

गोवा GOA

05739

Serial No. 1453 Place: MARGAO. Date 14/1/17

Value of Stamp Paper: Twenty M

Name of Purchaser GABRIEL LEAO PINTO

Residence VARECA Father's Name. JOSE CAMILO PINTO

Purpose: _____ Transacting Parties

Signature of Purchaser

Handwritten signature

Handwritten signature

3239/17



GABRIEL LEAO PINTO

Handwritten signature

11/1/2017

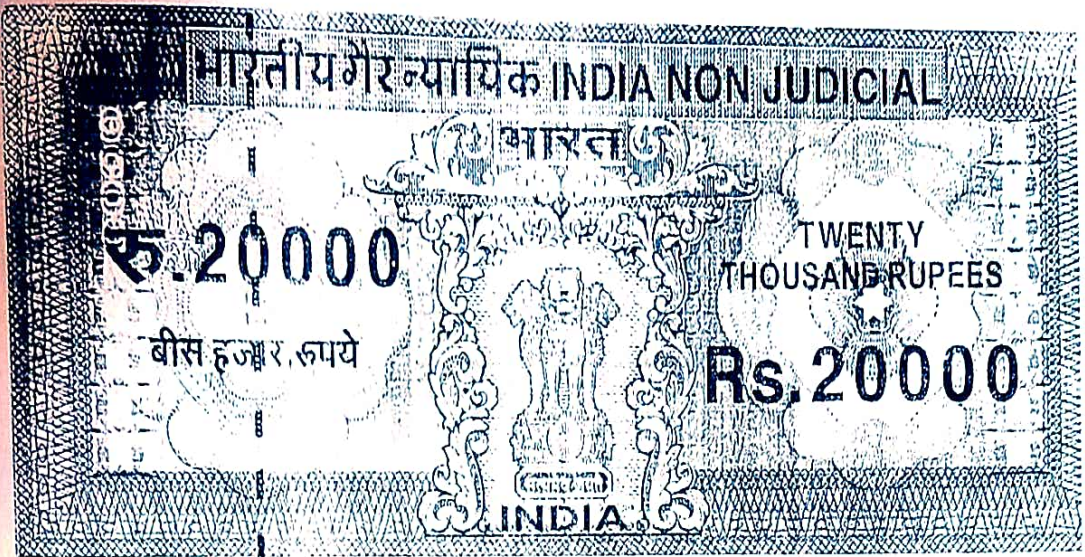
DEED OF SALE

V. Nunes

Handwritten signature

P. P. A. Almeida Nunes

Handwritten signature



गोवा GOA

05739

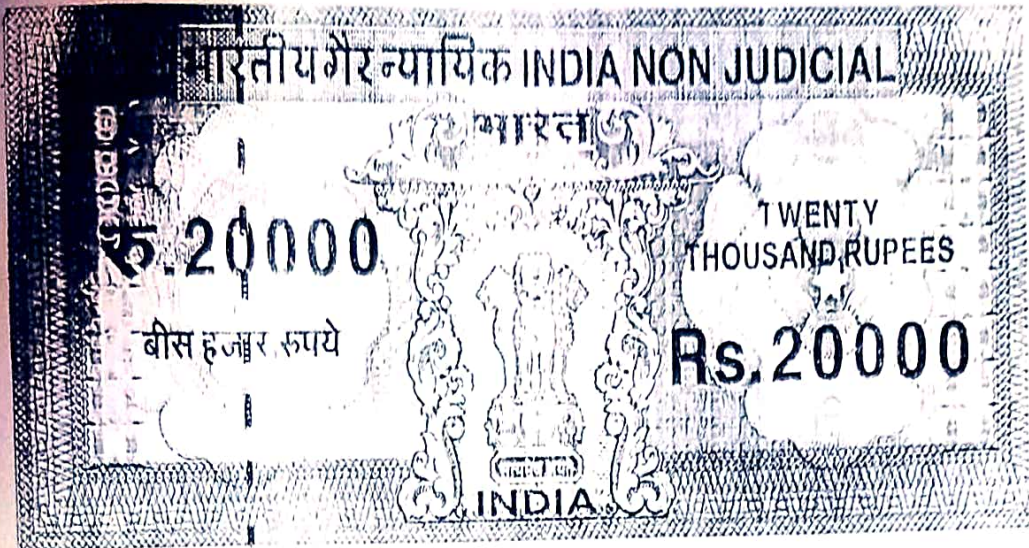
Serial No. १९३ Place: MARGAO. Date ५/५/५५
Value of Stamp Paper: Twenty thousand
Name of Purchaser GABRIEL LEAO PINTO
Residence VARCA Father's Name JOSE CAMILO PINTO
Purpose _____ Transacting Parties } [Signature]
Sign Stamp Vendor _____ Signature of Purchaser
Office of the Registrar of Stamps, MARGAO
Local of the JUDGE OF MARGAO



2
DEED OF SALE

V. Nunes
[Signature]
Garcia Emelinda de Almeida Nunes

[Signature]



गोवा GOA

05739

Serial No. 1453 Place: MARGAO Date 4/4/17
Value of Stamp Paper: Twenty Thousand
Name of Purchaser: GABRIEL LEAO PINTO
Residence: VARCA Father's Name: JOSE CAMILO PINTO
Parties }
Signature of Purchaser }
Signature of Vendor }
Licence No. _____

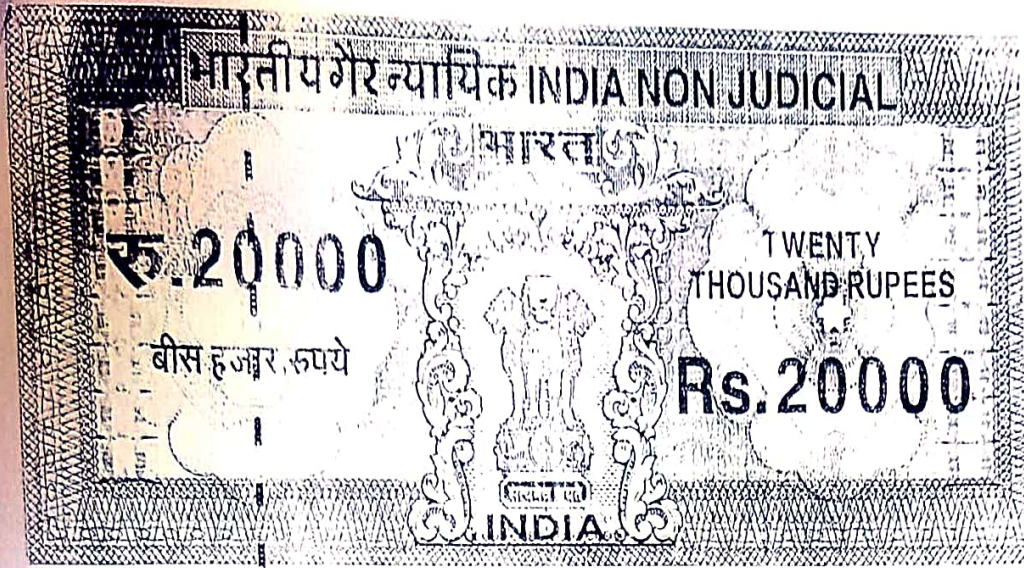


3
DEED OF SALE

V. Nunes

[Signature]
Francisca Luísa de Alcide Nunes

[Signature]



गोवा GOA


05739

Serial No. 1453 Place: MARGAO. Date 21/1/17
Value of Stamp Paper: Twenty
Name of Purchaser GABRIEL LEAO PINTO
Residence VARCA Father's Name JOSE CAMILO PINTO
Purpose _____ Transacting Parties _____
Sign _____ Signature of Purchaser _____
EAM _____
LHM _____

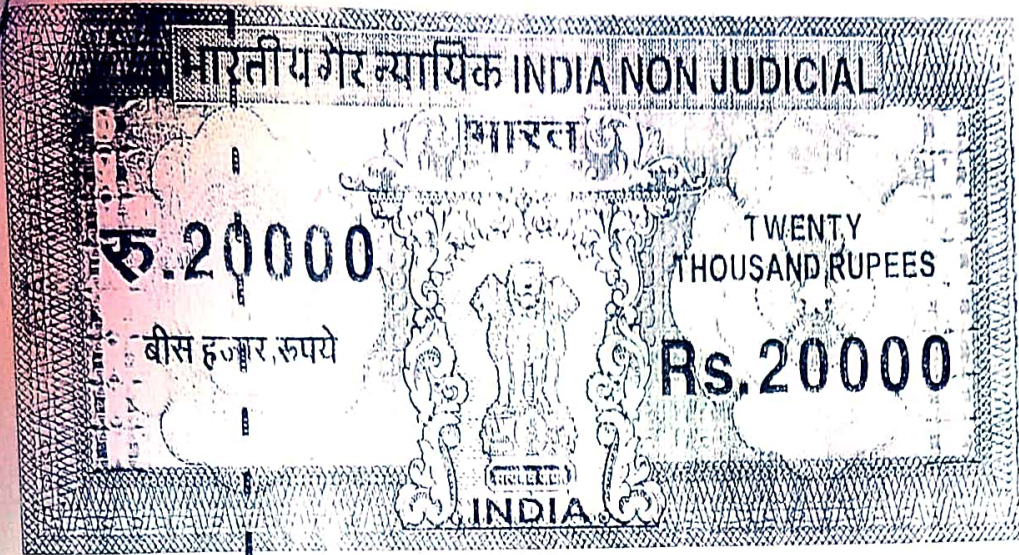


4
DEED OF SALE

V. Nunes


Lygia Luísa de Almeida Nunes





गोवा GOA

057395

Serial No. _____ Place: MARGAO Date _____
Value of Stamp Paper: GABRIEL LEAO PINTO
Name of Purchaser: GABRIEL LEAO PINTO
Residence: NAZLA Father's Name: JOSE CAMILO PINTO
[Signature] _____ Transacting Parties _____
[Signature] _____ Signature of Purchaser _____
Licence No. _____

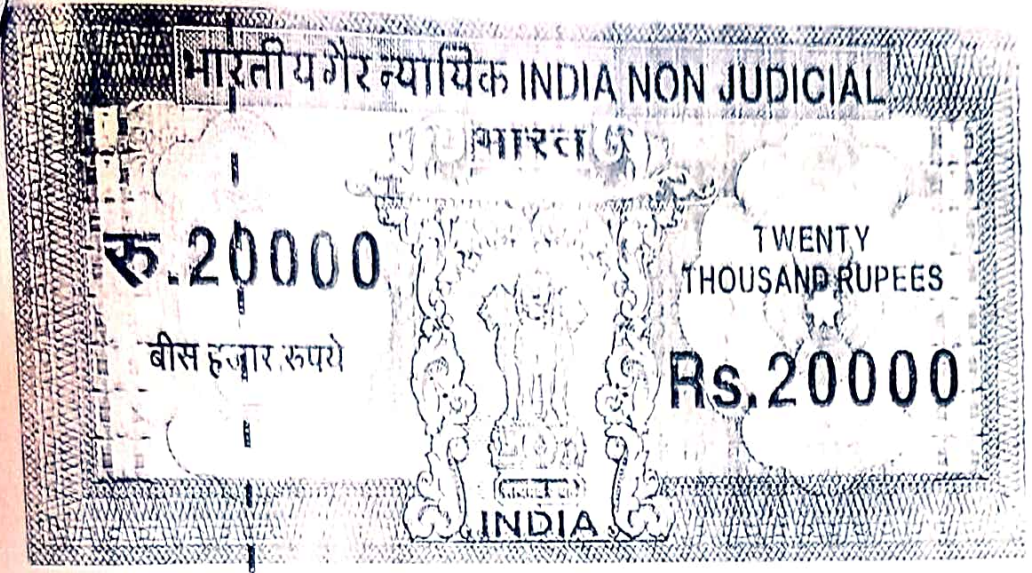


5
DEED OF SALE

V. Nunes
[Signature]

Spacia Simelda de Almeida Nunes

[Signature]



गोवा GOA

057396

Serial No. 1453 Place. MARGAO. Date 11/4/14

Value of Stamp Paper: Twenty Two

Name of Purchaser GABRIEL LEAO PINTO

Residence NAGA Father's Name JOSE CARILDO PINTO

Parties }
Transacting }
Parties }

[Handwritten signature]

Signature of Notary
CAMP...
Licence No. ...

[Handwritten signature]
Signature of Purchaser

6
DEED OF SALE

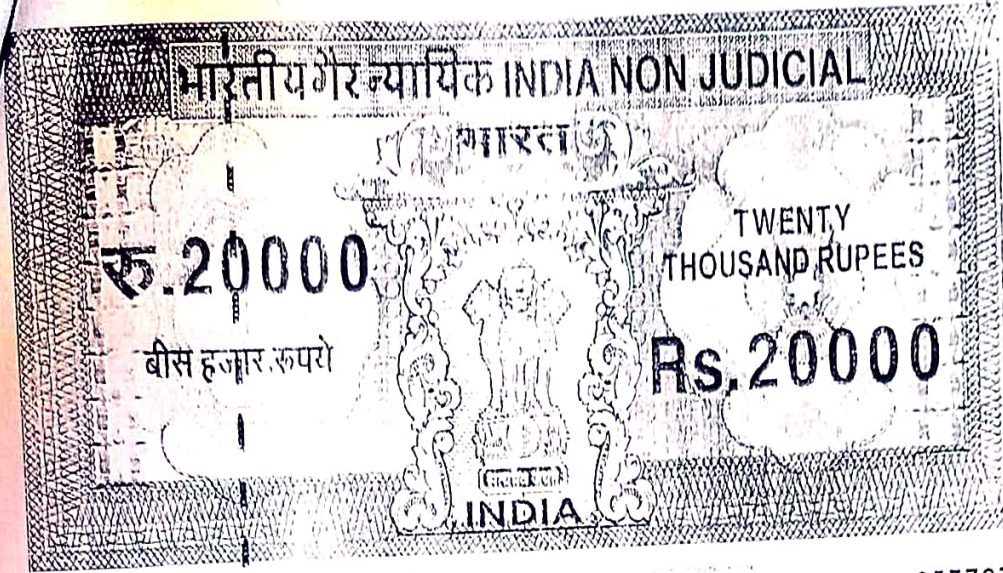


V. Nunez

[Handwritten signature]

[Handwritten signature]
Francisca Luísa de Alóide Nunes

[Handwritten signature]



057397

गोवा GOA

Serial No. 1453 Place: MARGAO, Date 4/4/17
Value of Stamp Paper: Twenty thousand
Name of Purchaser GABRIEL LEAO PINTO
Residence VARELA Father's Name JOSE CAMILO PINTO
Purpose _____ Transacting Parties }
Signature of Purchaser }
Signature of Purchaser



7
DEED OF SALE

V. Name

Francisco de Almeida



गोवा GOA

447847

Serial No. 1453 Place: MAJGAO. Date 4/4/11
Value of Stamp Paper: One Thousand
Name of Purchaser: GABRIEL LEAO PINTO
Residence: VARECA Father's Name: JOSE CAMILO PINTO
Purpose: _____ Transacting Party: _____

Handwritten signature of Vendor

Sign Stamp Vendor
NAME: _____
LICENSE NO: _____

Parties: _____
Signature of Purchaser: _____



DEED OF SALE

V. Nunces

Handwritten signature

Ignacia Inelda de Almeida Yunes

Handwritten signature



गोवा GOA

447848

Serial No. 1453 Place: MARGAO, Date 4/4/8

Value of Stamp Paper: One Thousand

Name of Purchaser GABRIEL LEAO PINTO

Residence VARCA Father's Name JOSE CAMILO PINTO

Purpose _____ Transaction Parties _____

Signature of Purchaser
GABRIEL LEAO PINTO

4
DEED OF SALE



V. Name

Lygia Luísa de Almeida Gomes



गोवा GOA

447849

Serial No. 1453 Place: MARGAO, Date 14/11/17
Value of Stamp Paper: One Thousand
Name of Purchaser: SABRIEL LEAO PINTO
Residence: VAPCA Father's Name: JOSE CAMILO PINTO
Purpose: _____

[Handwritten Signature]

Sir _____
Date _____
Witness _____

Transacting Parties
[Handwritten Signature]
Signature of Purchaser

DEED OF SALE



V. Name

[Handwritten Signature]
Ana Luísa de Almeida Fung

[Handwritten Signature]

THIS DEED OF SALE is made on this 11th day of July of the year Two Thousand and Seventeen.


BETWEEN

MRS. MARIA IMELDA ANGELINA DO PERPETUO SOCORRO DE ATAIDE, widow of late Alarico Alfredo Roque das Necessidades Nunes, daughter of late Francisco Constancio de Ataide, aged 89 years, housewife, resident of House Number 220, Senaulim, Verna, Salcete, Goa holding PAN Card _____, not a holder of Aadhaar Number, not a holder of an email id, not a holder of a Mobile Number, hereinafter collectively called as "the VENDOR"(which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

AND

MR. GABRIEL LEO PINTO, aged about 57 years, son of late Mr. Jose Camilo Pinto, married, businessman, Indian National, holding PAN Card No _____, Holder of Aadhaar Number _____ email id:- gabriel289@yahoo.co.in, Mobile Number 9890249514 resident of House No. 435/E, Guneavaddo, Varca, Salcete,

V. Nunes


Maria Imelda de Ataide Nunes





Goa, hereinafter referred to as the "PURCHASER" (which expression shall mean and include all his/its Partners, successors, legal representatives, heirs, administrators, executors and assigns) OF THE SECOND PART;

AND

1. MR. ANTONIO DE JESUS D ATAIDE NUNES, son of late Alarico Alfredo Roque das Necessidades Nunes, married to Mrs. Vera Tercia Quadros, aged 47 years, service, resident of House Number 220, Senaulim, Verna, Salcete, Goa holding PAN Card not a holder of Aadhaar Number, email id:- antonionunes@rediffmail.com, Mobile Number _____ and his wife
 2. MRS. VERA TERCIA QUADROS, daughter of Mr. Mariano do Rosario Antonio de Quadros, aged 50 years, service, resident of House Number _____, Senaulim, Verna, Salcete, Goa holding PAN CARD _____, not a holder of Aadhaar Number, email id:- veraquadrosenunes@gmail.com, Mobile Number _____
- 7 hereinafter collectively called for brevity's sake as "the CONSENTING PARTY"(which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors,



J. Nunes

Alarico Alfredo de Ataide Nunes



legal representatives, administrators, executors and assigns) of the

All the parties hereto are Indian nationals.


WHEREAS there exists a property known as Nelly situated in the Senaulim, Verna bounded on the east by the urban property of the heirs of Alarico Nunes, on the west by Joao da Silva, on the North by the said Urban property of said Joao Lobo and on the south by Joao Miguel Abranches and Jose Filipe Abranches, enrolled in the land Revenue Office under number 1009 and 1020 and not described in the land Registration Office.


AND WHEREAS the property was originally owned by Fr. Luis Lizardo Paulo das Necessidades Nunes.

AND WHEREAS Fr. Luis Lizardo Paulo das Necessidades Nunes expired on 28/09/1961.

AND WHEREAS Fr. Luis Lizardo Paulo das Necessidades Nunes has executed a Deed of Gift dated 24th July, 1961 by virtue of which he has gifted all the properties belonging to him to his nephew late Alarico Alfredo Roque das Necessidades Nunes.

V. Nunes


Alarico Alfredo de Almeida Nunes



AND WHEREAS as per the Survey Form I and XIV the property surveyed under survey No.252/3 of Verna village admeasures approximately 750 square metres however as per the survey plan the property surveyed under survey No.252/3 of Verna village admeasures approximately 1443 square metres and is bounded as follows:-

On the East by a public road

On the West by survey No.252/2, 4, 6 and 5 of Verna village

On the North by survey nos.253/21 of Verna village

and


On the South by survey No.252/5 of Verna village

AND WHEREAS the VENDOR has instituted Inventory Proceedings No.39/1987/B before the Court of the Civil Judge Senior Division at Margão, Goa for the partition of the movable and immovable assets left upon the death of late Alarico Alfredo Roque das Necessidades Nunes wherein the abovedescribed property was listed as Item No.20.

AND WHEREAS the abovedescribed property was listed as Item No.21 was allotted to the VENDOR by virtue of allotment in the Inventory Proceedings No.39/1987/B. The Inventory Proceedings No.39/1987/B was disposed by Order dated 15th October, 1990.

AND WHEREAS the CONSENTING PARTY NO.1 is the son of the VENDOR.

V. N. Nunes


Vernan Luis de Almeida Nunes




AND WHEREAS the CONSENTING PARTY NO.1 is married to the CONSENTING PARTY NO.2 under the regime of communion of assets.

AND WHEREAS the VENDOR have agreed to sell to the PURCHASER, and the PURCHASER has agreed to purchase from the VENDOR property for a sale consideration of Rs.47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousand only). The said selling price is also its present market value in the said locality. The said property are more particularly described in the SCHEDULE hereinafter appearing and better shown depicted in the Plan annexed hereto and delineated in red which forms and integral part of this Deed.

NOW THIS DEED OF SALE WITNESSES as follows:-

1. That for a total price consideration of Rs.47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousand only) paid by the PURCHASER to the VENDOR, the receipt whereof the VENDORS do hereby acknowledge, the VENDORS hereby convey and transfer by way of absolute sale UNTO the PURCHASER their share, right, title, ownership and interest, to the property surveyed under survey No.252/3 of Verna village admeasures approximately 1443 square metres,

V Nung



V Nung



described in the SCHEDULE hereinafter appearing so that the PURCHASER, for all times hereafter, shall HOLD, HAVE, ENJOY and POSSESS the property along with that is situated therein and with all appurtenances, together with all trees, hedges, ditches, ways, waters watercourse, rights, liberties, privileges, easements, interests, advantages and benefits available to the property or to the VENDORS thereafter, free of all encumbrances and as the absolute VENDORS thereof, without any interference or claim from any person, whomsoever claiming title under the VENDORS AND the VENDORS doth hereby covenant with the PURCHASER that notwithstanding any act, Deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully and equitably claiming by, from, through or under or in trust for them made, done, omitted, committed or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the property hereby granted, released, conveyed, transferred and assured to be unto and to the use of the PURCHASER in manner aforesaid AND that the PURCHASER may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the property and receive the rents, issues, and profits thereof and every



I Witness,


John Swelde de Almeida Jones



part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or their heirs, executors, administrators and assigns or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the VENDOR AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever, either already or hereafter had, made, executed, occasioned or suffered by the VENDOR or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the VENDOR AND FURTHER THAT the VENDOR and all persons having or lawfully or equitably claiming any estate or interest at law or in equity to the property or any part thereof from under or in trust for the VENDOR or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other acts, Deeds, matters, things, conveyances and assurances in law whatsoever for better and more



J. Nung


Janis Inelda de Almeida Nung

perfectly assuring the property and every part thereof unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their heirs, executors, administrators and assigns shall be reasonably required.

2. That the VENDOR, at the request and cost of the PURCHASER, shall always do or execute or cause to be done or executed, all such further documents, acts, matters and things which will be necessary for the purpose of more perfectly conveying and assuring the title of the property hereby sold in favour of the PURCHASER or to confirm the ownership of the PURCHASER in the property hereby sold.
3. That the VENDOR grant their unconditional consent to the PURCHASER to cause mutation in the survey records, of the property surveyed under survey No.252/3 of Verna village admeasures approximately 1443 square metres described in the recitals hereinabove as well as in the SCHEDULE hereinafter appearing, in order to effect entry of the PURCHASER name in the said records and to delete the name of the VENDOR NO.1 without any interference from the VENDOR.



V. Nunes


V. Nunes de Almeida Nunes



4. The sale consideration for the value of the present sale is the fair present market value of the land.
5. The property hereby sold is more particularly identified on the plan annexed hereto in red colour.

SCHEDULE

(Description of the property hereby sold)

ALL THAT property known as DIUBATTA, first part, situated in ward Motola of Verna enrolled in the Land Revenue Office under number 1022 and not described in the Land Registration Office surveyed under survey No.252/3 of Verna village admeasures approximately 1443 square metres is bounded as follows:-

On the East by a public road

On the West by survey No.252/2, 4, 6 and 5 of Verna village

On the North by survey nos.253/21 of Verna village
and

On the South by survey No.252/5 of Verna village

IN WITNESS WHEREOF the parties abovenamed have set their respective hands on the day and year first above written in the presence of two attesting witnesses.

V. Names



Yamin Smedde also Attende Yamin








SIGNED AND DELIVERED
by the withinnamed VENDOR:






Maria Imelda de Almeida Gomes  *Maria Imelda de Almeida Gomes*

MARIA IMELDA ANGELINA DO
PERPETUO SOCORRO DE ATAIDE


LEFT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little

RIGHT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little



V. Names
Maria Imelda de Almeida Gomes 

SIGNED AND DELIVERED
by the withinnamed PURCHASER



MR. GABRIEL LEAO PINTO

LEFT HAND FINGERPRINTS

Thumb	Index	Middle	Ring	Little

RIGHT HAND FINGERPRINTS

Thumb	Index	Middle	Ring	Little

S. B. Nunes

Guia Lueda de Almeida Junior






SIGNED AND DELIVERED

by the withinnamed CONSENTING PARTY:-





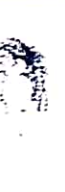


ANTONIO DE JESUS D ATAIDE NUNES


LEFT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little

RIGHT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little



Antonio de Jesus D Ataide Nunes

Antonio de Jesus D Ataide Nunes





GOVERNMENT OF GOA
Directorate of Settlement and Land Records

PANAJI - GOA



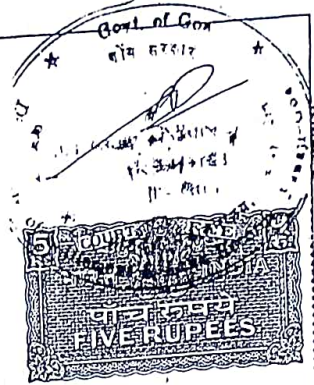
Plan showing plots situated at

Verna Village

Salcete Taluka

S.No./Sub Div No. 252/ 3

Scale 1:1000



Genic Sunde de Alinda Yung

[Signature]

V. Nunes

[Signature]

[Signature]
15/6/07

Compared by :

[Signature]
Computer Generated On 15-06-2007

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 11-07-2017 02:53:16 PM




Document Serial Number : 3235

Presented at 01:47:00 PM on 11-07-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	180.00
	Total :	95180.00

Stamp Duty Required: 142500.00 Stamp Duty Paid: 143000.00

Gabriel Leao Pinto presenter

Name	Photo	Thumb Impression	Signature
Gabriel Leao Pinto, s/o late Jose Camilo Pinto , Married, Indian, age 57 Years, Business, r/o House no. 435/E Guneavaddo Varca Salcete Goa			



Endorsements

Executant

1 . Antonio De Jesus D Ataide Nunes, s/o late Alarico Alfredo Roque das Necessidades Nunes, Married, Indian, age 47 Years, Service, r/o House H no. 220 Senaulim Verna Salcete Goa forself and power of attorney for the Vendor Maria Imelda Angelina Do Perpertuo Socorro De Ataide executed before Notary R.M. Lotlikar Margao dated 14.08.2009

Photo	Thumb Impression	Signature
		


2 . Vera Tercia Quadros, d/o Mariano do Rosario Antonio de Quadros, Married, Indian, age 50 Years, Service, r/o House no. 220 Senaulim Verna Salcete Goa

Photo	Thumb Impression	Signature
		V. Nunes

3. Gabriel Leao Pinto, s/o late Jose Camilo Pinto, Married, Indian, age 57 Years, Business, r/o House no. 435/E Guneavaddo Varca Salcete Goa

Photo	Thumb Impression	Signature
		


Identification

Sr No.	Witness Details	Signature
1	Adv. Manisha Mangaldas Naik, d/o Mangaldas Naik, UnMarried, Indian, age 28 Years, Advocate, r/o Margao Goa	



Certified that Mutation fees of Rs. 2500/- has been paid vide challan no. 201700500688 and challan no. 201700500325, both dated 11/07/2017.


Sub-Registrar
CIVIL REGISTRATION
CUM
SUB-REGISTRAR
SALCETE


CIVIL REGISTRATION
CUM
SUB-REGISTRAR
SALCETE








V. Nunes






V. Nunes

VERA TERCIA QUADROS

LEFT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little

RIGHT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little

WITNESSES:

Antonio onenina suriana Ferrando
 1. do 15 99, ilas Maria, Hall
 1. do 15 99, ilas Maria, Hall
 Francisco Ferrando
 Augusto Beltrabalino
 2. do 15 99, ilas Maria, Hall

V. Nunes

[Signature]
 Janice Imelda de Almeida Nunes

[Signature]



Book-1 Document
Registration Number MGO-BK1-03184-2017
CD Number MGOD113 on
Date 11-07-2017

Sub-Registrar (Salcete/Margao)

CIVIL REGISTRAR

- CUM -

SUB-REGISTRAR

SALCETE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

*Fernando
Rodrigues*

