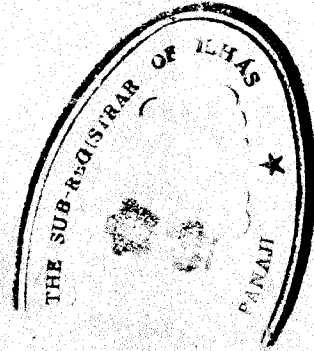
Ilhas under No.270 at pages 221 to 234 of Book

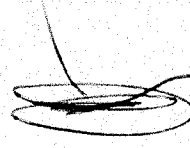
I, volume No.1908 on 24/01/2008, the said Mrs.

Cecilia Sebastina de Almeida e Oliveira sold and conveyed the southern part of second sub-divided plot (adicao) of Palmgrove St.

Agostinho, admeasuring 3900 sq. mts. surveyed under Survey and Sub Division No. 284/1 of Village Morambi-o-Grande, Taluka Tiswadi, to Mr. Edwin Cortez.

e. After purchasing the southern part of property second sub-divided plot (adicao) of Palmgrove St. Agostinho, the said Mr. Edwin Cortez got his name mutated in the occupant's column of survey records Form No. I and XIV of property surveyed under Survey and Sub Division No. 284/1 under Mutation No. 21766 and then applied to the Dy. Collector and S.D.O of

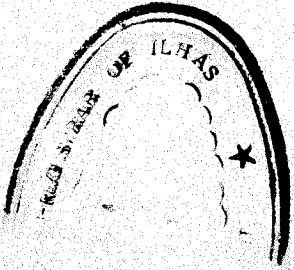


 *Edwin Cortez*

Tiswadi Taluka, for partition and separation of his holding admeasuring 3900 sq.mts.

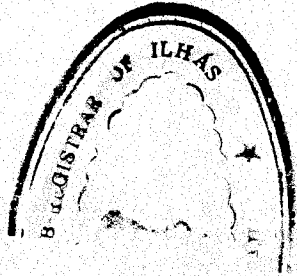
f. By an Order dated 26/10/2010 passed by Dy. Collector and S.D.O. at Panaji in Case No. LND/PART/79/2010, the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, admeasuring 3900 sq. mts. surveyed under Survey and Sub Division No. 284/1 purchased by said Mr. Edwin Cortez vide Deed of Sale dated 23/01/2008 was partitioned and separated and is presently surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi.

g. The name of Mr. Edwin Cortez is exclusively recorded in the occupant's column of survey records Form No. I and XIV of property



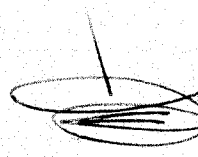
[Handwritten signature]
Edwin Cortez

surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi, and is admeasuring 3900 sq. mts. in area. No name is figuring in other rights, tenant's and cultivator's column.

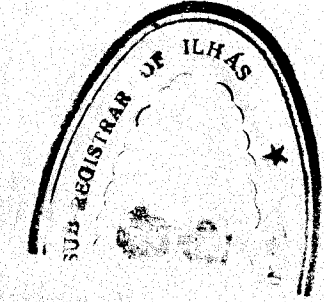


h. The said Mr. Edwin Cortez is married to Mrs. Anette Sylvia Cortez without any ante nuptial agreement and hence are governed under the regime of general communion of assets as per the Portuguese Civil Code presently in force in the State of Goa and therefore Mrs. Anette Sylvia Cortez has acquired half right to the properties owned by the said Mr. Edwin Cortez.

i. The DONORS are thus the lawful owners in possession of or otherwise well and sufficiently entitled, free from all encumbrances of

 *Edwin Cortez* 

whatsoever nature, the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, situated at Village Morambi-o-Grande, admeasuring 3900 sq. mts. surveyed under Survey and new Subdivision No. 284/1-



A of Village Morambi-o-Grande, Taluka Tiswadi, more particularly described in SCHEDULE No. I hereunder written and hereinafter referred to as the SAID PROPERTY for the sake of brevity.

j. In consideration of natural love and affection The DONORS have for DONEES who are respectively brother/sister-in-law of the DONOR No. 1 and brother-in-law/sister-in-law of the DONOR No. 2 they the DONORS are desirous of making gift of their 6.55% undivided share corresponding to 255.69 sq.

A - Notary Case 2

Dr

mts. in the SAID PROPERTY, in favour of
 DONEES which is more particularly described
 in SCHEDULE No. II hereunder written.

NOW THIS DEED WITNESSES AS UNDER:

1. The DONORS in consideration of natural love and affection for The DONEES, doth hereby convey, grant and transfers by way of gift unto the DONEES their 6.55% undivided share corresponding to 255.69 sq.mts in the SAID PROPERTY, owned and possessed by them in favour of The DONEES, with all and singular the things permanently attached thereto or standing thereon and all liberties, privileges, easements and advantages appurtenant thereto and all the estate right, title, interest, use, inheritance, possession, benefit, claims and demands whatsoever of The



Notary Public

DONORS to have and to hold the same unto and to the use of the DONEES absolutely but subject to payment of all taxes, assessments, dues, duties and now hereinafter chargeable thereon to the Government, or Panchayat or other local authority.

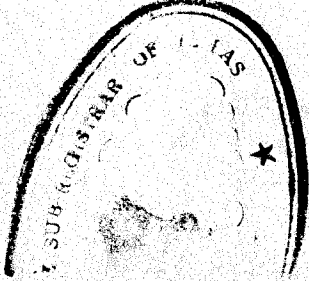


2. THAT The DONORS now have in themselves good right, full power and absolute authority to convey and grant by way of gift their 6.55% undivided share corresponding to 255.69 sq. mts. in the SAID PROPERTY.

3. THAT The DONORS do hereby declare that DONEES will enjoy peaceful and uninterrupted possession of her gifted share in the SAID PROPERTY jointly with the DONORS.

[Signature]
Hortensia Lopez

[Signature]



4. The DONEES are entitled to possess enjoy their undivided share hereby gifted in SAID PROPERTY including the rents and profits thereof for their own use and benefit without any suit lawful eviction interruption, claim or demand whatsoever from or by the DONORS or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under on in trust for the DONORS.

5. That the SAID PROPERTY is free and clear and freely and absolutely forever released and discharged otherwise by DONORS and well sufficiently saved kept harmless and indemnified of and from and against all former and other estate title charges and encumbrances, whatsoever had made, executed, occasioned or suffered by DONORS or by any other person or person

 Robert J. Jones 

lawfully claiming or to claim by from under or in trust for DONORS.

6. That DONORS covenants that there are no legal impediments for transfer of the said undivided share in the SAID PROPERTY.

7. The DONEES accept the gift of 6.55% undivided share corresponding to 255.69 sq. mts. in the SAID PROPERTY.

8. The DONEES may at all times hereafter peaceably and fully possess and enjoy the said 6.55% undivided share corresponding to 255.69 sq.mts in the SAID PROPERTY jointly with the DONORS or any other transferees of the DONORS.



9. For the purpose of calculating stamp duty the current market value of the said 6.55% undivided share corresponding to 255.69 sq. mts. in the SAID PROPERTY is valued at Rs. 7, 67,070/- (Rupees Seven Lakhs Sixty Seven Thousand and Seventy only) and accordingly the required stamp duty is paid on this Deed of Gift.

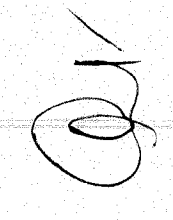


10. The stamp duty and registration charges of this Deed of Gift is borne and paid by the DONORS.

SCHEDULE No. I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho situated in the village of Morambi-o-Grande, within the limits of the Village Panchayat of Mercês, Taluka Tiswadi, District of North, State


Donor's Name 

of Goa, not described in the Land Registration Office of Ilhas, but enrolled as a whole property in the Taluka Revenue Office for Matriz Predial under Nos.120,121,122 and 123 and presently surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi. The SAID PROPERTY admeasures 3900 sq. mts. and bounded as under:

On the North: By property bearing surveyed
under Survey & Sub Division No.
284/1

On the South: By property bearing surveyed
under Survey & Sub Division No.
284/2

On the East: By property bearing surveyed under Survey & Sub Division No. 280/1, 1-F and 1-D.

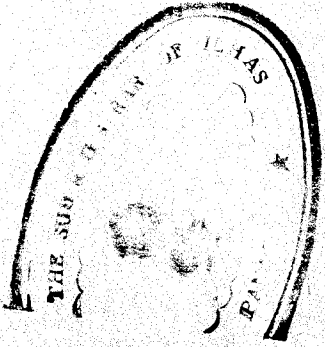


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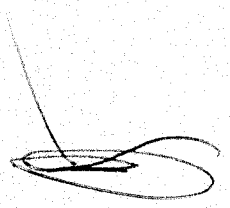
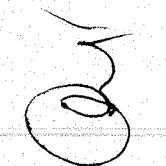
On the West: By public road.

**SCHEDULE NO: II
(DESCRIPTION OF THE GIFTED SHARE)**

All that undivided share of 6.55% corresponding to 255.69 sq. mts. out of the DONORS's share in the SAID PROPERTY which is more particularly described in SCHEDULE No. I written hereinabove.



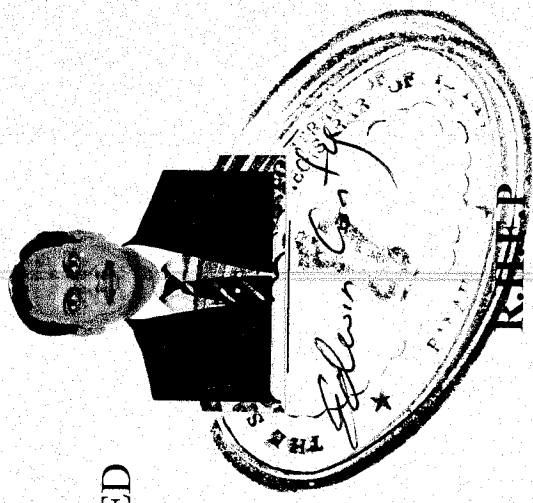
IN WITNESS WHEREOF, the parties hereto have executed this Deed of Gift on the day, month and the year first herein above mentioned.

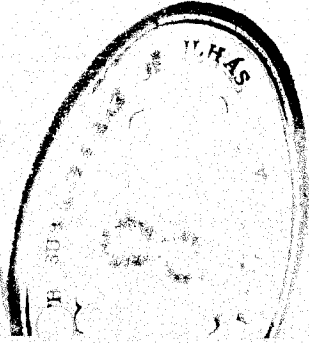
(SIGNED SEALED AND DELIVERED

By the withinnamed DONORS)

MR. EDWIN CORTEZ



L.H.F.P



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

[Signature]

Ward

Ward

[Signature]

(SIGNED SEALED AND DELIVERED

By the withinnamed DONORS)

MRS. ANETTE SYLVIA CORTEZ



L.H.F.P

R.H.F.P



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____

[Signature]

Martez

[Signature]

(SIGNED SEALED AND DELIVERED

By the withinnamed DONEES)

MR. NORMAN MINGUELINO CORTEZ



L.H.F.F.P

R.H.F.F.P



1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



Norman Minguelino Cortez

Q

(SIGNED SEALED AND DELIVERED
By the withinnamed DONEES)
**MRS. LILLIAN CORTEZ alias
LILLIAN ALISON MARIA CORTEZ**



L.H.F.P

R.H.F.P.



1. _____	1. _____
2. _____	2. _____
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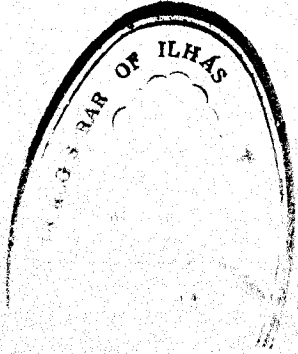
Lillian Cortez

IN PRESENCE OF WITNESSES:

1. Nikita Prabhoo Salgaonkar ~~Salgaonkar~~

2. Tanvi Naik

~~Salgaonkar~~



R. Prabhoo Salgaonkar

Pr



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 04-01-2017 12:41:59 PM

Document Serial Number : 30

Presented at 11:51:00 AM on 04-01-2017 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	15350.00
2	Processing Fees	290.00
	Total :	15640.00

Stamp Duty Required: 26880.00 Stamp Duty Paid: 27000.00

Edwin Cortez presenter

Name	Photo	Thumb Impression	Signature
Edwin Cortez, S/o Late Francisco Cortez, Married, Indian, age 47 Years, Service /oH.No. 57, Figueum Bhat, Vaddy, Mercedes, Tiswadi-Goa PAN No. ABSPC9361M. Herein the Donor No. 1			

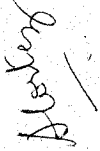
Endorsements

Executant

- 1 . Edwin Cortez, S/o Late Francisco Cortez, Married, Indian, age 47 Years, Service, r/oH.No. 57, Figueum Bhat, Vaddy, Mercedes, Tiswadi-Goa PAN No. ABSPC9361M. Herein the Donor No. 1

Photo	Thumb Impression	Signature
		

2 . Anette Sylvia Cortez, W/o Edwin Cortez, Married, Indian, age 45 Years, Service, r/o H.No. 57, Firguem Bhat, Vaddy, Mercers, Tiswadi-Goa PAN No. ABKPC4102C. Herein the Donor No. 2

Photo	Thumb Impression	Signature
		

3 . Norman Minguelino Cortez, S/o Late Francisco Cortez, Married, British National, National of Overseas Citizen of India, age 47 Years, Service, r/o Presently residing at 520A, Kristen Eden, Ubo Dando, Santa Cruz, Tiswadi-Goa PAN No. ANYPC8016D. Overseas Citizen of India having OCI Card bearing No. A329690. Herein the Donee No. 1

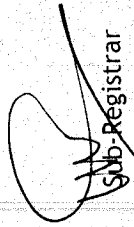
Photo	Thumb Impression	Signature
		

4 . Lillian Cortez alias Lillian Alison Maria Cortez , D/o Leandro Alex Soares, Married, British National, National of Overseas Citizen of India, age 45 Years, Service, r/o Presently residing at 520A, Kristen Eden, Ubo Dando, Santa Cruz, Tiswadi-Goa PAN No. ANYPC8015A. Overseas Citizen of India having OCI Card bearing No. A268444. Herein the Donee No. 2

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Nikita Prabhu Salgaonkar , D/o Prasanna Kumar Salgaonkar, UnMarried, Indian, age 22 Years, Service, r/o H.No. 67, Ward No. 9, Ansabhat, Mapusa, Bardez-Goa	
2	Tanvi Naik , D/o Gurudas Naik, UnMarried, Indian, age 25 Years, Service, r/o H.No. 152, Karaswada, Mapusa, Bardez-Goa	


Sub-Registrar
SUB-REGISTRAR
T.HAS

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number PNJ-BK1-00100-2017
CD Number PNJD54 on
Date 13-01-2017

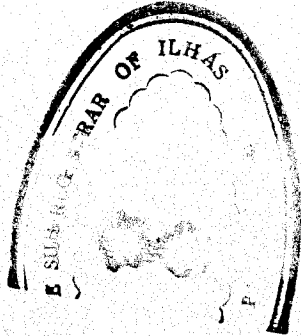
Sub-Registrar (Ilhas/Tiswadi)

SUB - REGISTRAR
T HAS

Scanned By :- *Keshav*

Signature :- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune





गोवा GOA

064988

Serial No. 361 Place of Vendor Panaji 02/11/17
Value of Stamp Paper Rs. 25000/-

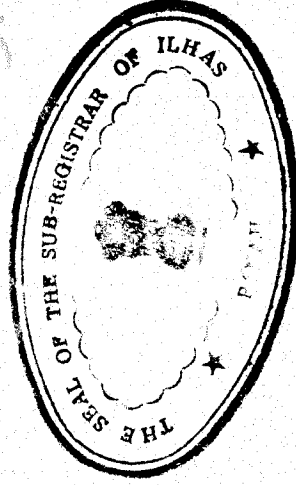
Name of Purchaser Beenu
Residence Norcoy Name of Father Koluvu
Purpose Gift Deed Transacting Parties :

M/Kam

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Beenu
Sign of Purchaser

Sl. No. 114/2017
16/01/2017



DEED OF GIFT

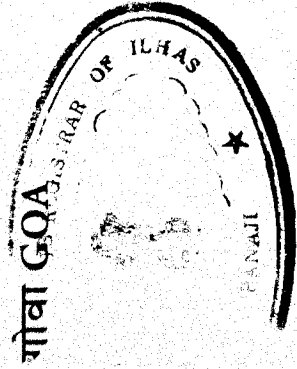
Dr. Aravind
Beenu



गोवा-60A
Serial No. B362 Place of Vendor, Panaji Dist. 02/11/17
Value of Stamp Paper M.500/-
Name of Purchaser Rianne
Name of Father Edwin
Residence Hereby Name of Father Edwin
Purpose Gift Transacting Parties : Rianne
Sign of Stamp Vendor Rianne Sign of Purchaser
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

DEED OF GIFT

Rianne
Rianne



454813

Serial No 5362 Place of Vendor, Panaji Date 02/11/17
Value of Stamp Paper Rs. 1000/-
Name of Purchaser Rodane
Residence near Name of Father Edwin
Purpose Gift Deed Transacting Parties

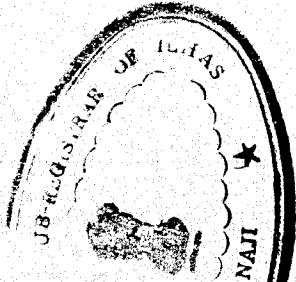
Sign of Stamp Vendor MS Sign of Purchaser Rodane
Mangala N. Katariker
License No AC/STP/VEN/747/99

DEED OF GIFT

Edwin
Rodane
Rodane



गोवा GOA



454815

02/11/17

Serial No 362 Place of Vendor, Pangloss 1901-

Value of Stamp Paper Reserve

Name of Purchaser Reserve

Residence Nerves Name of Father Edwin

Purpose for Deed Transacting Parties

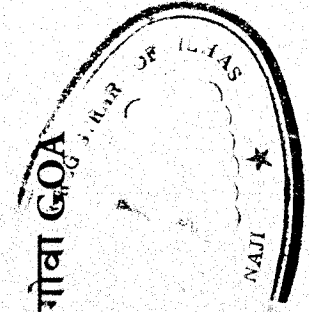
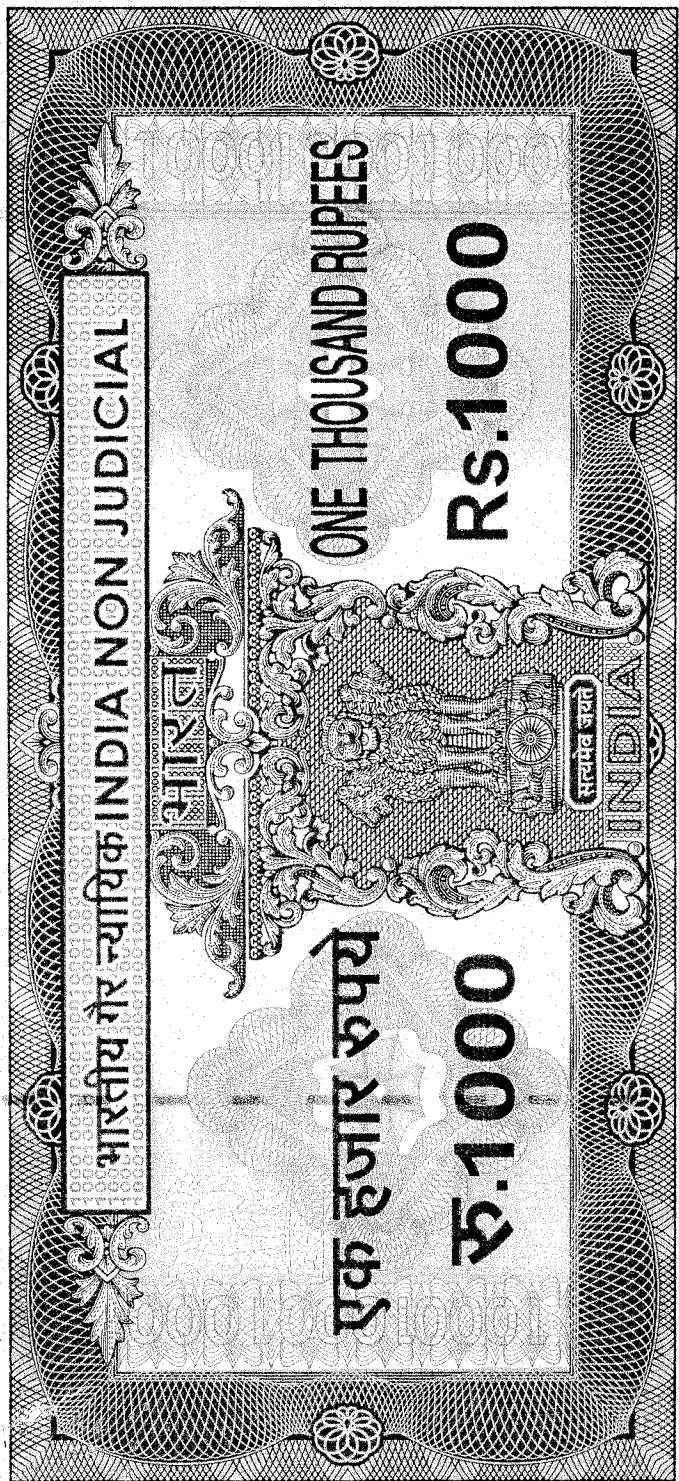
mk Sign of Stamp Vendor

Mangala N. Karapurkar Sign of purchaser

License No AC/STP/VEN/747/99

DEED OF GIFT

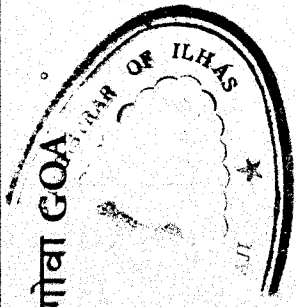
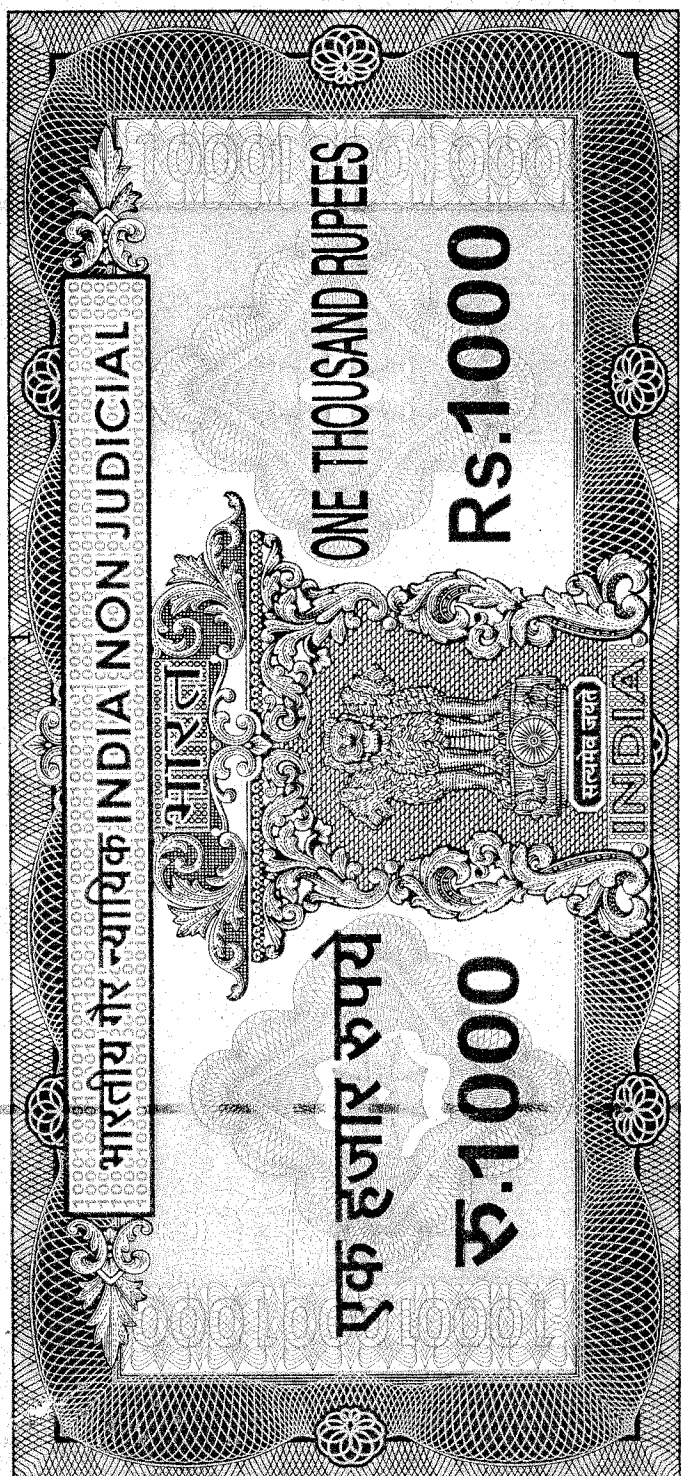
Dr. Hester
Rangar...



Serial No. 362 Place of Vendor, Purchaser 02/11/17
Value of Stamp Paper 1000/-
Name of Purchaser Roarve
Residence Morve Name of Father Edwin
Purpose Gift Deed Transaction Parties
Sign of Stamp Vendor Roarve Sign of Purchaser
Mangala N. Karapurkar
License No AC/STP/VEN/1747/99

DEED OF GIFT

Dr. Arvind
Roarve



Serial No 5362 Place of Vendor, Panaji Goa Date 02/01/17

Value of Stamp Paper 1000/-

Name of Purchaser Rocave

Residence Morcen Name of Father Edwin

Purpose Gift Deed Transacting Parties

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STPA/EN/74799

Sign of Purchaser
Rocave

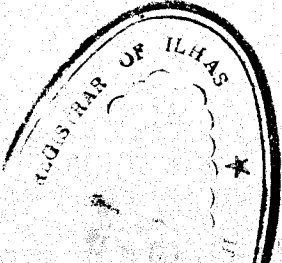
DEED OF GIFT

THIS DEED OF GIFT is made at Panaji, Goa, on 03rd Dec 2017
day of month January, 2017.

Rocave
Rocave
Rocave

BETWEEN

1. **MR. EDWIN CORTEZ**, son of late Mr. Francisco Cortez, 47 years of age, service, married, PAN Card No. ABSPC9361M and his wife ;
2. **MRS. ANETTE SYLVIA CORTEZ**, wife of Mr. Edwin Cortez, 45 years of age, service, married, PAN Card No. ABKPC4102C, both Indian Nationals and both residents of H. No. 57, Firguem Bhat, Vaddy, Mercedes, Tiswadi, Goa, hereinafter called "**THE DONORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, legal representatives, executors and administrators), of the ONE PART.

AND

Edwin Cortez
Anette Cortez

MS. ROANNE EDEN CORTEZ, daughter of Mr.

Edwin Cortez, 20 years of age, unmarried, student,

Indian National, residing at H. No. 57, Firguem

PAN Card No. AL HP 5458N

Bhat, Vaddy, Mercedes, Tiswadi, Goa, hereinafter

called "**THE DONEE**", (which expression shall ^{mean} ~~stand~~ for ^{proving} ~~stand~~ for

unless it be repugnant to the context or meaning

thereof shall be deemed to mean and include her

heirs, legal representatives, executors and

administrators), of **THE OTHER PART**.

WHEREAS:

- a. There exists an immovable property known as
"Palmgrove St. Agostinho" originally
comprised of three additions,(adicao) situated
in the village Morambi-o-Grande, Taluka
Tiswadi, Sub District of Ilhas, District of North
Goa, not described in the Land Registration

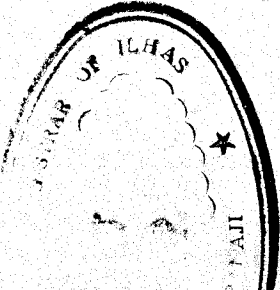


Dr. V. K. Varghese
Dr. V. K. Varghese

Records of Ilhas, but enrolled as a whole in the Taluka Revenue Office under Matriz Nos. 120, 121, 122 and 123 and registered in the name of Mr. Domingos Caetano de Oliveira who was married to Mrs. Fregilda Margarida Conceicao Dias e Oliveira.

b. By a Deed of Gift with Acceptance dated 27/01/1970 drawn up in the Registration office of Ilhas at Panaji and registered under No. 46 at pages 141 to 145 of Book I Vol. 44 dated 31.1.1970, the said Mrs. Fregilda Margarida Conceicao Dias e Oliveira, widow of Mr. Domingos Caetano de Oliveira gifted the "southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho" to Mr. Venceslau Filomeno X. De Oliveira.

Q.A.
being
Received



c. The said Mr. Venceslau Filomeno X. De Oliveira expired on 27/08/1993 without any Will or gift and issueless, leaving behind his widow, Mrs. Cecilia Sebastiana de Almeida as his universal heir, which fact is confirmed in the Deed of Succession and Qualification of Heirs dated 28/04/2006 drawn at pages 94 to 95v of Book No. 7 before Notary Ex Officio, Canacona, Goa.

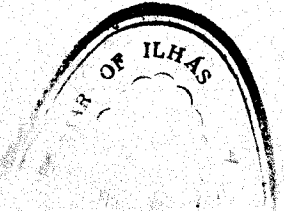
d. By a Deed of Sale dated 23/01/2008 and duly registered in the Office of the Sub-Registrar of Ilhas under No.270 at pages 221 to 234 of Book I, volume No.1908 on 24/01/2008, the said Mrs. Cecilia Sebastiana de Almeida e Oliveira sold and conveyed the southern part of second subdivided plot (adicao) of Palmgrove St. Agostinho, admeasuring 3900 sq. mts. surveyed under Survey and Sub Division No. 284/1 of

Notary
Goa

Village Morambi-o-Grande, Taluka Tiswadi, to
Mr. Edwin Cortez.

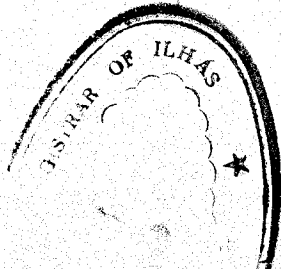
e. After purchasing the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho, the said Mr. Edwin Cortez got his name mutated in the occupant's column of survey records Form No. I and XIV of property surveyed under Survey and Sub Division No. 284/1 under Mutation No. 21766 and then applied to the Dy. Collector and S.D.O of Tiswadi Taluka, for partition and separation of his holding admeasuring 3900 sq.mts.

f. By an Order dated 26/10/2010 passed by Dy. Collector and S.D.O. at Panaji in Case No. LND/PART/79/2010, the southern part of second sub-divided plot (adicao) of Palmgrove


Edwin Cortez
Deputy Collector

St. Agostinho, admeasuring 3900 sq. mts. surveyed under Survey and Sub Division No. 284/1 purchased by said Mr. Edwin Cortez vide Deed of Sale dated 23/01/2008 was partitioned and separated and is presently surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi.

g. The name of Mr. Edwin Cortez is exclusively recorded in the occupant's column of survey records Form No. I and XIV of property surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi, and is admeasuring 3900 sq. mts. in area. No name is figuring in other rights, tenant's and cultivator's column.



Edwin Cortez
Edwin Cortez
Edwin Cortez

h. The said Mr. Edwin Cortez is married to Mrs. Anette Sylvia Cortez without any ante nuptial agreement and hence are governed under the regime of general communion of assets as per the Portuguese Civil Code presently in force in the State of Goa and therefore Mrs. Anette Sylvia Cortez has acquired half right to the SAID PROPERTY owned by the said Mr. Edwin Cortez.

i. The DONORS are thus the lawful owners in possession of or otherwise well and sufficiently entitled, free from all encumbrances of whatsoever nature, the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho situated at Village Morambi-O-Grande, Taluka Tiswadi, admeasuring 3900 sq. mts. surveyed under Survey and new

Edwin Cortez
Anette

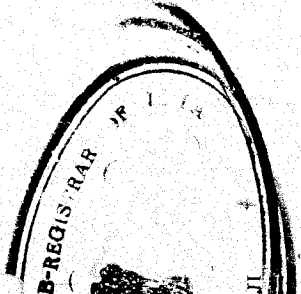
Subdivision No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi, more particularly described in SCHEDULE No. I hereunder written and hereinafter referred to as the SAID PROPERTY for the sake of brevity.

j. In consideration of natural love and affection The DONORS have for their daughter, Ms Roanne Eden Cortez, i.e. The DONEE, they the DONORS are desirous of making gift of their 8.28% undivided share corresponding to 322.89 sq.mts in the SAID PROPERTY, in favour of DONEE which is more particularly described in SCHEDULE No. II hereunder written.

NOW THIS DEED WITNESSES AS UNDER:

1. The DONORS in consideration of natural love and affection for The DONEE, doth hereby convey,

Roanne Eden Cortez
Roanne



grant and transfers by way of gift unto the DONEE their 8.28% undivided share corresponding to 322.89 sq. mts. in the SAID PROPERTY, owned and possessed by them in favour of The DONEE, with all and singular the things permanently attached thereto or standing thereon and all liberties, privileges, easements and advantages appurtenant thereto and all the estate right, title, interest, use, inheritance, possession, benefit, claims and demands whatsoever of The DONORS to have and to hold the same unto and to the use of the DONEE absolutely but subject to payment of all taxes, assessments, dues, duties and now hereinafter chargeable thereon to the Government, or Panchayat or other local authority.


Registrar
Bikaner

2. THAT The DONORS now have in themselves good right, full power and absolute authority to convey and grant by way of gift their 8.28% undivided share corresponding to 322.89 sq. mts. in the SAID PROPERTY.

3. That The DONORS do hereby declare that DONEE will enjoy peaceful and uninterrupted possession of her gifted share in the SAID PROPERTY jointly with the DONORS.

4. The DONEE is entitled to possess enjoy her undivided share hereby gifted in SAID PROPERTY including the rents and profits thereof for her own use and benefit without any suit lawful eviction interruption, claim or demand whatsoever from or by the DONORS or their heirs, executors, administrators and assigns or any

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person or persons lawfully claiming or to claim by from under on in trust for the DONORS.

5. That the SAID PROPERTY is free and clear and freely and absolutely forever released and discharged otherwise by DONORS and well sufficiently saved kept harmless and indemnified of and from and against all former and other estate title charges and encumbrances, whatsoever had made, executed, occasioned or suffered by DONORS or by any other person or person lawfully claiming or to claim by from under or in trust for DONORS.

6. That DONORS covenants that there are no legal impediments for transfer of the said undivided share in the SAID PROPERTY.

Q.1.
Slater
Roanoke

7. The DONEE accepts the gift of 8.28% undivided share corresponding to 322.89 sq. mts. in the SAID PROPERTY.

8. The DONEE may at all times hereafter peaceably and fully possess and enjoy the said 8.28% undivided share corresponding to 322.89 sq.mts in the SAID PROPERTY jointly with the DONORS or any other transferees of the DONORS .

9. For the purpose of calculating stamp duty the current market value of the said 8.28% undivided share corresponding to 322.89 sq.mts in the SAID PROPERTY is valued at Rs. 9,68,670/- (Rupees Nine Lakhs Sixty Eight Thousand Six Hundred and Seventy only) and accordingly the required stamp duty is paid on this Deed of Gift.



[Signature]
[Signature]
[Signature]

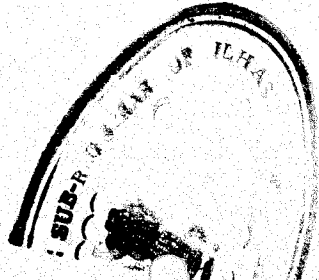
10. The stamp duty and registration charges of this Deed of Gift is borne and paid by the DONORS.

SCHEDULE No. I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as the southern part of second sub-divided plot (adicao) of Palmgrove St. Agostinho situated in the village of Morambi-o-Grande, within the limits of the Village Panchayat of Mercês, Taluka Tiswadi, District of North, State of Goa, not described in the Land Registration Office of Ilhas, but enrolled as a whole property in the Taluka Revenue Office for Matriz Predial under Nos.120,121,122 and 123 and presently surveyed under Survey & new Sub Division No. 284/1-A of Village Morambi-o-Grande, Taluka Tiswadi. The SAID PROPERTY admeasures 3900 sq. mts. and bounded as under:

Q. V. very
Handwritten signature



On the North: By property bearing surveyed
under Survey & Sub Division No.
284/1

On the South: By property bearing surveyed
under Survey & Sub Division No.
284/2

On the East: By property bearing surveyed under Survey & Sub Division No. 280/1, 1-F and 1-D.

On the West: By public road.

SCHEDULE NO: II
(DESCRIPTION OF THE GIFTED SHARE)

All that undivided share of 8.28% corresponding to 322.89 sq. mts. out of the DONORS' share in the SAID PROPERTY which is more particularly described in SCHEDULE No. I written hereinabove.

Q. A. Thompson

IN WITNESS WHEREOF, the parties hereto have
executed this Deed of Gift on the day, month and the
year first herein above mentioned.

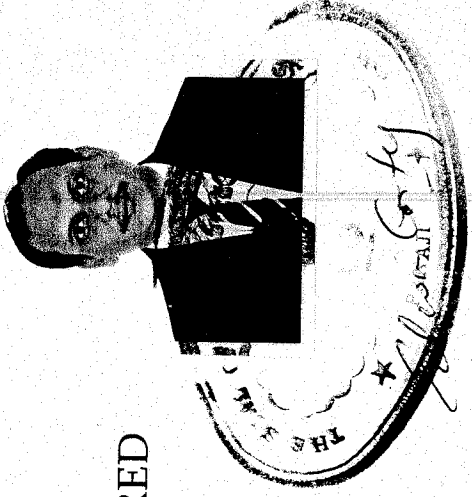


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Chand

(SIGNED SEALED AND DELIVERED

By the withinnamed DONORS)

MR. EDWIN CORTEZ



L.H.F.P.

R.H.F.P.



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



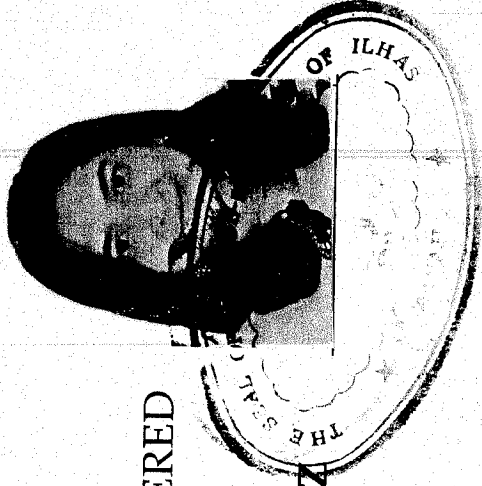
5. _____

Edwin Cortez
Edwin Cortez

(SIGNED SEALED AND DELIVERED

By the withinnamed DONORS)

MRS. ANETTE SYLVIA CORTEZ



Anette Sylvia Cortez

L.H.F.P.

R.H.F.P.



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

Anette Sylvia Cortez



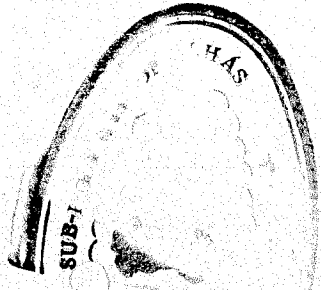
(SIGNED SEALED AND DELIVERED

By the withinnamed DONEE)

MS.ROANNE EDEN CORTEZ



L.H.F.P.



1. _____



2. _____



3. _____



4. _____



5. _____



R.H.F.P.

1. _____



2. _____



3. _____



4. _____



5. _____



*Dr. David
Reand*

IN PRESENCE OF WITNESSES:

1. Lizellė Babosa Babosa

2. Nikita Prabhur Salgaonkar Salgaonkar



Q. Akter
Boonuf



Office of Sub-Registrar Ilhas/Tiswadi

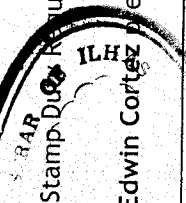
Government of Goa

Print Date & Time : 16-01-2017 11:22:04 AM

Document Serial Number : 114

Presented at 11:06:00 AM on 16-01-2017 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	19380.00
2	Processing Fees	330.00
Total :		19710.00



Stamp Duty Required: 33915.00

Stamp Duty Paid: 34000.00

Edwin Cortez

Presenter

Name	Photo	Thumb Impression	Signature
Edwin Cortez, S/o Late Francisco Cortez , Married, Indian, age 47 Years, Service, r/o H.No. 57, Figueem Bhat, Vaddy, Mercedes, Tiswadi-Goa. PAN No. ABSPC9361M. Herein the Donor No. 1			

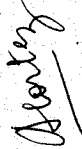
Endorsements

Executant

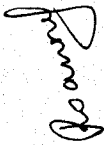
1 . Edwin Cortez, S/o Late Francisco Cortez, Married, Indian, age 47 Years, Service, r/o H.No. 57, Figueem Bhat, Vaddy, Mercedes, Tiswadi-Goa. PAN No. ABSPC9361M. Herein the Donor No. 1

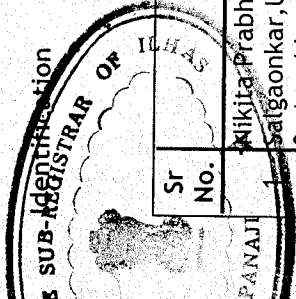
Photo	Thumb Impression	Signature

2 . Anette Sylvia Cortez, W/o Edwin Cortez, Married, Indian, age 45 Years, Service, r/o H.No. 57, Firguem Bhat, Vaddy, Mercés, Tiswadi-Goa PAN No. ABKPC4102C. Herein the Donor No. 2

Photo	Thumb Impression	Signature
		

3 . Roanne Eden Cortez, d/o Mr. Edwin Cortez, UnMarried, Indian, age 20 Years, student, r/o H.No. 57, Firguem Bhat, Vaddy, Mercés, Tiswadi-Goa. PAN No. ALHPC5458N. The Donee.

Photo	Thumb Impression	Signature
		



Witness Details		Signature
Sr No.		
1	Mikita Prabhu Salgaonkar , D/o Prasanna Kumar Salgaonkar, UnMarried, Indian, age 22 Years, Service, r/o H.No. 67, Ward No. 9, Ansabhat, Mapusa, Bardez-Goa	
2	Tanvi Naik , D/o Gurudas Naik, UnMarried, Indian, age 25 Years, Service, r/o H.No. 152, Karaswada, Mapusa, Bardez-Goa	


Sub-Registrar
SUB-REGISTRATION
ILHAS

Book-1 Document
Registration Number PNJ-BK1-00107-2017
CD Number PNJD54 on
Date 16-01-2017

Sub-Registrar (Ilhas/Tiswadi)

SUB-REGISTRAR
ILHAS

Scanned By:-

fhodarkan

Signature:-

[Signature]

Designed and Developed by C-DAC, ACTS, Pune

