

Rupees One Lakh Eighty Five Thousand Five Hundred only)

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OUREM  
PANAJI, GOA 403 001

भारत 13180 NON JUDICIAL गीता  
108295 SEP 14 2013



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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

R.0185500/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser Mrs. Karen S. Rasquinha

For CITIZEN CREDIT<sup>TM</sup>  
CO-OP BANK LTD.

Shaulin  
Authorised Signatory



DEED OF GIFT

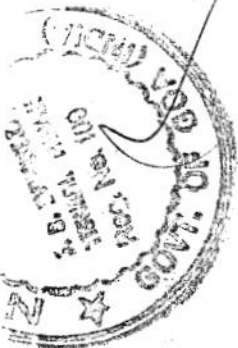
Rasquinha  
Plu

THIS DEED OF GIFT is made at Mapusa, Bardez, Goa on  
this 14<sup>th</sup> day of September, 2013

Rasquinha

BETWEEN

(1) MRS. MARIA PEREIRA alias MARIA RASQUINHA e PEREIRA, wife of Mr. O'Neil Saby Pereira, occupation Engineer, 39 years of age, PAN Card No.ACRPR4342M, Indian National and her husband (2) MR. O'NEIL SABY PEREIRA son of Mr. John Pereira, occupation Marine Engineer, 41 years of age PAN Card No.AFOPP2051B, Indian National, both residents of UG-5, 'B-2' Block, Excel Residency, Caranzalem, Tiswadi, Goa 403 002, represented herein by their duly constituted attorney father-in-law MR. ALEX RASQUINHA alias ALEIXO RASQUINO, son of late Mr. Anthony Rasquinha, 72 years of age, married, Indian National, PAN Card No.ACRPR4340K, resident of Building No.12/F-3, Kamat Classic Phase IV, Caranzalem, Tiswadi, Goa 403 002, vide General Power of Attorney dated 15<sup>th</sup> July, 2013 executed before Mr. J. S. Rebello, Notary, Panaji, registered under no.14542/13, hereinafter called as the 'DONORS' (which expression shall mean and include their heirs, executors, administrators and assigns) of the ONE PART.



*MR*  
*Rasquinha*

AND

MRS. KAREN STELLA RASQUINHA, wife of Mr. Domnic Stanley Rasquinha, occupation Teacher, 35 years of age, PAN Card No.AFWPR7616A, Indian National, resident of Building No. 5A, 5<sup>th</sup> floor (F-1-1), Models, Millenium Vista, Caranzalem, Tiswadi, Goa 403 002, hereinafter called as the 'DONEE' (which expression shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS, Donors are the exclusive and absolute owners of property admeasuring 1100 square meters with residential house in dilapidated condition bearing H. No.157 (old) 171 (new) existing therein, situated at Aldona, within the limits of Village Panchayat of Aldona, Taluka Bardez, North Goa, District, State of Goa, surveyed under survey No.170/16 of Village Aldona, fully described in Schedule I-A hereunder written

AND WHEREAS, the Donor No.1 purchased the said property vide Deed of Sale dated 20.4.2004 presented for

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*Rasquinha*

registration in the Office of Sub Registrar, Bardez under Serial No. 773/04 and duly registered under No. 943 at pages 123 to 132 of Book NO. I, Volume no. 1121 dated 25.5.2004;

AND WHEREAS, the Donors are also owners in possession of Plot admeasuring 225 square metres, forming part of the property known as 'Cruz Wado' situated at Aldona, within the limits of Village Panchayat of Aldona, Sub District of Bardez, North Goa District, State of Goa, surveyed under survey no. 170/12 of Village Aldona, fully described in Schedule I-B hereunder written;

AND WHEREAS, Donor no. 1 purchased the said plot vide Deed of Sale dated 20.2.10.2004 presented for registration in the Office of Sub Registrar, Bardez under Serial no. 2266/04 and duly registered under no. 2182 at pages 212 to 222, Book no./ I, Volume No. 1179 dated 8<sup>th</sup> November, 2004;

*me*  
*Raequinha*



AND WHEREAS, Donor no. 1 is married to Donor no. 2 under the regime of communion of assets and, therefore, Donor no. 2 has acquired undivided share in the said properties;

AND WHEREAS, Donee is the sister/sister-in-law of the Donors and Donors have great natural love and affection unto the Donee;

AND WHEREAS, out of natural love and affection the Donors have towards the Donee, the Donors have agreed to gift the above said properties described in Schedule I-A and I-B unto and in favour of Donee absolutely and forever without any monetary consideration

**NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS:**

- 1) In pursuance and in consideration of the natural love and affection which the Donors had and still have for the Donee, the Donee being sister/sister-in-law of the Donors, the Donors do

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*Rasquinha*



hereby and hereunder renounce all their right, title, interest to all that properties described in Schedule I-A and I-B hereunder written situated at Aldona, within the limits of Village Panchayat of Aldona, Sub District of Bardez, North Goa District, State of Goa shown in the plan annexed hereto with the intent to vest the same in and grant, convey, transfer, give, and assure unto and to the use of the Donee freely and voluntarily and delivered the possession of the same unto and in favour of the Donee TO HAVE AND TO HOLD the same for her sole use and benefit absolutely and unconditionally forever, TOGETHER WITH all rights, liberties, privileges, easements whatever belonging to the said properties or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

2) AND ALL the estate, right, title, interest, claim and demand whatsoever of the Donors into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE, HOLD, OWN AND POSSESS the same unto and to



*Raquinha*

the use of the Donee absolutely and forever together with the title deeds, writings and other evidences of the title. AND the Donors do hereby covenant with the Donee that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary, the Donors are now lawfully seized and possessed of the said properties free from any encumbrances, attachments or defect in the title whatsoever and that the Donors have full power and absolute authority to gift the said properties in the manner aforesaid. And the Donee shall hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand of whatsoever from the Donors or any person claiming under them.

3. AND FURTHER, the Donors covenant with the Donee to save harmless, indemnify and keep indemnified the Donee from or against all encumbrances, charges and equities whatsoever. AND the Donors further covenant that they shall at the request and cost of the Donee do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for

*ME*  
*Rasquinha*

further and more perfectly conveying and assuring the said properties and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

4. For the purpose of Valuation, both the said properties hereby gifted are valued at Rs. 53,00,000/- (Rupees fifty three lakhs only).

5. The Donee accept the gift with thanks from the Donors.

6. That neither the Donors nor the Donee belong to the Scheduled Caste or Scheduled Tribe Community as notified by the Government of Goa under Notification No. RD/LAND/LRC/318/77 dated 21/08/1998 issued under Sub section (2) of Section 24 of the Goa, Daman and Diu Land Revenue Code, 1968 (9 of 1969)

**SCHEDULE I-A**

ALL that property admeasuring 1100 sq. metes, in which  
there exists a residential house in dilapidated condition bearing

*me*  
*Rasquinha*



H. No. 157 (old) 171 (new), situated at Aldona, within the jurisdiction of Aldona Village Panchayat, Taluka and Sub District of Bardez, North Goa District, State of Goa, surveyed in the Revenue Survey of Record of Rights under Survey No. 170/16, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office and is bounded on the North by road, on the South by survey no. 170/15, on the East by survey no. 170/17 and on the West by survey no. 170/15.



**SCHEDULE I-B**

ALL that plot admeasuring 225 square metres of the property known as 'Cruz Wado' situated at Aldona, within the jurisdiction of Village Panchayat of Aldona, Sub District of Bardez, North Goa District, State of Goa, surveyed in the Revenue Survey of Records of Rights under Survey no. 170/12, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office and is bounded on the North by road and by survey no. 270/9, on the South by survey no. 170/17, on the east by survey no. 170/18 and on the West by survey no. 170/17.

*[Signature]*  
Rasquinha

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

SIGNED AND DELIVERED BY  
THE WITHINNAMED DONORS

1) Mrs. MARIA PEREIRA alias  
MARIA RASQUINHA e PEREIRA

2) Mr. O'NEIL SABY PEREIRA  
Both represented herein by their duly  
Constituted attorney Mr. ALEX  
RASQUINHA alias ALEIXO RASQUINO



L.H.T.I.

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R.H.T.I.

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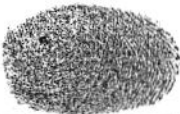




*Alex Rasquina*  
*Rasquina*

SIGNED AND DELIVERED BY  
THE WITHINNAMED DONEE  
MRS. KAREN STELLA RASQUINHA

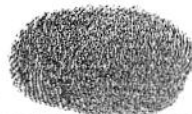

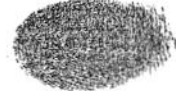




*Rasquinha*

L.H.T.I.

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R.H.T.I.

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IN THE PRESENCE OF:

1. *Isabel C. P. S. Nelyo*
2. *Nazesh Kankonkar*  
*opmsh*

*Karen*  
*Rasquinha*

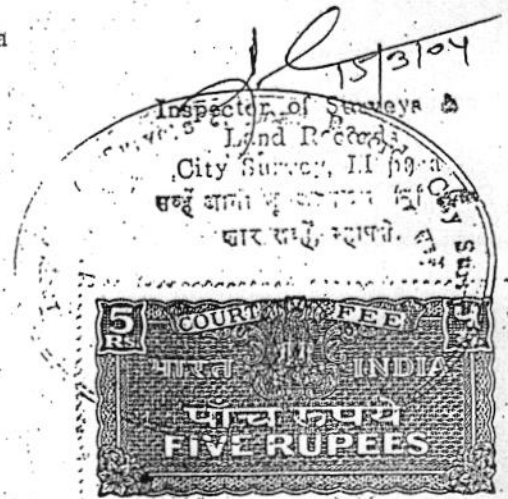
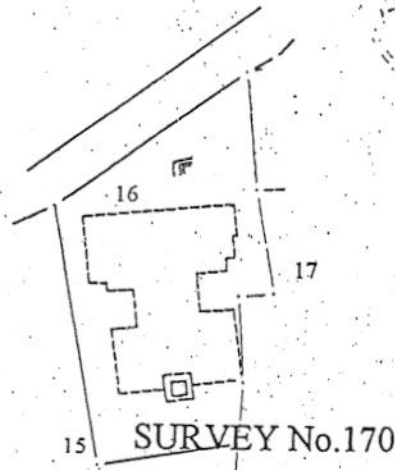




GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA



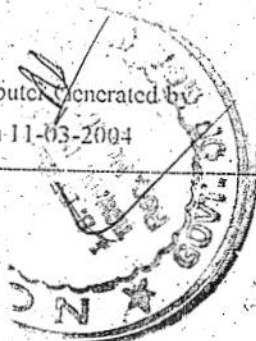
Plan showing plots situated at  
Village Aldona of Bardez Taluka  
S.No./Sub Div No. 170/ 16  
Scale 1:1000



*AR*  
*Raquinha*

Computer Generated by  
On 11-03-2004

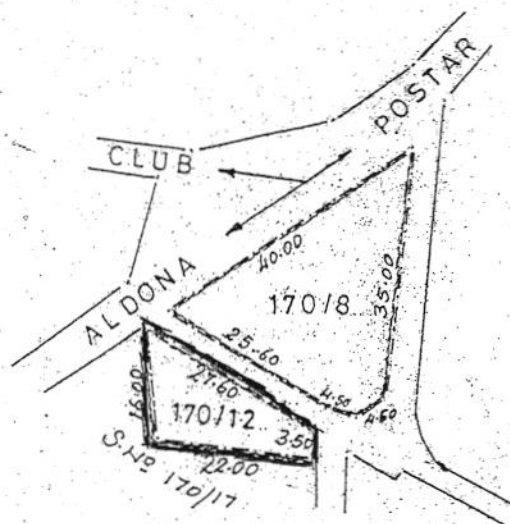
Compared by: *Anthony J. Gonsalves*



SITE PLAN

OF PLOTS BEARING SURVEY NO. 170/8 AND  
SURVEY NO. 170/12 SITUATED AT QUITULA OF  
ALDONA VILLAGE, BARDEZ TALUKA, GOA.

|               |                |
|---------------|----------------|
| S. NO. 170/12 | 215.00 SQ.MTS. |
| S. NO. 170/8  | 618.40 SQ.MTS. |



SCALE 1:1000

*Mark*  
*Rasquinha*



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-09-2013 10:10:35 AM

Document Serial Number : 4328




Presented at 09:44:00 AM on 18-09-2013 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

| Sr. No | Description      | Rs. Ps    |
|--------|------------------|-----------|
| 1      | Registration Fee | 159000.00 |
| 2      | Processing Fees  | 260.00    |
|        | Total :          | 159260.00 |

Stamp Duty Required: 185500.00

Stamp Duty Paid: 185500.00


Alex Rasquinha alias Aleixo Rasquino presenter

| Name  | Photo   | Thumb Impression  | Signature   |
|---|---|---|---|
| Alex Rasquinha alias Aleixo Rasquino, S/o Late Anthony Rasquinha, Married, Indian, age 72 Years, Retired, r/o Building No. 12/F-3, Kamat Classic, Phase IV, Caranzalem, Tiswadi-Goa-403002 PAN No. ACRPR4340K. As POA holder for the Donor No's. 1 & 2-Maria & O'Neil Pereira, vide POA dated 15/07/2013, executed before the Notary, J. S. Rebello, Panaji, under Reg. No. 14542/2013 dated 18/07/2013 |  |  |  |

Endorsements

Executant

1. Alex Rasquinha alias Aleixo Rasquino, S/o Late Anthony Rasquinha, Married, Indian, age 72 Years, Retired, r/o Building No. 12/F-3, Kamat Classic, Phase IV, Caranzalem, Tiswadi-Goa-403002 PAN No. ACRPR4340K. As POA holder for the Donor No's. 1 & 2-Maria & O'Neil Pereira, vide POA dated 15/07/2013, executed before the Notary, J. S. Rebello, Panaji, under Reg. No. 14542/2013 dated 18/07/2013

| Photo   | Thumb Impression | Signature |
|---|------------------|-----------|
|  |                  |           |





*Handwritten signature, possibly "H. J. E."*

BARD



Book-1 Document  
Registration Number BRZ-BK1-04320-2013  
CD Number BRZD554 on  
Date 18-09-2013

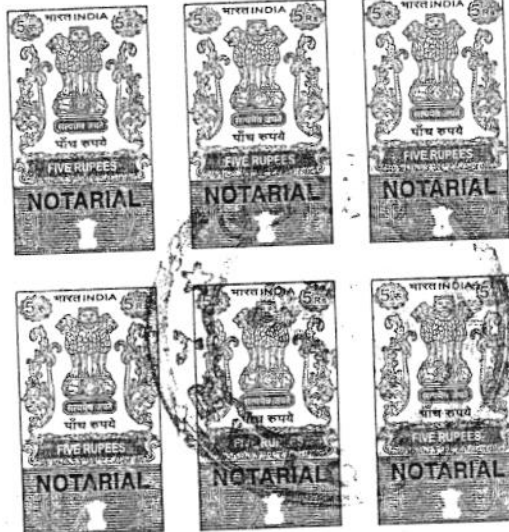
Sub-Registrar (Bardez) **BARDEZ**

Scanned By:- *whr/g*

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by*  
*26/09/13*



**TRUE COPY**  
Reg No 20164/13 date 30/09/2013  
**J. S. REBELLO**  
**NOTARY**  
PANAJI  
STATE OF GOA (INDIA)