

(Rupees One Lakh, Ninety Seven thousand Only)

CITIZEN CREDIT™
CO-OP BANK LTD

Donya
Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Doshan Homes,
Mapusa, Goa - 403 507
D-5/STP(V)/C.R./35/1/2013-RD



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Rs.≈0197000≈
365430

GOA
NON JUDICIAL
20.12.2019
GOA

Zero*OneNine*SevenZero*Zero*Zero**

17
5364 6535359

Name of Purchaser M/S ANAND SAGAR HOMES.

2019-BRZ-4244
24-12-2019



DEED OF SALE

...2/-

Maria. A. U. Meneses & Dias

Barbosa

L. Gierup

SAH

This **DEED OF SALE** is made and executed on this
24th day of December 2019, at Mapusa, Bardez - Goa
(24/12/2019).

BETWEEN



**MRS. MARIA ANTONIETA UMBELINA MENEZES EDIAS alias
MARIA DIAS alias MARIA ANTONIETA UMBELINA MENEZES E
DIAS**, Daughter of Salvador Vitorino Honorato Menezes
and Wife of Caraciola Cassiano Dias, 73 years of age,
married, housewife, Indian National, having Pan Card
bearing No. _____, Contact No. **8208954020** and
her husband;

2. **MR. CARACIOLO CASSIANO DIAS alias CASSIANO DIAS**,
Son of Late Jose Filipe Dias, aged 81 years, married,
business, Indian National, having Pan Card bearing
No. _____, Contact No. **8208954020**, both Resident of
H.No 250, Near Alua Hotel, Bella Vista, Sangolda, Bardez-
Goa; hereinafter referred to as the **"VENDORS/SELLERS"**
(which expression shall unless repugnant to the context or
meaning thereof be deemed to include their heirs,
executors, administrators, nominees, legal representatives
and/or assigns) **OF THE FIRST PART.**

...3/-

*Maria. A. U. Menezes e Dias
Cassiano Dias*

[Signature] *[Signature]*

AND

M/S. ANAND SAGAR HOMES, a partnership firm registered under the Partnership Act before the registrar of firms under no. 27/2017, dated 27/01/2017, Pan Card bearing no.

..., having its registered office at 161/5, Anand Sagar, Mapusa, Bardez - Goa, duly represented herein by its Partners; **(1) MR. RAGHAV M. SHETTY**, Son of Muddana Shetty, 52 years of age, married, business, Indian National, bearing Pan card No. ..., Contact No. **9860386883**, resident of H. No.149/4, Acoi, Bardez Goa; and **(2) MR. GOWTHAM SHETTY**, Son of Manjayya Shetty, 33 years of age, married, business, Indian National, bearing Pan card No. ..., Contact No. **7020460589**, resident of 1-19-Hindelsu House Naikambli, Chittoor Post Kundapura Talluk, Chittoor, Vandse, Udupi, Karnataka 576233; hereinafter referred to as the **"PURCHASERS"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, nominees, legal representatives and/or assigns)

OF THE SECOND PART.

All the parties to this sale deed are Indian National.

WHEREAS there exists an Immovable property known as **"KUMER"**, **admeasuring 1,125 sq. meters, surveyed under survey no.367 of Sub division no.6 of Thivim Village**, situated at Thivim, within the limits of Village Panchayat of Thivim, Taluka & Sub District of Bardez, District of North Goa and State of Goa, which property is not found described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue office of Bardez Taluka, although the house is shown in the survey plan the said house is demolished and presently not existing. The same is more particularly described in **SCHEDULE** hereunder and hereinafter to be referred to as **"SAID PROPERTY"** for the sake of brevity.

...4/-

B. Ponnar *for* *for G.../M* *for*

Maria A. U. Menezes & Dias

WHEREAS the Vendor No.1 herein above had purchased the Said Property from 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda, 2) Mr. Ferdinand Lobo, 3) Mr. Jayant Lobo, 4) Mr. Philip Angelo Lobo alias Philip Lobo and 5) Mrs. Lourdes Lobo, vide Deed of Sale, dated 16th March 2012, duly registered before the Sub Registrar of Bardez under Book – 1 Document, Registration No. BRZ-BK1-01228-2012, CD No. BRZD298 on 19/03/2012.

WHEREAS the VENDOR No. 2 is married to VENDOR No.1 and has acquired right, title, interest and share in the SAID PROPERTY being moiety share holder under communion of Assets as applied to the State of Goa.

AND WHEREAS in view of above the VENDORS are lawful owners in possession of the **SAID PROPERTY**.

AND WHEREAS after purchasing the said property the Vendor No.1 has carried out mutation and at present the name of the Vendor No.1 is figuring in the occupant's column with respect to the said property.

AND WHEREAS the PURCHASERS hereinabove have approached the Vendors with a proposal to purchase the said property and have offered to purchase the same for a sum **Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only)** being the market value of the same.

AND WHEREAS the Vendors are willing to sell the **SAID PROPERTY** to the intending Purchasers.

AND WHEREAS the Vendors have disclosed and assured that the "**SAID PROPERTY**" is free from encumbrances, defects and that there are no acquisition proceedings, in respect of the "**SAID PROPERTY**".

*Maria A. U. Mendes e Dias
B. Romano Sz*

A. George
...6/-
Sh. H.

AND WHEREAS the Vendors have disclosed that the "**SAID PROPERTY**", is having marketable title and they are willing to sell the same and the PURCHASERS are desirous in purchasing the same for total sum of **Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only)** i.e. @ Rs. 5000/- X 1125 Sq.mts, being the market value of the same.

AND WHEREAS the Vendors have further declared to the PURCHASERS that:

- a) The Vendors are exclusively entitled to own, hold, possess and deal in any manner with "**SAID PROPERTY**";
- b) The title of the Vendors to the "**SAID PROPERTY**" is clean, clear, unencumbered, marketable and subsisting;
- c) There is no litigation or any legal proceeding pending before any Court/ Tribunal, Administrative Authority in respect of "**SAID PROPERTY**";
- d) The "**SAID PROPERTY**" is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee PROPERTY Act or any other law;
- e) There are no mundkar/s and/or Building tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right in "**SAID PROPERTY**";
- f) There are no difficulties, legal or otherwise for sale free from encumbrances on the "**SAID PROPERTY**";
- g) The VENDORS have not received any notices of acquisition/ requisition from State Government or Central Government or any local authority and "**SAID PROPERTY**" is not subject matter of any attachment by any authority.

...7/-

Maria. N. U. Meneses & Dias
Barrow Dy

[Signature]
[Signature]

The SAID PROPERTY was originally bounded as under:

NORTH: By property bearing Survey No. 367/2

SOUTH: By Road

EAST: By Property bearing survey No. 367/2

WEST: By Road

WHEREAS the **SAID PROPERTY** originally belonged to late Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo, whose name is figuring in the Occupant Column in Form III of Index of Lands issued by the Talathi of Thivim.

WHEREAS the said Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo and his wife Mrs. Leopoldina Lobo both expired on 21/12/1983 and 19/03/2006 respectively.

WHEREAS in the Inventory Proceedings no. 27/2012/B, initiated in the Court of the Civil Judge Junior Division ("B" Court) at Bicholim upon the death of the estate leavers above named namely: Mr. Gojank Lobo alias Gojanga Lobo alias Gonzaga Lobo alias Gonjak Lobo alias Gonojak Lobo and his wife Mrs. Leopoldina Lobo, the SAID PROPERTY was described as the sole Item or Item no.1.

WHEREAS in the said Inventory Proceedings no. 27/2012/B the said property was allotted to 1) Mrs. Irene Maria Teresa Lobo alias Irene Miranda, 2) Mr. Philip Angelo Lobo alias Philip Lobo, 3) Mr. Ferdinand Lobo and 4) Mr. Jayant Lobo and the said allotment was confirmed and made absolute by final order, dated 22/05/2012, passed by the Hon'ble Court of the Civil Judge Junior Division ("B" Court) at Bicholim in the said Inventory Proceedings.

Maria. A. U. Mendes EDA
G. Gonsalves By

[Signature]

...5/-

[Signature]

AND WHEREAS the Vendors have now agreed to sell to the PURCHASERS and the PURCHASERS believing to be true all the declarations made by the Vendors, have agreed to purchase from the Vendors, "**SAID PROPERTY**" more fully and particularly described in Schedule to this Deed of Sale, for a total sum of **Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only)** being the market value of the same.

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of **Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only)**.

That after deducting the TDS of 1% i.e. Rs.56,250/- the amount of **Rs.55,68,750,- (Rupees Fifty Five Lakhs Sixty Eight Thousand Seven Hundred and Fifty only)** is paid by the PURCHASERS to the VENDORS in following manner:

- a. An amount of **Rs.10,00,000/- (Rupees Ten Lakhs Only)**, is paid by way of Cheque bearing no.121250, drawn on Bank of India, Mapusa Branch, dated 5/7/2019 in favour of Vendor No.2.
- b. An amount of **Rs.10,00,000/- (Rupees Ten Lakhs Only)**, is paid by way of Cheque bearing no.121249, drawn on Bank of India, Mapusa Branch, dated 5/7/2019 in favour of Vendor No.1.

Maria. H. A. Moniz & Dias
B. - Camarao

...8/-
the (Gover) for
Sh. H.

c. An amount of **Rs.17,84,375/- (Rupees Seventeen Lakhs Eighty Four Thousand Three Hundred and Seventy Five only)**, is paid by way of Cheque bearing no.136157, drawn on Bank of India, Mapusa Branch, dated 24/12/2019 in favour of Vendor No.1.

d. An amount of **Rs.17,84,375/- (Rupees Seventeen Lakhs Eighty Four Thousand Three Hundred and Seventy Five only)**, is paid by way of Cheque bearing no.136156, drawn on Bank of India, Mapusa Branch, dated 24/12/2019 in favour of Vendor No.2.

(The receipt of which the VENDORS do hereby admit and acknowledge subject to the realization of the above cheques).

The VENDORS do hereby sell, convey, transfer to the PURCHASERS the **SAID PROPERTY**, more fully and particular described in schedule herein under, free from encumbrances, liens, charges, claim or interest of any nature and to have and to hold the same to the PURCHASERS absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person/s the **SAID PROPERTY**, more particularly described in the schedule hereinunder written together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the **SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto and all estate rights, title, interest, claim and demand to the VENDORS into or upon **SAID PROPERTY**,

...9/-

Maria.A.U. Meneses Dias
P. Barona Dy

[Handwritten signature]
[Handwritten signature]

...10/-

4. The VENDORS have delivered to the PURCHASERS the vacant possession of the **SAID PROPERTY** upon the execution of the sale deed.

5. The PURCHASERS prior to the execution of this deed of sale, had published public notice in local English newspaper The Navhind Times, dated 28/05/2019, inviting attention of the general public about their desire to purchase the **SAID PROPERTY** and inviting objections if any.

6. No objections of whatsoever nature were received from whomsoever for the said sale.

7. The VENDORS hereby gives their consent and their No Objection for recording the name of the PURCHASERS in the column "Name of the Occupant" of Form I & XIV in respect of the SAID PROPERTY. In fact, this sale deed itself may be considered as a No Objection Certificate for the same.

8. That the PURCHASERS have investigated with the title and the declaration made by the VENDORS and after getting fully satisfied with the title of the VENDORS are executing the present sale deed.

9. The VENDORS are aware of Notification bearing no: RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.

10. The VENDORS are not belonging to Schedule Caste and Schedule Tribe community.

Maria A. U. Meneses e Dias
B. Camero Dy

...11/-
[Signature]
[Signature]

11. That for the purpose of stamp duty the said property is valued at **Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only)** i.e. @ Rs.5,000/- X 1,125 Sq.mts and stamp duty of **Rs.1,96,875/-** which is rounded upto **Rs.1,97,000/-** is attached herewith.

12. That the PURCHASERS hereinabove as per the notification issued by the Goa Government have paid T.D.S of 1 % on the total amount of **Rs.56,25,000/- (Rupees Fifty Six Lakhs Twenty Five Thousand Only)** by way of following Acknowledgements:

- a) CIN No.02424651712201901441, dated 17/12/2019, Rs.28,125/-.
- b) CIN No.02424651712201901505, dated 17/12/2019, Rs.28,125/-.

...12/-




Maria. R. U. Nerys e Cia)
B. Carano Ag

SCHEDULE

(Description of the Said Property)

All that Immovable property known as "KUMER", admeasuring 1,125 sq. meters, surveyed under survey no.367 of Sub division no.6 of Thivim Village, situated at Thivim, within the limits of Village Panchayat of Thivim, Taluka & Sub District of Bardez, District of North Goa and State of Goa, which is not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez Taluka, although the house is shown in the survey plan the said house is demolished and presently not existing and bounded as under:-

NORTH: By property bearing Survey No. 367/2.

SOUTH: By Road.

EAST: By Property bearing survey No. 367/2.

WEST: By Road.

IN WITNESS WHEREOF THIS Deed of Sale is signed by both the parties in presence of two witnesses.

[Signature]
[Signature]

B. Carneiro

...13/-

Maria A. U. Meneses e Rio



Maria A. U. Menezes E Dias

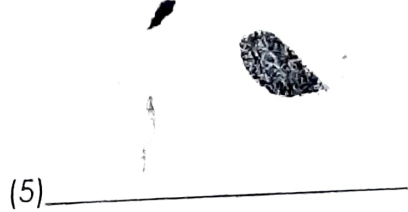
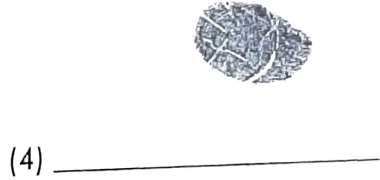
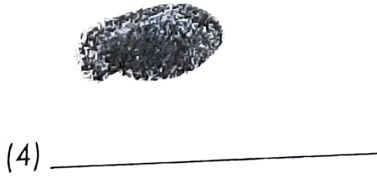
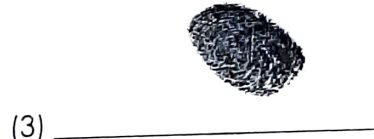
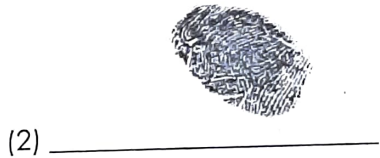
MRS. MARIA ANTONIETA UMBELINA MENEZES EDIAS
alias MARIA DIAS

alias MARIA ANTONIETA UMBELINA MENEZES E DIAS

"VENDOR NO.1"

L. H. F. Prints

R. H. F. Prints



Maria A. U. Menezes E Dias
P. Canas

[Signature] ...14/-
[Signature]



MR. CARACIOLO CASSIANO DIAS

alias CASSIANO DIAS

"VENDOR NO.2"

L. H. F. Prints

R. H. F. Prints



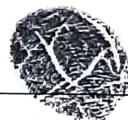
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(1) _____



(2) _____



(2) _____



(3) _____



(3) _____



(4) _____



(4) _____



(5) _____



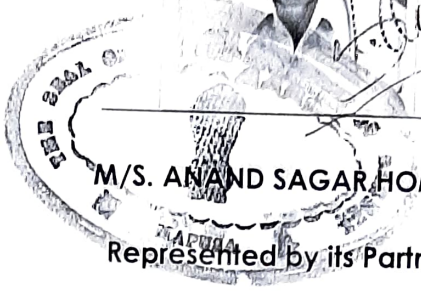
(5) _____

Maria A. U. Meneses & Dias
P. Caraciolo Dias

L. H. F. Prints...15/-
R. H. F. Prints



[Handwritten signature]



M/S. ANAND SAGAR HOMES

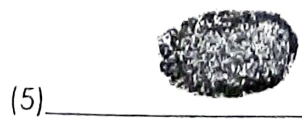
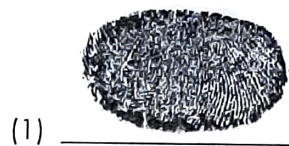
Represented by its Partner

MR. RAGHAV M. SHETTY

"PURCHASER NO.1"

L. H. F. Prints

R. H. F. Prints



*Maria. A. U. Menery & Dias
G. Bonano Day*

[Handwritten signature]...16/-
[Handwritten initials]



"PURCHASER NO.2"

L. H. F. Prints

R. H. F. Prints



(1) _____



(1) _____



(2) _____



(2) _____



(3) _____



(3) _____



(4) _____



(4) _____



(5) _____



(5) _____

Maria. A. M. Meneses & Dias
B. Carrasco & S.

[Signature] ...17/-
[Signature]

WITNESSES:

1) Vishal P. Sonwal W. Sonwal

2) Ans RAJESH SRAO

Ans RAJESH SRAO
Ans RAJESH SRAO



Maria. A. U. Monjeo & Dias
P. Benavides & Dias



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

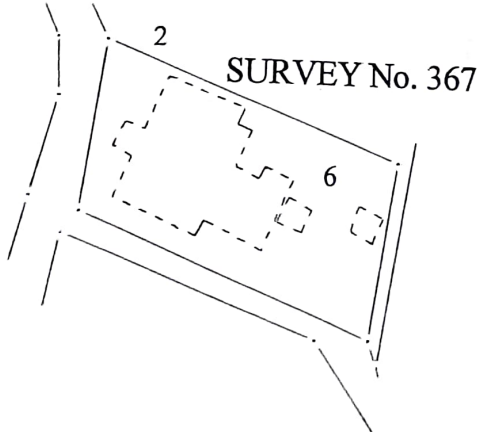
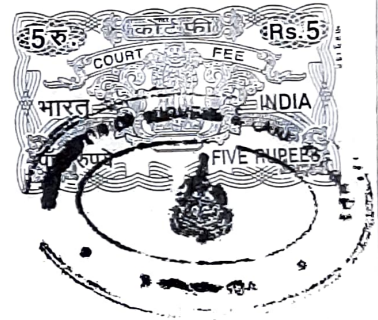


Plan Showing plots situated at
Village : TIVIM
Taluka : BARDEZ
Survey No./Subdivision No. : 367/ 6
Scale : 1 : 1000

Inward No: 3708



(RAJESH R. PAI KUCHELKAR)
Inspector of Survey &
Land Records.



[Signature]

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 29-04-2019

Compared By:

[Signature]
zatulla
(HS)

Maria. A. U. Nenezes E. J. J. J.
[Signature]

[Signature]



100008672579

FORM I & XIV

नमुना नं १ व १४

Date: 29/04/2019

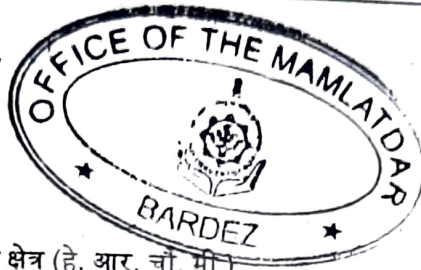
Page 1 of 1

Taluka BARDEZ

Village Tivim

Name of the Field Kumer

शेताचे नांव



Survey No. 367

सर्वे नंबर

Sub Div. No. 6

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.07.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.03.75	0000.00.25	0000.04.00	0000.11.25

Remarks शेरा

Assessment: Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आकार	फोर	प्रेदियाल	रेंट

S.No	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कळजेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
	Mana Antonieta Umbelina Menezes e Dias		41057	
	Alas Maria Dias			

S.No	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुळाचे नांव	खाते नंबर	फेरफार नं	शेरा
	Nil			

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Nil

Mutation No.

फेरफार नं

Remarks

शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	सिंचनाचा शारि	शेरा
					Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	Nature	Area क्षेत्र	
					हे. आर. चौ. मी.	हे. आर. चौ. मी.	प्रकार	हे. आर. चौ. मी.	
	Nil								

End of Report

CERTIFIED COPY

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

Copy ready for delivery on

Copy delivered on

Copying Fees Rs. 45/-

Date 29/04/19

Mamlatdar of Bardez

Mapusa Goa



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Dec-2019 12:12:33 pm

Document Serial Number :- 2019-BRZ-4244

Presented at 12:12:20 pm on 24-Dec-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	196900
2	Registration Fee	140630
3	Mutation Fees	2500
4	Processing Fee	440
Total		340470

Stamp Duty Required :196900

Stamp Duty Paid : 196900










Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAGHAV M SHETTY ,S/o - D/o Muddana Shetty Age: 52, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - 161-5, Anand Sagar, Mapusa, Bardez - Goa, Address2 - Mapusa Bardez-Goa, PAN No.: AGHPS6184N			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA ANTONIETA UMBELINA MENEZES EDIAS Alias MARIA DIAS Alias MARIA ANTONIETA UMBELINA MENEZES E DIAS ,S/o - D/o Salvador Vitorino Honorato Menezes Age: 73, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - H.No 250, Near Alua Hotel, Bella Vista, Sangolda, Bardez-Goa, Address2 - , PAN No.: BFDPM9991M			

2/24/2019

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	CARACIOLO CASSIANO DIAS Alias CASSIANO DIAS ,S/o - D/o Jose Filipe Dias Age: 81, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H.No 250, Near Alua Hotel, Bella Vista, Sangolda, Bardez-Goa, Address2 - , PAN No.: AVLDPD7624F			
3	RAGHAV M SHETTY ,S/o - D/o Muddana Shetty Age: 52, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - 161-5, Anand Sagar, Mapusa, Bardez - Goa, Address2 - Mapusa Bardez-Goa, PAN No.: AGHPS6184N			
	GOWTHAM SHETTY ,S/o - D/o Manjayya Shetty Age: 33, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - 161-5, Anand Sagar, Mapusa, Bardez - Goa, Address2 - Mapusa Bardez-Goa, PAN No.: EPJPS4577E			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vishal Parshuram Sanwal , 40 , ,7030280509 , ,Business , Marital status : Married 403507 Colvale, Bardez, NorthGoa, Goa			
2	RAJESH SURESH RAO , 32 ,1987-07-16 ,9860386883 , ,Service , Marital status : Married 403507 Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

document Serial No:-2019-BRZ-4244

Book :- 1 Document

Registration Number :- **BRZ-1-4151-2019**

Date : 24-Dec-2019



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

SUB-REGISTRAR
BARDEZ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



सत्यमेव जयते

INDIA

गोवा GOA

No. 284 Place of Vendor Ruppes Date of

Issue 15/03/2012 Value of Stamp Paper

Rs. 20000 (Rupees Twenty thousand only)

Name of the purchaser Maria Dias

residing at Sangolda son of

As there is no one single stamp paper for the

value of Rs. 40,000 additional stamp papers

for the completion of the value is attached

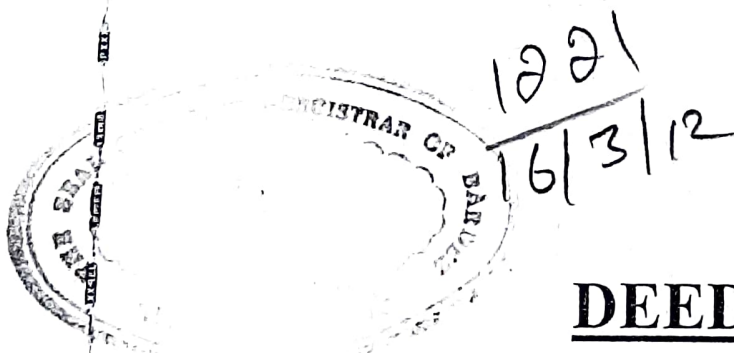
alongwith

Signature of the

ex-officio Vendor

Signature of Vendor

022907



DEED OF SALE

This Deed of Sale is executed on this 16th day of
March, 2012 (Two Thousand and Twelve)

Maria A. Dias e Meneses

Shiranda

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



गोवा GOA

Sl. No. 284 Place of Vendor Marissa Date of

Issue 15/03/2012 Value of Stamp Paper

Rs. 20,000/- (Rupees Twenty thousand only)

Name of the purchaser Maria Dias

residing at Sangolda son of

As there is no extra stamp paper for the

value of Rs. 40,000/- additional stamp papers

for the completion of the value is attached

alongwith.

Signature of the
on-office Vendor

Signature of Purchaser

022908

BETWEEN

1) I, MRS. IRENE MIRANDA ALIAS IRENE MARIA TERESA LOBO, age 57 years of age, Service, Daughter of late GONJAK LOBO ALIAS GONZAGA LOBO Indian National having Pan Card No. ALSPM7239G resident of Our lady of Perpetual Succour Tower, B- Wing, 1204/1205 Marinager (opp. Mahim railway station) Senapati Bapet Marg, Mahim (W) Mumbai 400016.

Maria A. Dias e Meneses

Shiranda

2) **MR. FERDINAND LOBO**, age 53 years of age, Service, son of late GONJAK LOBO ALIAS GONZAGA LOBO and having a Pan Card No. AAJPL0302R, and my son 3) **MR. JAYANT LOBO**, age 27, service, having Pan Card No ABVPL6138L, both Indian Nationals and residents of Our lady of perpetual Succour Tower , B- Wing, 1204/1205 Marinager (opp. Mahim railway station) Senapati Bapet Marg , Mahim (W) Mumbai 400016.

4) **MR. PHILIP ANGELO LOBO ALAIS PHILIP LOBO**, age 56 years, married, service, son of late GONJAK LOBO ALIAS GONZAGA LOBO, having a Pan Card No. AAAPL1755F, and my wife 5) **MRS. LOURDES LOBO**, house wife, having Pan Card No AAHPL0455B, both Indian National and residents of Our lady of Perpetual Succour Tower, B- Wing, 1204/1205 Marinager (opp. Mahim railway station) Senapati Bapet Marg , Mahim (W) Mumbai 400016. Hereinafter called "**THE VENDORS**", (Which expressions shall unless repugnant to the context or meaning thereof be deemed to include as well their heirs, executors, administrators and assigns) of the **ONE PART**.

AND

MRS. MARIA ANTONIETA UMBELINA MENEZES E DIAS ALAIS MARIA DIAS aged 66 years, wife of Cassiano Dias, housewife, holding an Pan Card No BFDPM9991M, Indian National, Resident of H. No 250, Bella Vista Vaddo, Sangolda, Bardez, Goa, hereinafter called "**THE PURCHASER**" (Which expressions shall unless repugnant to the context or meaning thereof be deemed to include as well as her heirs, executors, administrators and assigns) of the **OTHER PART**.

All the parties in this Deed are Indian Nationals.

Maria A. Dias e Menezes, Shada.

AND WHEREAS the Vendors at serial No. 1 is represented in this Deed by their lawful attorney. **MRS. SUZIE MIRANDA**, 44 years of age, married, housewife , daughter of Cassiano Dias, Indian National, resident of House. No. 250, Bella Vista Sangolda Bardez Goa, vide Irrevocable Power of Attorney execute on 1/11/2011 before the Notary Shri. Aruna S. Srivastava at Bandra – Mumbai under serial No. 105/2011, a certified copy of which has been attached to this deed.

AND WHEREAS the Vendors at serial No. 2 is represented in this Deed by their lawful attorney. **MRS. SUZIE MIRANDA**, 44 years of age, married, housewife , daughter of Cassiano Dias, Indian National, resident of House. No. 250, Bella Vista Sangolda Bardez Goa, vide Irrevocable Power of Attorney execute on 1/11/2011 before the Notary Shri. Aruna S. Srivastava at Bandra – Mumbai under serial No. 112/2011, a certified copy of which has been attached to this deed.

AND WHEREAS the Vendors at serial No. 3 is represented in this Deed by their lawful attorney. **MRS. SUZIE MIRANDA**, 44 years of age, married, housewife , daughter of Cassiano Dias, Indian National, resident of House. No. 250, Bella Vista Sangolda Bardez Goa, vide Irrevocable Power of Attorney execute on 1/11/2011 before the Notary Shri. Aruna S. Srivastava at Bandra – Mumbai under serial No. 111/2011, a certified copy of which has been attached to this deed.

AND WHEREAS all the present VENDORS are having undivided shares in the aforesaid property admeasuring area 1125 sq.mtrs of the property known as 'KUMER" bearing survey No. 367/6, situated at Thivim, within the Jurisdiction and Panchayat area of Thivim. Taluka and Sub District of Bardez, North Goa District and State of Goa, more fully described in the Schedule herein under written.

Marin A. Dias e Menezes

Miranda.

AND WHEREAS the VENDORS are the absolute OWNERS in possession and enjoyment of the said property known as 'KUMER' bearing survey No. 367/6, situated at Thivim, within the Jurisdiction and Panchayat area of Thivim, Taluka and Sub District of Bardez, North Goa District and State of Goa, neither described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue office but surveyed in the revenue of survey record of rights under survey No. 367/6 situated at Village of Thivim having an area of 1125 sq. mts of Village Thivim, hereinafter referred as the 'Said Property' which is described fully in the schedule hereunder annexed with the plan.

AND WHEREAS the above said property is situated in the interior area of the village of Thivim.

AND WHEREAS the PURCHASER has approached the VENDORS with a request to sell the said property.

AND WHEREAS the VENDORS have agreed to sell the said property having an area of 1125 sq. mts for the total price of Rs. 20, 00, 000/- (Rupees twenty Lakhs Only) which is its present market value free from all encumbrances, demands, charges, claim, etc.

AND WHEREAS the property bearing survey No. 367/6 situated at Village Thivim shall be referred herein as the 'Said Property' for the sake of brevity and convenience.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in pursuance of the aforesaid agreement and in consideration of Rs. 20, 00, 000/- (Rupees twenty Lakhs Only) which is its present market value of the said property having an area 1125 sq. mts which is more fully described in the schedule hereunder written, the said

Maria A. Diase Menes Aluada.

amount and every part thereof being paid by the PURCHASER to the VENDORS on the execution of this deed (the payment and receipt whereof VENDORS do hereby admit and acknowledge) the VENDORS do the hereby sell, assigns, release, convey, discharge, grant, and assure unto the PURCHASER for forever all that said property having an area of 1125 sq. mts. Bearing survey No. 367/6 situated at Village Thivim fully described in the schedule hereunder written, all trees, drains, ways, path, rights, liberties, house, privileges, easements, all appurtenances whatsoever thereto the said property or any part thereof belonging or any wise appertaining to or at any time hereto for usually held, used and enjoy there with together with all the deeds, documents, writings, and other evidence of title relating to the said property surveyed under survey No. 367/6 situated at Thivim, Taluka Bardez, District North Goa, State Goa.

2) AND WHEREAS the VENDORS do hereby covenant with the PURCHASER, her heirs, and assign that the VENDORS are now lawfully seized and possessed of the said property bearing survey No. 367/6 situated at Thivim fully described in the schedule hereby granted and transferred in the favour of the PURCHASER and the VENDORS have full and absolute authority to sell the said property survey No. 367/6 situated at Village Thivim.

3) AND WHEREAS the PURCHASER shall hereafter peacefully and quietly posses and enjoy the said property as the vendors have the PURCHASER in the possession thereof with out any claims, demands, whatsoever from the VENDORS or any persons or persons claiming through or under them.

4) AND WHEREAS the VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all claims, demands, dues,

Maria. A. Dias Menezes Shwada.

outgoing, charges and liens whatsoever over the said property bearing survey No. 367/6 situated at Village Thivim hereby sold.

5) AND WHEREAS the vendors assigns further covenant that shall at the request of the purchaser assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property described in the schedule and every part thereof in the manner aforesaid and also put the PURCHSER in possession of the same according to the intent and meaning of this deed.

SCHEDULE HEREIN ABOVE REFERRED TO

ALL that the piece and parcel of the said property known as "KUMER" situated within the area of Gram Panchayat of Thivim Taluka bearing survey No. 367/6, within the Jurisdiction and Panchayat area of Thivim, Taluka and Sub District of Bardez, North Goa District and State of Goa, neither described in the Land Registration office of Bardez, nor enrolled in the Taluka Revenue office but surveyed in the revenue survey of Record of Rights under survey no 367/6 at Mapusa, but surveyed No. 367/6 situated at Village of Thivim having an area of 1125 sq. mts of Village Thivim, (The said property hereby sold admeasuring an area of 1125 sq. mts) and it is bounded as under: -

NORTH BY: By bearing Survey no 367/2.

EAST BY: By bearing Survey no 367/2.

SOUTH BY: By the road

WEST BY: By the road.

Maria A. Dias e Menezes Alvada.

IN WITNESS WHEREOF, this Deed of Sale is signed by the Power of Attorney holder for Vendors at Serial No 1 to 5 and the Purchaser on this day, month, and year, first hereinabove mentioned.

SIGNED, SEALED and
DELIVERED by the
Power of Attorney Holder for
Vendor No 1 to 5.

MRS. SUZIE MIRANDA

Suzie Miranda



Left Hand Fingers Impression
Impression



Right Hand Finger



Maria A. Dias e Menezes

Miranda

SIGNED, SEALED and
DELIVERED by the
PURCHASER

MARIA ANTONIETA UMBELINA
MENEZES E DIAS ALIAS MARIA DIAS

Maria



menezes

Left Hand Fingers Impression
Impression



Right Hand Finger



Maria A. Dias e Menezes

Glenda

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 16-03-2012 11:38:24 AM

Document Serial Number : 1221



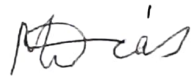
Presented at 11:16:00 AM on 16-03-2012 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	40000.00
2	Processing Fees	380.00
	Total :	40380.00

Stamp Duty Required: 40000.00

Stamp Duty Paid: 40000.00

Maria Antonieta Umbelina Menezes E Dias alias Maria Dias presenter

Name	Photo	Thumb Impression	Signature
Maria Antonieta Umbelina Menezes E Dias alias Maria Dias, W/o Cassiano Dias, Married, Indian, age 66 Years, House-Wife, r/o H/no 250, Bella Vista, Vaddo, Sangolda, Bardez Goa. PAN CARD NO			




Endorsements

Executant

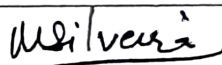
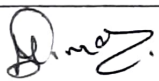
1. Suzie Miranda, D/o Cassiano Dias, Married, Indian, age 44 Years, House-Wife, r/o H/no 250, Bella Vista Sangolda, Bardez Goa. As Irrevocable POA for Vendors dated 1/11/2011, executed before the notary Aruna S Srivastava at Bandra, Mumbai under Sr, no 105, 112, & 111 at Mumbai.

Photo	Thumb Impression	Signature
		

2. Maria Antonieta Umbelina Menezes E Dias alias Maria Dias, W/o Cassiano Dias, Married, Indian, age 66 Years, House-Wife, r/o H/no 250, Bella Vista, Vaddo, Sangolda, Bardez Goa. PAN CARD NO

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Meena Silveira , D/o Mathew Silveira, Married, Indian, age 30 Years, Service, r/o Tivim Bardez Goa	
2	Michael Simoes , S/o Late Mathias Simoes, Married, Indian, age 32 Years, Service, r/o H/no 738, Guirim Bardez Goa	

Scanned By: - 

Signature: -

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

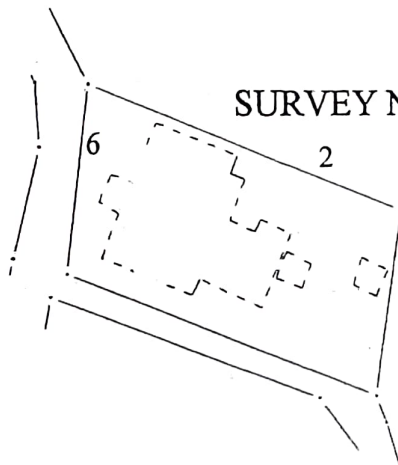
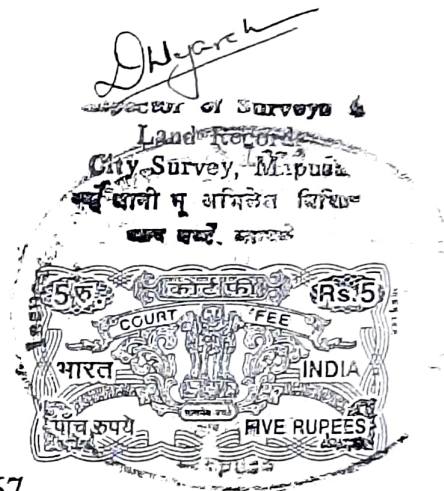
SUB - REGISTRAR
BARDEZ



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 : TIVIM
Taluka : BARDEZ
Survey No./Subdivision No. : 367/ 6
Scale : 1 :1000



SURVEY No. 367

ATTORNEY for
Vendors

M. A. D. Dias

Purchaser

Maria A. Dias e Menezes

SB

Generated By : Swapnil bhonsle
On : 17-08-2010

D. Kanau

Compared By:
D. Kanau

Book-1 Document
Registration Number BRZ-BK1-01228-2012
CD Number BRZD298 on
Date 19-03-2012

Sub-Registrar (Bardez)
SUB - REGISTRAR
BARDEZ

Scanned By:- Saclanand

Signature:- *Kpawela*

Designed and Developed by C-DAC, ACTS, Pune