

QPM: 02/18

02/18



गोवा GOA

No. 5428 Place of vend. QUEPEM Date of issue 19/11/18 083810  
Value of Stamp Rs. 25000/-  
Residing at Domnick Fernandes  
Tilamol son Joaquim M. Fernandes  
As there is no stamp or the value of Rs. 54700/-  
additional stamp paper for the completion of the value is not required  
alongwith  
Signature of Purchaser  
Signature of the Registrar  
Suhas K. Kanne  
Lincenc. No. 1  
Dt. 14/10/2005  
QPEPM



Domnick Fernandes

DEED OF SALE

This **DEED OF SALE** is made and executed at Quepem  
Goa, on this 18<sup>th</sup> day of December 2018 (18/12/2018).

...2/-  
[Signature] Fernandes [Signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

No. 5428 Place of vend. QUEM Date of issue 19/11/18

Value of Stamp Rs. 25000/-

083811

Residing at Domicile, Fernandes

Residing at Domicile

As there is no stamp of the value of Rs. 54700/-

additional stamp paper for the acquisition of the value is attached

Signature of Purchaser

Signature of the Registrar  
Suhas K. Kumar  
Licence No.  
Dt. 14/10/2005  
JYEDRM

-2-

**BETWEEN**

1. Shri. **FRANCIS P. FERNANDES**, aged 60 years, married, retired seaman, son of late Shri. Pascoal Fernandes, Mobile No.9975094298, PAN Card No.ACTPF9594P, Aadhar Card No.5643 0528 7529 , Indian National and his wife.

Francis P. Fernandes

..3/-





गोवा GOA

No. 5428 Place of vend. QUEPOM Date of issue 19/11/18 453022  
Value of Stamp Rs. 1000/-  
Name of the person Domnick Fernandez  
Residing at Tilamoi son Joaquim M. Fernandez  
As there is no stamp or the value of Rs. 54700/-  
additional stamp page for the completion of the value is attached  
the agent  
Signature of the purchaser  
Signature of the agent  
Suhas K. Kulkarni  
License No. 14/10/2005  
YERAW

-3-

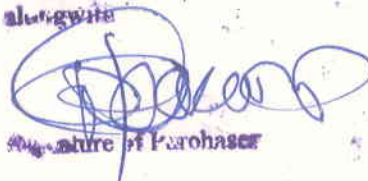

2. Smt. **PURCINE FERNANDES**, aged 53 years, married, housewife, daughter of Shri. Rocky Fernandes, Mobile No.9975094298, PAN Card No.ACTPF7295B, Aadhar Card No.7270 1565 7010, Indian National, both residents of A-S-1, Sitara Apartments, behind Chowgule Industries,

*Purcine Fernandes* .4/-





गोवा GOA

No. 5428 Place of vend. QUEPEM Date of issue 12/11/18 453023  
Value of Stamp paper Rs. 1000/-  
Name of Purchaser Dominick Fernandez  
Residing at Tilamol with Joaquim M. Fernandez  
As there is no stamp paper for the value of Rs. 54700/-  
Additional stamp paper for the completion of the value is attached  
alongwith  
  
Signature of Purchaser  
  
Signature of the Notary  
Suhas K. Kande  
Licence No. 1  
Dt. 14/10/2005  
QUEPEM

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Fatorda, Margao-Goa, hereinafter for brevity's sake  
referred to as the "VENDORS" of the "ONE PART".

..5/-





गोवा GOA

No. 5428 Place of vend. QUEPEM Date of issue 12/11/18  
Value of Stamp Rs. 1000/- 453024  
Residing at Domnic Fernandes  
Tilamol son Joaquim M. Fernandes  
As there is no stamp for the value of Rs. 54700/-  
additional stamp paper for the completion of the value is attached  
alongwith  
Signature of Purchaser  
Signature of the Treasurer  
Suhas K. Kanne  
Lincenc. No.  
DL 14/10/2005  
YIPRMS

-5-

AND

**NIRMAL ESTATES** a Partnership Firm duly registered under Indian National Partnership Act, 1932 under No. MGO-F246-2013 dated 31/10/2013 having office at Shop No. F-23, Nirmal Residency, Tilamol, Quepem-Goa, PAN

..6/-

*[Signature]* Fernandes *[Signature]*









गोवा GOA

No. 5428 Piece of vend. QUEPEM Date of issue 19/11/18 464313  
Value of Stamp paper 10.500/-  
Name of Purchaser Domitile Bernarde  
Residing at Tilamol Joaquim M. Bernarde  
As there is no stamp paper for the value of Rs. 54700/-  
Additional stamp paper for the completion of the value is attached  
Signature of Purchaser  
Signature of the Notary  
Suhas K. Konde  
Licence No.  
DL 14/10/2005  
QUEPEM

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businessman, PAN Card No.AACPF7555R, Aadhar Card No. 5859 1407 3230, Mobile No. 9822124637, Indian National, resident of H.No. 8/9, Tilamol, Xeldem, Quepem-Goa, hereinafter for brevity's sake referred to as the "PURCHASER" of the "OTHER PART".

Signature of Purchaser 8/-  
Signature of Notary





गोवा GOA



No. 5428 Place of vend. QUEPEM Date of issue 19/11/18  
Value of Stamp Rs. 100/- A 011400  
Pur Domnicc Fernandez  
Residing at Tilamol son Joaquim M. Fernandez  
As there is no stamp on the value of Rs. 54700/-  
Additional stamp paid for the completion of the value is at actual  
also with  
Signature of Purchaser  
Signature of the Officer  
Suresh K. Konde  
Lincenc. N.  
Dt. 14/10/2005  
Y. H. H. H.

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WHEREAS there exists an immovable property known as  
XELDEVADI or XELDEVADDY or XELDEVADE, situated at  
Village Xeldem, within the jurisdiction of Village  
Panchayat Xeldem, Taluka and Sub District of Quepem,

..9/-

J. A. D. Hernandez




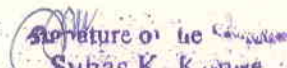


गोवा GOA

No. 5428 Place of vend. QUEPEM Date of issue 19/11/18 A 011701



Value of Stamp Rs. 100/-  
Name of Purchaser Darnicle Fernandes  
Residing at Gilamo son Joaquim M. Fernandes  
As there is no article or the value of Rs. 54700/-  
additional stamp paper for the completion of the value is at actual  
amount.

  
Signature of Purchaser

  
Signature of the Compiler  
Suhas K. Kanne  
Licence No.  
DL 14/10/2005  
JIRDEM

-9-

District of South-Goa, State of Goa, registered in the  
Land Registration Office at Quepem under No.4318 of  
book 14 at page 66 and enrolled in the Land Revenue  
Office in the Matriz No.197 of Quepem Taluka and

  
10/-  




Surveyed under various Survey No including Survey No. 122/1 Village  
Xeldem of Quepem Taluka and bounded entirely as under:-

**On the EAST :** By the paddy field of Davorxeta of  
Jose Francisco Furtado,

**On the WEST:** By the top of the hill,

**On the NORTH:** By the paddy field Zambuzali of Ambagi Gaunco  
and the top of the Murdi, and,

**On the SOUTH:** By the paddy field Zoglegali of Sasu Nilu Naique,  
presently of Crisna Curado, hereinafter for  
brevity's sake referred to as the **SAID ENTIRE  
PROPERTY.**



**AND WHEREAS** the said entire property initially belongs to Jose  
Francisco Tome Furtado and his wife Ana Clementina Zemiro D'Costa.

**AND WHEREAS** in Inventory Proceeding under No. 2223 of 1993  
conducted in the court of Civil Judge of Salcete as recorded in the  
third office of the Civil Judge of Salcete. The said property is enlisted  
as item No. 35 which in turn was allotted to the original **VENDOR** No.1  
Shri Jose Francisco Furtado at page 32 of the said Inventory  
Proceedings.

*J. and S. Furtado*  11/-



**AND WHEREAS** the said entire property was inherited by Shri. Jose Francisco Furtado and his wife Anna Sabina Florinda Vaz by virtue of the above referred Inventory.

**AND WHEREAS** as per Survey holding under Survey No. 122/1 of Village Xeldem and as per the plan issued by the Land Survey and Settlement Office, the total area of Survey 122/1 is 27896 square meters and is bounded as under.

**EAST:** By P.W.D road and Survey No.114/1, 114/2, 114/1-A and 114/1-B

**WEST:** By property surveyed under survey No. 121/1, 121/2, 121/3 and 122/1-C

**North:** By property surveyed under survey No.102, and,

**South:** By P.W.D. Road, hereinafter referred to as the **SAID PROPERTY**.

**AND WHEREAS** the said original owner divided the said property into various parts/portions and provided such parts/portions motorable roads, side drains and sold such parts/portions to various persons/third parties, most of whom have already constructed residential houses in such portions and residing therein alongwith their family members.

**AND WHEREAS** the **VENDORS** are sole owner and possessors of the portion marked as Plot 6, 6A, 7 and 7A, totally admeasuring an area of


*Land Hernandez*

*[Signature]* ..12/-



911 Sq mts, Surveyed under Survey No. 122/1 (part) of Xeldem Village Quepem Taluka.

**WHEREAS** the **VENDORS** acquired the said plots by virtue of Deed of Sale made and executed at Quepem on 13<sup>th</sup> February 1991 and presented in the Office of the Sub – Registrar of Quepem under Serial No. 61/91 and registered in the same office under No. 55 at pages 572 to 582, Book No.1, Volume No. 37 dated 28/02/1991 .



**AND WHEREAS** the above referred plots 6, 6A, 7 and 7A of the said property were partitioned by order of Deputy Collector and Sub – Divisional Officer Quepem dated 09/10/2018 passed in Case No. LRC/PART/ QUE/XEL/308/2018/6975 and as the said plots were closer to each other allotted on one single Survey No. 122/1-H of Village Xeldem, Taluka Quepem, which complies with the mandatory provision of Section 49 of Town and Country Planning Act. (Copies of Form No. I and XIV and Survey Plan are attached herewith).

**AND WHEREAS** the **VENDORS** have agreed to sell the **PURCHASER** and the **PURCHASER** has agreed to purchase from the **VENDORS** plot of Land Surveyed under Survey No. 122/1-H admeasuring an area of 911 Sq mts for a total consideration of Rs. 1822000 /- (Eighteen Lakhs and Twenty Two Thousands only), that being the fair and actual market and/or sale value of plot Surveyed under Survey No. 122/1-H, hereinafter for brevity sake referred to as the **SAID PLOT**.


..13/-





The **SAID PLOT** is more particularly described in the Schedule hereinafter and more clearly shown on the plan annexed hereto duly signed by the parties which forms the integral part of this deed for all legal purposes and intents.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**



1. In consideration of a sum of Rs. 18,22,000/- (Rupees Eighteen Lakhs and Twenty Two Thousand Only) paid by the **PURCHASER** to the **VENDORS**, by Cheque No.891705 dated 05/04/2018 for an amount of Rs. 500000/- (Rs. Five Lakhs only) drawn from Indian Overseas Bank, Xeldem Branch, by Cheque No. 891877 dated 18/12/2018 for an amount of Rs. 700000/- (Rs. Seven Lakhs only) drawn from Indian Overseas Bank, Xeldem Branch, by Cheque No. 891878 dated 17/01/2019 for an amount of Rs. 622000/- (Rs. Six Lakhs and Twenty Two Thousand only) drawn from Indian Overseas Bank, Xeldem Branch, the receipt of the which is hereby acknowledged by the **VENDORS**, the **VENDORS** as owners transfer by way of sale unto the purchaser the **SAID PLOT** described in the schedule hereunder above **AND ALL** the estate, right, title, possession, interest, claim and demand whatsoever the **VENDORS**, had, in or to the **SAID PLOT** hereby transferred and every part thereof to **HAVE, HOLD, OWN** and **ENJOY** by the **PURCHASER** as absolute owner forever and thereof the said plot surveyed under Survey No. 122/1 – H of Xeldem Village.

  ..14/-



**THE VENDORS HEREBY COVENANT WITH THE PURCHASER AS  
FOLLOWS:**

1. That the **VENDORS** have a good right, full power and absolute authority to grant, release, convey and assure the **SAID PLOT** in the manner aforesaid and that the said plot is free from any encumbrances charges or lien.

2. That the **PURCHASER** shall and may at all times peacefully and quietly enjoy, occupy and possess the **SAID PLOT** for the Firm's use and benefit without any claim, demand or disturbances from the **VENDORS** or from any person claiming through the **VENDORS**

3. The **VENDORS** shall from time to time and at all times hereinafter at the request and cost of the **PURCHASER** do and execute all such further acts, deeds and things, conveyances and assurances in law for better and more perfectly assuring the **SAID PLOT** to the use of the **PURCHASER** in the manner aforesaid or as may be reasonably required.

4. The **VENDORS** further covenant with the **PURCHASER** to refund the sale price or part thereof in the event the **PURCHASER** is deprived in any way of the whole or part of any portion thereof of the **SAID PLOT** hereby sold or if any defects are found in the title or as the case may be all times hereinafter at the request and cost of the **PURCHASER** do and execute all such further acts, deeds and things, conveyances and assurances in law for

..15/-



J. S. Fernandes





better and more perfectly assuring the **SAID PLOT** to the use of the **PURCHASER** in the manner aforesaid or as may be reasonably required.

5. The **VENDORS** hereby covenant with the **PURCHASER** that they have no objection to the **PURCHASER** to apply to the concerned authorities for Mutation and Partition to transfer the **SAID PLOT** in the name of the purchaser in the survey records.

6. The **VENDORS** and the **PURCHASER** covenants that they does not belong to ST/SC as per the notification bearing No. RD/LN/LRC/77 dated 21<sup>st</sup> August 1978.

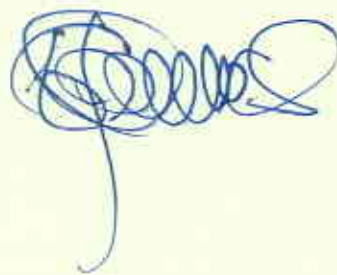
7. **PROVIDED ALWAYS** and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained, the expression the **VENDORS** and the **PURCHASER** herein above used shall include their respective heirs, legal representatives, successors and assigns.

**SCHEDULE OF THE SAID PLOT HEREBY SOLD:**

**ALL THAT** the **SAID PLOT** admeasuring an area of 911.00 sq. mts. being part of the property denominated as "**XELDEVADI or XELDEVADDY or XELDEVADE**", situated at Village Panchayat Xeldem, Taluka and Sub- District of Quepem, District of South Goa, State Goa,

..16/-

*Lad Fernandes*





described in the Land Registration office as a whole under No. 4318 of Book 14 page 66, enrolled under Matriz No.197, and the said plot is surveyed in the Record of Rights under Survey No.122/1-H of Village Xeldem, Quepem Taluka, which plot forms a separate, independent and distinct unit by itself is bounded as under:-

**On the East :** By P.W.D road,

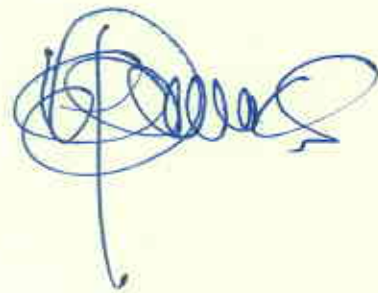
**On the West:** By remaining part of the same property,

**On the North:** By remaining part of the same property, and,

**On the South:** By 10.00 mts. wide reserved road of the same property.

**IN WITNESS WHEREOF** the **VENDORS** and **PURCHASER** hereto have set and subscribed their hands on the day, month, year and place first herein above w ritten in the presence of two witnesses.

  
F. A. S. Fernandes



**VENDOR NO.1:**



1.

**SHRI. FRANCIS P. FERNANDES**



**Left hand thumb impression :-**



**Right hand thumb impression:-**



...18/-

*F. P. Fernandes*



VENDOR NO.2:



2. P. Fernandes

SMT. PURCINE FERNANDES



Left hand thumb impression :-



Right hand thumb impression:-



..19/-

P. Fernandes

**PURCHASER:**



*[Handwritten signature in blue ink]*

**NIRMAL ESTATES represented  
By its Partner Shri. DOMNICK  
FERNANDES**



**Left hand thumb impression :-**



**Right hand thumb impression:-**



**..20/-**

*[Handwritten signature in blue ink: Domnick Fernandes]*

*[Handwritten signature in blue ink]*



**WITNESSES:**

1. Vighnesh Gredkari

Gredkari

H.NO. 164, Colleamoddy  
Cotta Amora Quipemboa

2. Ganapati A. Patrekar

Patrekar

H.No. 1141, Ghotmored,  
Curchorem - Goa



Paul Fernandes

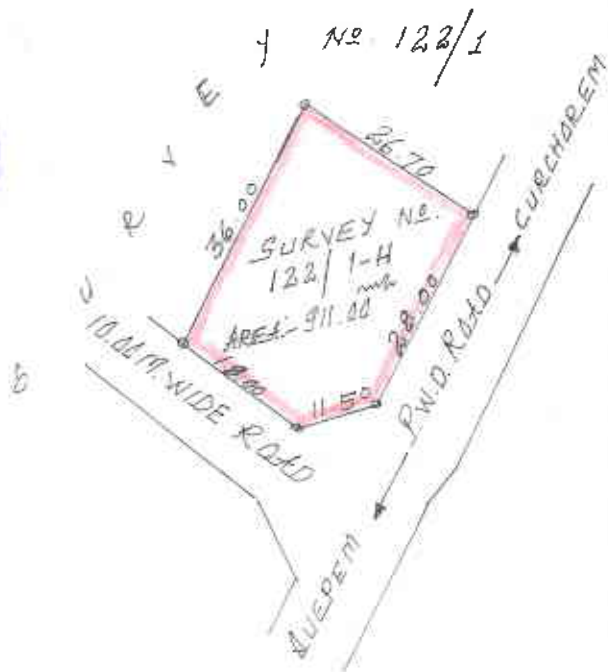
[Signature]

# PLAN

SHOWING THE PROPERTY BEARING SUR-  
VEY NO. 122/1-H, SITUATED AT XELDEM  
VILLAGE OF QUEPEM TALUKA.

SCALE:- 1:1000

AREA:- 911.00 Sq. mts



VENDOR:-

*Sh. S. S. Fernandes*

PURCHASER:-

*[Signature]*



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 20-Dec-2018 03:12:13 pm

Document Serial Number :- 2018-QPM-2




Presented at 03:12:13 pm on 20-Dec-2018 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	54700
2	Registration Fee	36440
3	Mutation Fees	1000
4	Processing Fee	400
Total		92540



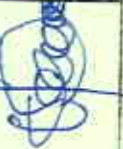






Stamp Duty Required : 54700

Stamp Duty Paid : 54700

## Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Domnick Fernandes ,s/o Age: 74, Gender: Male, Occupation: , Address1 - F-23 Nirmal Residency Tilamol Quepem Goa, Address2 - Margao Goa, PAN No.: AAMFN0693G			

## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Domnick Fernandes ,s/o Age: 74, Gender: Male, Occupation: , Address1 - F-23 Nirmal Residency Tilamol Quepem Goa, Address2 - Margao Goa, PAN No.: AAMFN0693G			
2	Purcine Fernandes ,s/o Rocky Fernandes Age: 53, Gender: Female, Occupation: Housewife, Address1 - A-S-1 Sitara Apts Behind Chowgule Industries Fatorda Margao Goa, Address2 - , PAN No.: ACTPF7295B			
3	Francis P Fernandes ,s/o Late Pascoal Fernandes Age: 60 Gender: Male Occupation: Other Address1 - A-S-1 Sitara Apts behind Chowgule Industries Fatorda Margao Goa, Address2 - , PAN No.: ACTPF9594P			

## Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vighnesh Gadkari 403705 Amona, Quepem, SouthGoa, Goa			
2	Ganapati Patrekar 403706 Curchorem, Quepem, SouthGoa, Goa			

CIVIL REGISTRAR  
SUB-REGISTRAR  
QUEPEM

Book :- 1 Document

Registration Number :- **QPM-1-2-2018**

Date : 20-Dec-2018

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

**CIVIL REGISTRAR**

— CUM —

**SUB - REGISTRAR**

**QUEPEM**