

Original Copy

FORM-T. RECEIPT FOR FEE PAID/PAID.

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR TALUKA SAIBTE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 12/Oct/2018 12:48 PM

Receipt No: 2970

Date of Receipt: 12/Oct/2018

Serial No. of the Document: 4500

Nature of Document: Sale

Received the following amounts from Sri Francis D'Silva for Registration of above Document in Book-1 for the year 2018

	Rs.Ps
Registration Fee	168530.00
Processing Fees	370.00
Total :	168900.00

Amount in words: Rupees One Lakh Sixty Eight Thousand Nine Hundred Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below:

Name of the Person Authorized

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to

16/10/18
(Signature)

(Rupees Two Lakhs Thirty Six Thousand Only)

CITIZEN CREDIT CO-OP. BANK LTD.

Seals

Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA NEWLIER CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD

भारत 23844 NON JUDICIAL
139425 OCT 11 2018
11:24
R.0236000/-PB723
INDIA STAMP DUTY GOA

Name of Purchaser: CAJITANO MARIO PEREIRA

4100



Capitano Mario Pereira

Pereira

DEED OF SALE

Rebello *Pereira*



- 2 -

THIS DEED OF SALE is made at Margao, Goa, on this 12th day of October, 2018 - BETWEEN -

(1) SMT. ARTIMISIA JULIETA OZORIO FERNANDES alias ARTIMISIA JULIETA OZARIO REBELLO alias ARTIMISIA JULIETA OZORIO FERNANDES E REBELLO, wife of late Andre Avelino Salvador Rosario Rebello, aged 80 years, widow, landlady, PAN Card No. BJSPR7826M, Aadhaar Card No. 2396 7914 1102, Indian National, resident of Flat No. A/1-F, Rosary Commercial Arcade, Manilheiros, Navelim, Salcete, Goa, hereinafter referred to as the "VENDOR" of the ONE PART - AND -

(2) MR. CAJITANO MARIO PEREIRA alias MARIO PEREIRA, son of late Manuel Joao Pereira, aged 61 years, widower, businessman, sole proprietor of M/S. DREAM HOUSE BUILDERS, PAN Card No. ADNPP6682M, Aadhaar Card No. 2940 7690 1949, Indian National, resident of H.No. 303/1, Sinquetim, Navelim, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDOR" and "THE

Rebello Pereira



PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include them, their respective executors, administrators, successors and assigns.

WHEREAS there exists a property, namely property surveyed under No.83/2 of Navelim village of Salcete Taluka, having an area of 1200 sq.mts, which has been formed by two contiguous plots, namely Plot Nos.1 and 2 of the property known as GUDE MORODA or HORTA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series and enrolled in the Land Revenue office of Salcete under Matriz No.1470, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";

AND WHEREAS the said property originally belonged to Mr. Andre Avelino Salvador Rosario

Rebello Avelino



- 4 -

Rebello from Navelim, Salcete, Goa and on whose death an Inventory Proceeding No.06/2013/E was initiated in the Court of the Civil Judge, Junior Division, Margao, wherein the said property was listed under Item No.1 and was auctioned by the Vendor and was allotted to her vide Order dt. 23rd October 2013 passed in said Inventory Proceedings;

AND WHEREAS the VENDOR thus became sole owner and possessor of the said property;

AND WHEREAS the VENDOR has represented to the PURCHASER that -

a) she is sole owner and possessor of the said property and no other person/s have any right, title or interest therein of whatsoever nature;

b) the VENDOR has clear and marketable title to the said property;

c) the said property is not subject to any

Rebello



attachments from any court of law, department or authority whomsoever;

d) the said property is free from all encumbrances, charges, liens, claims or defects in title whatsoever.

e) the said property can be developed by constructing a building for residential use;

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDOR for purchase of the said property;

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.67,41,000/- (Rupees sixty seven lakhs forty one thousand only) calculated around Rs.5617/- per sq.metre, which is its fair market value.

Rebello

Rebello



- 6 -

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.67,41,000/- (Rupees sixty seven lakhs forty one thousand only) out of which an amount of Rs.67,410/- has been remitted to Income Tax Department on account of the VENDOR as 1% TDS under Sec.194-IA of Income Tax Act, Rs.66,73,590/- paid to the VENDOR by the PURCHASER, namely Rs.9,43,040/- paid by Cheque No.005481 drawn on The Bicholim Urban Co-op. Bank Ltd, Margao dt. 11.10.2018, the receipt of said payments, the VENDOR hereby admits and acknowledges and discharge the PURCHASER absolutely and forever and balance amount of Rs.57,30,550/- (Rupees fifty seven lakhs thirty thousand five hundred fifty only) has been adjusted towards the construction costs of one bungalow with super built up area of 163.73 sq.mts, retained and/or to be constructed for the VENDOR in proposed buildings complex in the said property, they the VENDOR as owner and possessor hereby convey, sell, transfer, assign and assure by way of sale

Rebello



UNTO the PURCHASER ALL THAT the said property, namely property known as BUTICA, situated at Navelim, Salcete, Goa, more particularly described in the SCHEDULE hereunder and shown in the plan annexed hereto, excluding the undivided share in land corresponding and proportionate to said bungalow retained and/or to be constructed for the VENDOR, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDOR hereby covenants with the PURCHASER that -

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a) the VENDOR now have in herself good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by her the VENDOR or by any person/s claiming or to claim, from, under or in trust for her or any of them;

c) the VENDOR and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDOR or her heirs, executors, administrators or any of them shall and will from time to time and at all times

Rebello

Rebello



hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his executors or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the VENDOR or by any person/s claiming or to claim by, from, under or in trust for her.

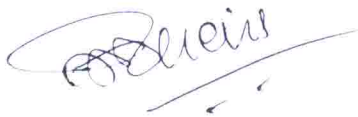
3. The VENDOR declares that the said property

Rebello Rebello

hereby sold is not property of Schedule Caste or Schedule tribe community and there are no restrictions for the present sale.

4. It is further agreed between the parties as under:

a) that towards the part of the consideration amounting to Rs.57,30,550/- (Rupees fifty seven lakhs thirty thousand five hundred fifty only) the PURCHASER shall construct and allot to the VENDOR one bungalow, namely Bungalow A with total super built up area of 163.73 sq. mts in proposed buildings complex in said property, which shall be constructed and allotted to the VENDOR within a period of 36(thirty six) months from the date of this deed or within 30 (thirty) months from the date of obtaining the construction licence of proposed buildings in the said property and said building and said bungalow shall be constructed as per SPECIFICATIONS annexed hereto;

Rebello 

b) the VENDOR shall pay all house tax, infrastructure tax, service tax, maintenance charges, stamp duty, registration charges and other contributions pertaining to the said bungalow to be allotted to her;

5. The VENDOR has signed and executed this deed for consideration and with free consent and without any coercion and has already obtained required certificate to that effect from the Deputy Collector and SDO, Margao under Ref.No.3/66/Lnd-Propty/Dyc/Sal/2018/11063 dt. 8.10.2018, which is filed herewith.

SCHEDULE

(Description of the said property)

All that property surveyed under No.83/2 of Navelim village of Salcete Taluka, having an area of 1200 sq.mts, which has been formed by two contiguous plots, namely Plot Nos.1 and 2 of the

Rebello Rebello



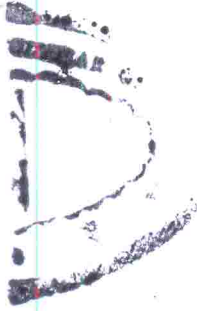
- 12 -

property known as GUDE MORODA or HORTA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series and enrolled in the Land Revenue office of Salcete under Matriz No.1470 and bounded on the east by properties surveyed under Nos.83/1 and 83/4, on the west by road, on the north by property surveyed under No.84/13 and on the south by property surveyed under No.83/8 and 83/4.

IN WITNESS WHEREOF the parties abovenamed have set their respective hands on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR:

Rebello Pereira



Rebello



Rebello

ARTIMISIA JULIETA OZORIO FERNANDES
alias ARTIMISIA JULIETA OZARIO REBELLO
alias ARTIMISIA JULIETA OZORIO
FERNANDES E REBELLO



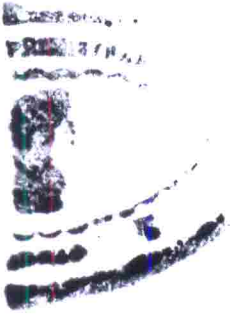
right hand finger prints



left hand finger prints

Rebello

Rebello



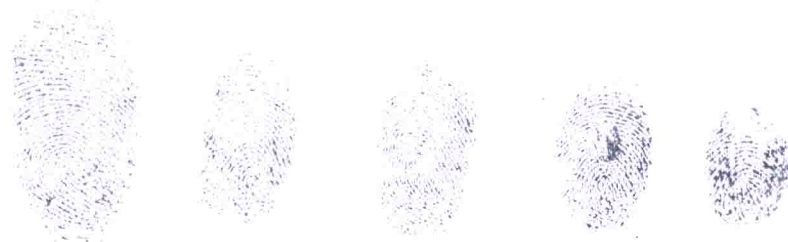
SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED PURCHASER:

Pereira

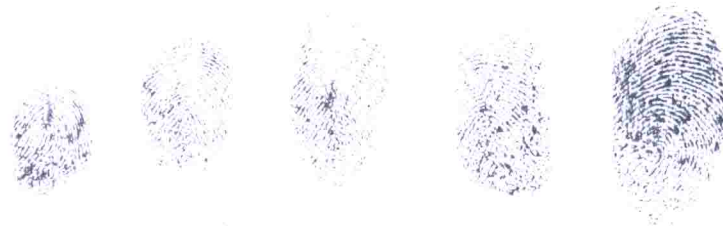


Pereira

CAJITANO MARIO PEREIRA alias
MARIO PEREIRA



right hand finger prints



left hand finger prints

Rebello *Pereira*

WITNESSES:

1. VALANCY CARDOZO
NAVELIM - GOA.

Cardozo

2. MARIA D'SOUZA
NAVELIM - GOA.

D'Souza

Rebello Rebello

SPECIFICATIONS
(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure of columns, beams and slabs as per approved designs by the concerned authorities. The external walls of 200mm thick brick/laterite stones, concrete blocks masonry and internal partition walls shall be of 100 mm thick brick/concrete block masonry.

FLOORING: Flooring will be of vitrified tiles for living/dinning/bed room/balcony and kitchen.

WALL FINISH: Internal walls ready with distemper paint, Plaster with Apex or equivalent paint for external walls.

DOORS/WINDOWS: Main door shall be of Teak wood, Internal doors shall be laminated flush doors. Balcony French window shall be powdered coated aluminium frames with glass fill in sliding type. All door frames shall be of matti/sale wood. Windows shall be powdered coated aluminium sliding type windows. Toilet doors shall be of FRP make or equivalent.

KITCHEN: Greanite topped kitchen platform with stainless steel sink and 2 ft height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOMS /TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto the ceiling and flooring shall be of anti-skid ceramic tiles. Essess fittings or equivalent with provision for Geyser. All sanitary wares shall be of White Colour of Cera ir equivalent make.

WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank.

ELECTRICALS: Concealed electrical copper wiring of Finolex/Polycab/Vinay or equivalent make in PVC conduits. Points to be provided as follows:

a) Living/dinning: Three nos light points
2 nos. fan points 2 nos. 3 amps socket
1 no. bell point, Telephone point, TV point and inveerter point.

b) Bed rooms: 2 Nos. light points,
1 no. fan point , 2 nos. 5 amps plug point, one AC point.

c) Kitchen: 2 nos. light point, 4 no. 5 amps plug point 1 no. 15 amps plug point, 1 exhaust point

d) Toilet/Bath: 1 no., light point(each) 1 no. 15 amps plug point, 1 exhaust point

e) Balconies
(each) : 1 no. light point

Rehelo Garcia



GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office Of The Inspector Of Survey & Land Records

MARGAO - GOA



Plan showing plots situated at

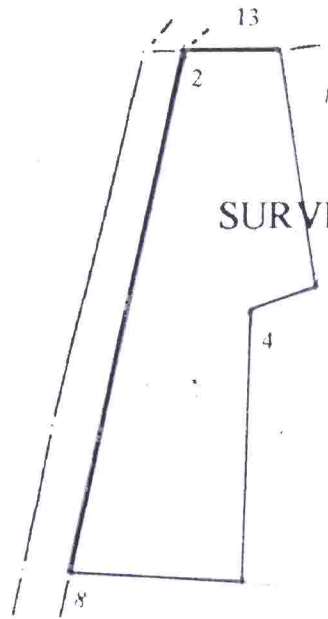
Navelim Village

Salcete Taluka

S.No./Sub Div No. 83/ 2

Scale 1:1000

A. N. Wadga
8/10
I. S. & L. R.



Computer Generated by

On 30-09-2004

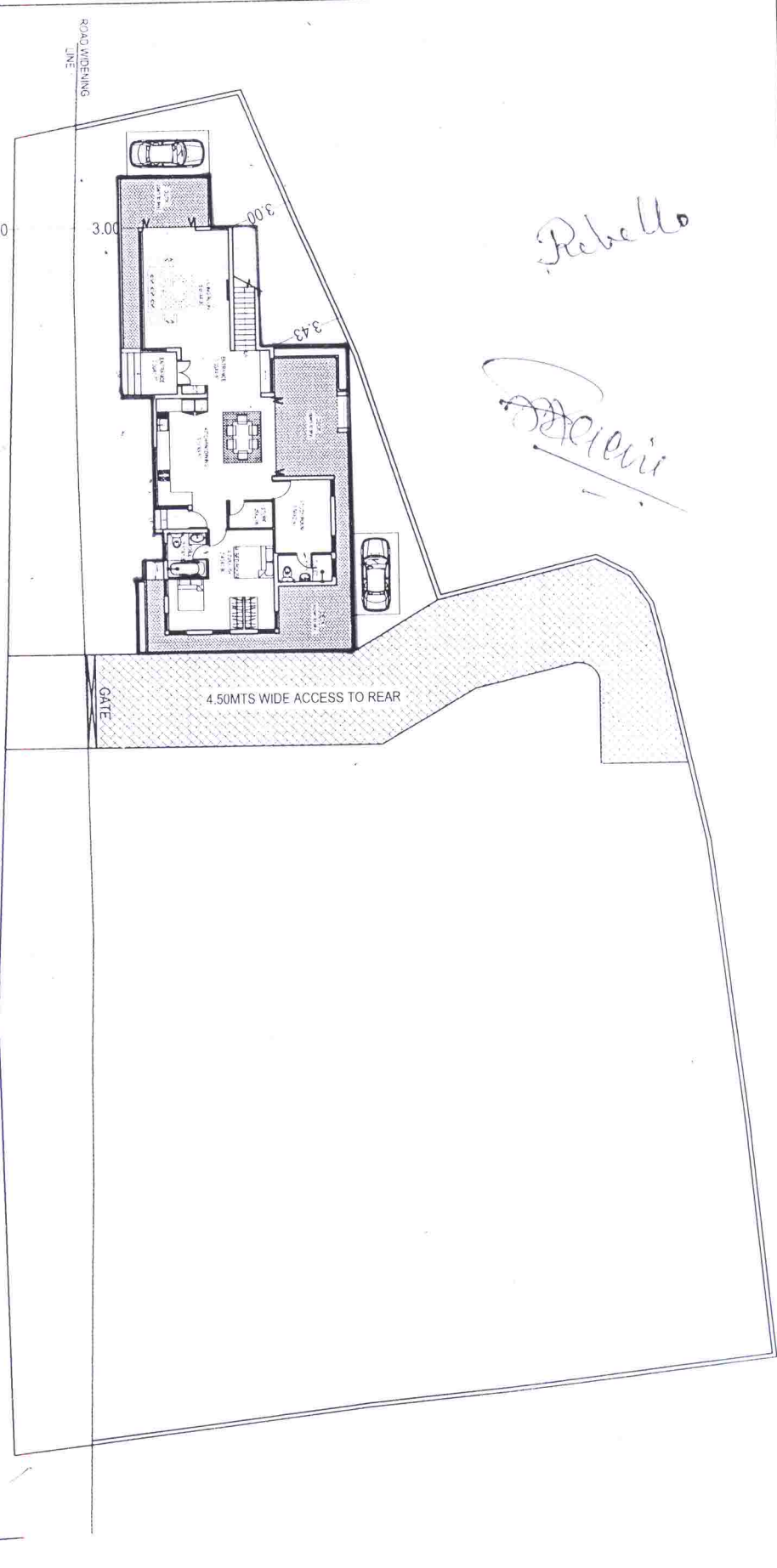
[Handwritten signature]

[Handwritten signature] *Rebello*

[Handwritten signature] 8/10
Compared by *C. L. Jadhav*
H.S.

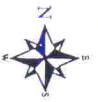
Rebello

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GROUND FLOOR AREA = 119.98M²+62.56M²(DECK)
FIRST FLOOR AREA = 43.75M²
TOTAL = 163.73M²+62.56M²(DECK)

GROUND FLOOR PLAN

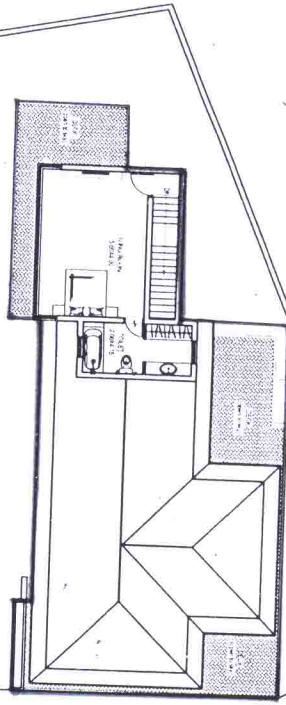


SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, GOA.
PHONE NO. (01): 0832-2735693

Rebello

Rebello's

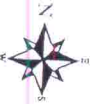
ROAD LINESING
LINE



4.50MTS WIDE ACCESS TO REAR

GROUND FLOOR AREA = 119.98M²+62.56M²(DECK)
FIRST FLOOR AREA = 43.75M²
TOTAL = 163.73M²+62.56M²(DECK)

FIRST FLOOR PLAN



SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, GOA.
PHONE NO. (01) 0832-2736693

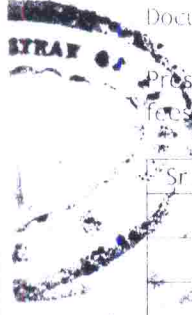


Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 12-10-2018 12:45:57 PM

Document Serial Number : 4500



Presented at 12:30:00 PM on 12-10-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	168530.00
2	Processing Fees	370.00
Total :		168900.00

Stamp Duty Required: 235935.00 Stamp Duty Paid: 236000.00

Francis D'Silva presenter

Name	Photo	Thumb Impression	Signature
Francis D'Silva ,S/o. Timoteo D'Silva , Married,Indian,age 63 Years,Service,r/oSernabatim Colva Salcete Goa. As Special POA of Mr. Mario Pereira, As Sole proprietor of M/s. Dream House Builders, executed before Sub-Registrar, Salcete. Under No. Sr. No. 25/09 dated 18/11/2009			



Endorsements

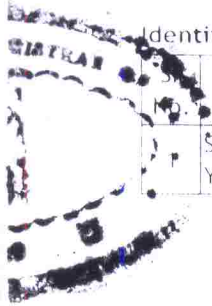
Executant

1 . Francis D'Silva , S/o. Timoteo D'Silva. Married,Indian,age 63 Years,Service,r/oSernabatim Colva Salcete Goa. As Special POA of Mr. Mario Pereira, As Sole proprietor of M/s. Dream House Builders, executed before Sub-Registrar, Salcete. Under No. Sr. No. 25/09 dated 18/11/2009

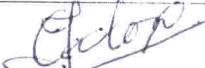
Photo	Thumb Impression	Signature

2 . Artimisia Julieta Ozorio Fernandes alias Artimisia Julieta Ozario Rebello alias Artimisia Julieta Ozario Fernandes e Rebello , w/o. late Andre Avelino Salvador Rosario Rebello, Widow,Indian,age 80 Years, Lady r/of E.No.A/1-F, Rosary Commercial Arcade Maniheiros Navelim Salcete Goa

Photo	Thumb Impression	Signature
		Rebello



Identification

Witness Details	Signature
Shri Julio Cardoz , s/o. Caetano Cardozo ,Married,Indian,age 49 Years,Service,r/o Navelim Salcete Goa	

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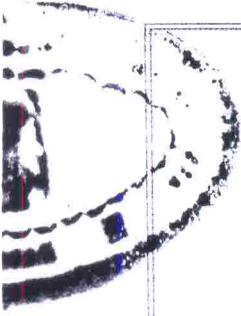
Signature -

Designed and Developed by C DAC, ACTS, Pune

Sub Registrar
 - CUM -
 REGISTRAR
 SALCETE

Certified that Mutation Fees of
 Rs. 1000/- has been paid
 Vide Challan No. 201800877367
 Dated 12/10/2018


 REGISTRAR
 SALCETE



Book 1 Document
Registration Number MGO-BK1-04453-2018
CD Number MG0D129 on
Date 15-10-2018

[Handwritten signature]

Sub-Registrar (Salcete/Margao)

Scanned By

[Handwritten signature]

Signature

CUM
REGISTRATION
SALCETE

Scanned and Developed by E. DAC, ACTS, Pune



Original Copy

FORM-T-RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR (CIVIL SUB REGISTRAR, TALUKA SALCETE/MARGAO)
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time 12/Oct/2018 12:45 PM

Receipt No 2969

Date of Receipt 12/Oct/2018

Serial No. of the Document 4499

Nature of Document: Sale

Received the following amounts from Sri Francis DSilva for Registration of above Document in Book-1 for the year, 2018

	Rs.Ps
Registration Fee	70220 00
Processing Fees	370 00
Total :	70590.00

Amount in words: Rupees Seventy Thousand Five Hundred Ninety Only.

Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below.....


Name of the Person Authorized

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to

16/10/18


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

गोवा GOA

088874

Serial No. 7636 Place. MARGAO. Date 5/10/18

Value of Stamp Paper : Twenty five thousand

Name of Purchaser Captain Mario Pereira

Residence Navdim Father's Name. Manuel Teac Pereira

Purpose Deed of Sale Transacting

Parties

Camilo

Sign Stamp Vendor
CAMILO FRANCIS TRÉVOR BRAZ
Licence No. JUDISTP/2/99/SALCETE

Mario Pereira
Signature of Purchaser

4299



Captain Mario Pereira

Mario Pereira

DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on
this 12th day of October, 2018 - BETWEEN -

Mario Pereira



गोवा GOA

Serial No. 7626 Place MARGAO. Date 27/10/18
Value of Stamp Paper: Seventy five thousand
Name of Purchaser Captain Maria Pereira
Residence Navelim Father's Name. Manuel Jose Pereira
Purpose Deed of Sale Transacting Parties

088873



Francis

Stamp Vendor
FRANCIS TREVOR BRAZ
License No. JJ015/P12/93/SALCETE

Rebello
Signature of Purchaser

- 2 -

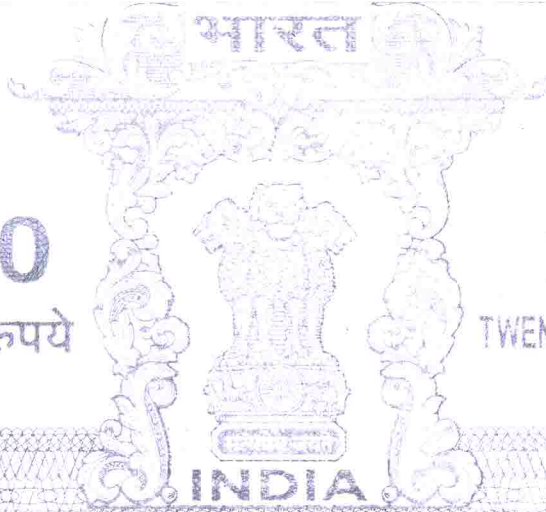
(1) SMT. ARTIMISIA JULIETA OZORIO FERNANDES alias ARTIMISIA JULIETA OZARIO REBELLO alias ARTIMISIA JULIETA OZORIO FERNANDES E REBELLO, wife of late Andre Avelino Salvador Rosario Rebello, aged 80 years, widow, landlady, PAN Card No. BJSPPR7826M, Aadhaar Card No. 2396 7914 1102, Indian National, resident of Flat No. A/1-F, Rosary Commercial Arcade, Manilheiros, Navelim, Salcete, Goa, hereinafter referred to as the "VENDOR" of the ONE PART - AND -

Rebello

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES



गोवा GOA

088872

Serial No. 7636 Place. MARGAO. Date 5/10/18
Value of Stamp Paper : Twenty five thousand
Name of Purchaser CAJITANO MARIO PEREIRA
Residence Navelim Father's Name. Manuel Joao Pereira
Purpose Need of Sale Transacting Parties }
Sign Stamp Vendor }
CAMILLO FRANCIS TREVOR BRAZ }
Licence No. JUD/STP/2/99/SALCETE }
Signature of Purchaser

[Handwritten Signature]

[Handwritten Signature]

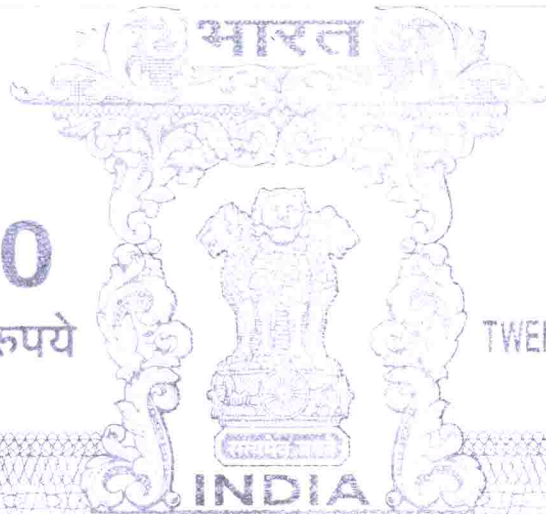
- 3 -

(2) MR. CAJITANO MARIO PEREIRA alias MARIO PEREIRA, son of late Manuel Joao Pereira, aged 61 years, widower, PAN Card No.ADNPP6682M, Aadhaar Card No.2940 7690 1949, Indian National, resident of H.No.303/1, Sinquetim, Navelim, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Rebello *[Handwritten Signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

088871



Handwritten signature of the vendor

Serial No. 7636 Place. MARGAO, Date 5/10/18
Value of Stamp Paper: Twenty five thousand
Name of Purchaser: Cajitana Maria Pereira
Residence Navelim Father's Name. Manuel Joao Pereira
Purpose Deed of Sale Transacting Parties } _____

Sign Stamp Vendor
CAMILO FRANCIS-TREVOR BRAZ
Licence No. JUDISTP/2/93/SALCETE

Handwritten signature of the purchaser
Signature of Purchaser

- 4 -

Each of the expressions "THE VENDOR" and "THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include them, their respective executors, administrators, successors and assigns.

WHEREAS there exists a property, namely property surveyed under No.83/4 of Navelim village of Salcete Taluka, having an area of 625 sq.mts, wherein there exists an old house in dilapidated

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत



सत्यमेव जयते

INDIA

गोवा GOA

112907

Serial No. 7636 Place. MARGAO. Date 5/10/48

Value of Stamp Paper : Five thousand

Name of Purchaser Capitana Maria Pereira

Residence Navelim Father's Name Manuel Pereira

Purpose Deed of Sale Transacting

Parties



Camilo Francis Trevor Braz
Sign Stamp Vendor

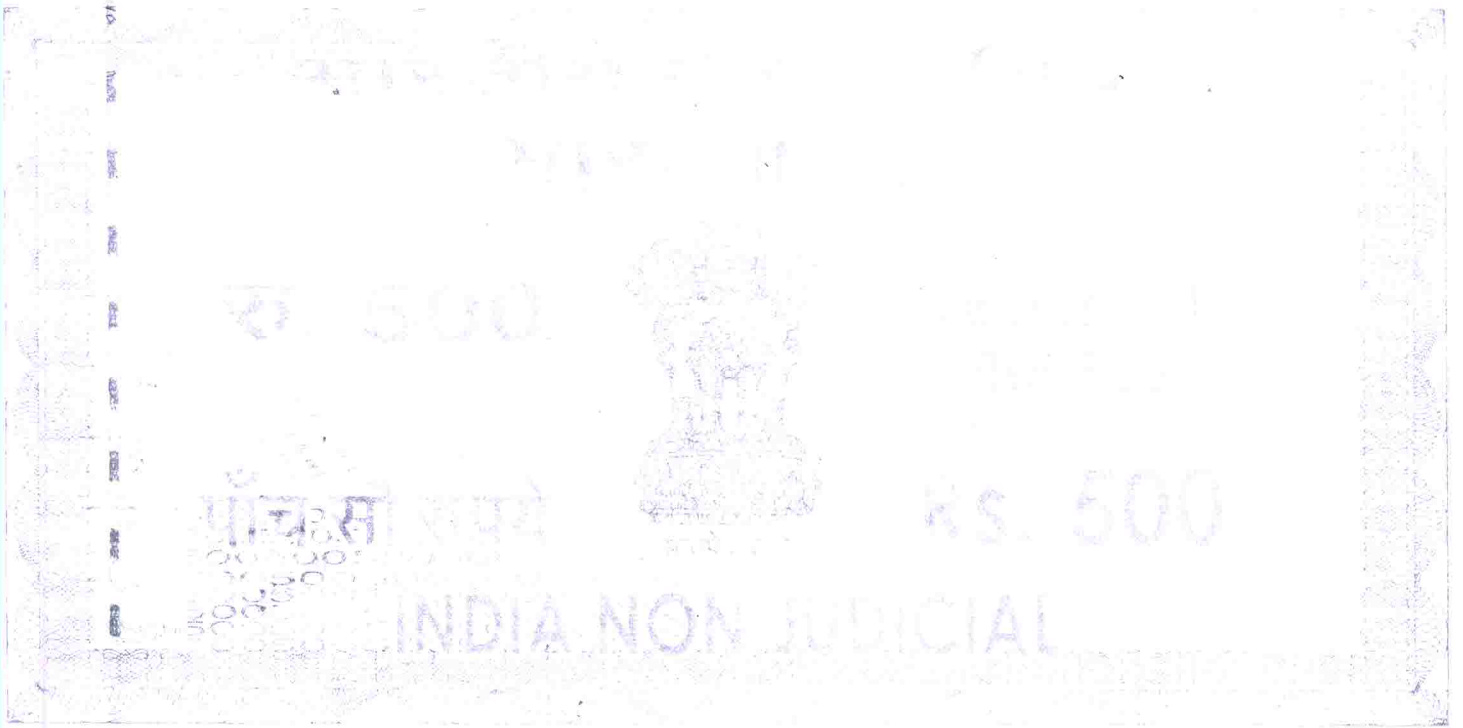
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/199/SALCETE

Capitana Maria Pereira
Signature of Purchaser

- 5 -

condition, which forms part of property known as GUDE MORODA or HORTA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series and enrolled in the Land Revenue office of Salcete under Matriz

Rebello *Pereira*



गोवा GOA

2 (50)

5/9/18

459920



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*Navelim
Seed of Soul*

*Five hundred
Cajitas Maria Pereira
Manuel Jose Pereira*

Handwritten signature

- 6 -

No.1470, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";

AND WHEREAS the said property originally belonged to Mr. Andre Avelino Salvador Rosario Rebello from Navelim, Salcete, Goa and on whose death an Inventory Proceeding No.06/2013/E was

Rebello Pereira



intiated in the Court of the Civil Judge, Junior Division, Margao, wherein the said property was listed under Item No.2 and was auctioned by the Vendor and was allotted to her vide Order dt. 23rd October 2013 passed in said Inventory Proceedings;

AND WHEREAS the VENDOR thus became sole owner and possessor of the said property;

AND WHEREAS the VENDOR has represented to the PURCHASER that -

a) she is sole owner and possessor of the said property and no other person/s have any right, title or interest therein of whatsoever nature;

b) the VENDOR has clear and marketable title to the said property;

c) the said property is not subject to any attachments from any court of law, department or authority whomsoever;

Rebello 



d) the said property is free from all encumbrances, charges, liens, claims or defects in title whatsoever.

e) the said property can be developed by constructing a building for residential use;

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDOR for purchase of the said property;

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.35,10,625/- (Rupees thirty five lakhs ten thousand six hundred twenty five only) calculated at the rate of Rs.5,617/-per sq. metre, which is its fair market value.

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in

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Rehelo



consideration of the sum of Rs.35,10,625/- (Rupees thirty five lakhs ten thousand six hundred twenty five only) out of which an amount of Rs.2,05,825/- (Rupees two lakhs five thousand eight hundred twenty five only) has been paid to the VENDOR by the PURCHASER by Cheque No.338836 drawn on Corporation Bank, Margao dt.11.10.2018, the receipt of said payments, the VENDOR hereby admits and acknowledges and discharge the PURCHASER absolutely and forever and balance amount of Rs.33,04,800/- (Rupees thirty three lakhs four thousand eight hundred only) has been adjusted towards the construction costs of two flats, namely Flat No.G-4 on the ground floor with super built up area of 65.16 sq. mts and Flat No.G-5 on the ground floor with super built up area of 100.08 sq.mts, retained and/or to be constructed for the VENDOR in proposed buildings complex in the said property or in amalgamated property with amalgamation with adjoining property under Survey No.83/2 of Navelim village, SHE the VENDOR as owner and possessor hereby convey, sell, transfer, assign and assure by way of sale

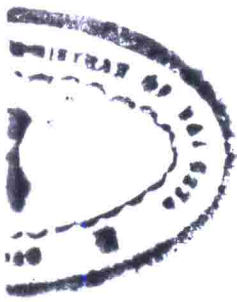
Rebello 



UNTO the PURCHASER ALL THAT the said property, namely property known as BUTICA, situated at Navelim, Salcete, Goa, more particularly described in the SCHEDULE hereunder and shown in the plan annexed hereto, excluding the undivided share in land corresponding and proportionate to said flats retained and/or to be constructed for the VENDOR, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDOR hereby covenants with the PURCHASER that -

Rebello 



a) the VENDOR now have in herself good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by her the VENDOR or by any person/s claiming or to claim, from, under or in trust for her or any of them;

c) the VENDOR and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDOR or her heirs, executors, administrators or any of them shall and will from time to time and at all times

Rebello 



hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his executors or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the VENDOR or by any person/s claiming or to claim by, from, under or in trust for her.

3. The VENDOR declares that the said property

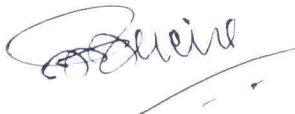
Rebello *Rebello*



hereby sold is not property of Schedule Caste or Schedule tribe community and there are no restrictions for the present sale.

4. It is further agreed between the parties as under:

a) that towards the part of the consideration amounting to Rs.33,04,800/- (Rupees thirty three lakhs four thousand eight hundred only) the PURCHASER shall construct and allot to the VENDOR two flats, namely Flat Nos.G-4 and G-5 on ground floor with super built up area of 65.16 and 100.08 sq. mts in proposed buildings complex in amalgamated property after amalgamation of said property with adjoining property under Survey No.83/2, which shall be constructed and allotted to the VENDOR within a period of 36(thirty six) months from the date of this deed or within 30 (thirty) months from the date of obtaining the construction licence of proposed buildings in the said property and said building and said flats shall be constructed as per SPECIFICATIONS annexed hereto;

Rebello 



b) the VENDOR shall pay all house tax, infrastructure tax, service tax, maintenance charges, stamp duty, registration charges and other contributions pertaining to the said flats to be allotted to her;

5. The VENDOR has signed and executed this deed for consideration and with free consent and without any coercion and has already obtained required certificate to that effect from the Deputy Collector and SDO, Margao under Ref.No.3/67/Lnd-Propy/Dyc/Sal/2018/11064 dt. 8.10.2018, which is filed herewith.

SCHEDULE

(Description of the said property)

All that property surveyed under No.83/4 of Navelim village of Salcete Taluka, having an area of 625 sq.mts, wherein there exists an old house in dilapidated condition, which forms part of

Rebello





property known as GUDE MORODA or HORTA, situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.6,519 at page 77 of Book B 17 of New Series and enrolled in the Land Revenue office of Salcete under Matriz No.1470 and bounded on the east by property surveyed under Nos.83/1 and 83/6, on the west by property surveyed under No.83/2, on the north by properties surveyed under Nos.83/2 and 83/1 and on the south by property surveyed under No.83/8.

IN WITNESS WHEREOF the parties abovenamed have set their respective hands on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR:

Rebello 

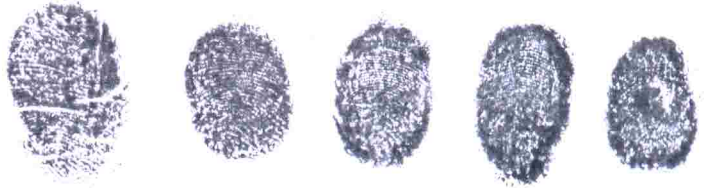


Rebello



Rebello

ARTIMISIA JULIETA OZORIO FERNANDES
alias ARTIMISIA JULIETA OZARIO
REBELLO alias ARTIMISIA JULIETA
OZORIO FERNANDES E REBELLO



right hand finger prints



left hand finger prints

Rebello

Rebello



SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED PURCHASER:

Pereira



Pereira

CAJITANO MARIO PEREIRA alias
MARIO PEREIRA



right hand finger prints



left hand finger prints

Rebello *Pereira*

SPECIFICATIONS
(FIXTURES, FITTINGS AND AMENITIES)

STRUCTURE: RCC framed structure of columns, beams and slabs as per approved designs by the concerned authorities. The external walls of 200mm thick brick/laterite stones, concrete blocks masonry and internal partition walls shall be of 100 mm thick brick/concrete block masonry.

FLOORING: Flooring will be of vitrified tiles for living/dinning/bed room/balcony and kitchen.

WALL FINISH: Internal walls ready with distemper paint, Plaster with Apex or equivalent paint for external walls.

DOORS/WINDOWS: Main door shall be of Teak wood, Internal doors shall be laminated flush doors. Balcony French window shall be powdered coated aluminium frames with glass fill in sliding type. All door frames shall be of matti/sale wood. Windows shall be powdered coated aluminium sliding type windows. Toilet doors shall be of FRP make or equivalent.

KITCHEN: Greanite topped kitchen platform with stainless steel sink and 2 ft height ceramic tiles dado above with necessary electrical and plumbing connections.

BATHROOMS /TOILETS: Bathroom walls shall be fitted with ceramic tiles with dado upto the ceiling and flooring shall be of anti-skid ceramic tiles. Essess fittings or equivalent with provision for Geyser. All sanitary wares shall be of White Colour of Cera ir equivalent make.

WATER SUPPLY: Water shall be stored in an underground storage water sump which shall be pumped to an overhead tank.

ELECTRICALS: Concealed electrical copper wiring of Finolex/Polycab/Vinay or equivalent make in PVC conduits. Points to be provided as follows:

a) Living/dinning: Three nos light points
2 nos. fan points 2 nos. 3 amps socket
1 no. bell point, Telephone point, TV point and inverter point.

b) Bed rooms: 2 Nos. light points,
1 no. fan point , 2 nos. 5 amps plug point, one AC point.

c) Kitchen: 2 nos. light point, 4 no. 5 amps plug point 1 no. 15 amps plug point, 1 exhaust point

d) Toilet/Bath: 1 no., light point (each) 1 no. 15 amps plug point, 1 exhaust point

e) Balconies
(each) : 1 no. light point

Rebello

[Signature]

WITNESSES:

1. MARIA D'SOUZA
NAVELIM - GOA.

Maria D'Souza

2. CALANCI CARDOSO
NAVELIM - GOA.

Calanci Cardoso

Rebello

Rebello



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Margao Goa



Plan showing plots situated at

Navelim Village

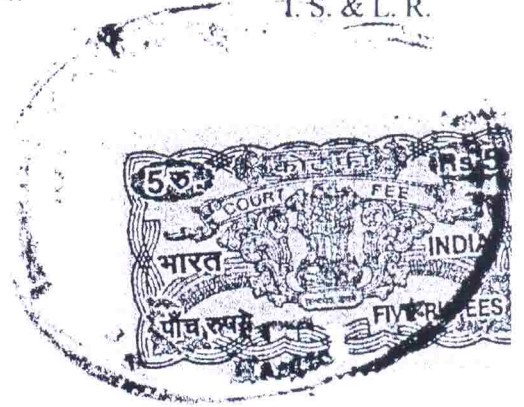
Salcete Taluka

S.No./Sub Div No. 83 / 4.

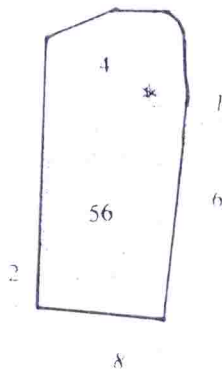
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I. S. & L. R.



SURVEY No. 83



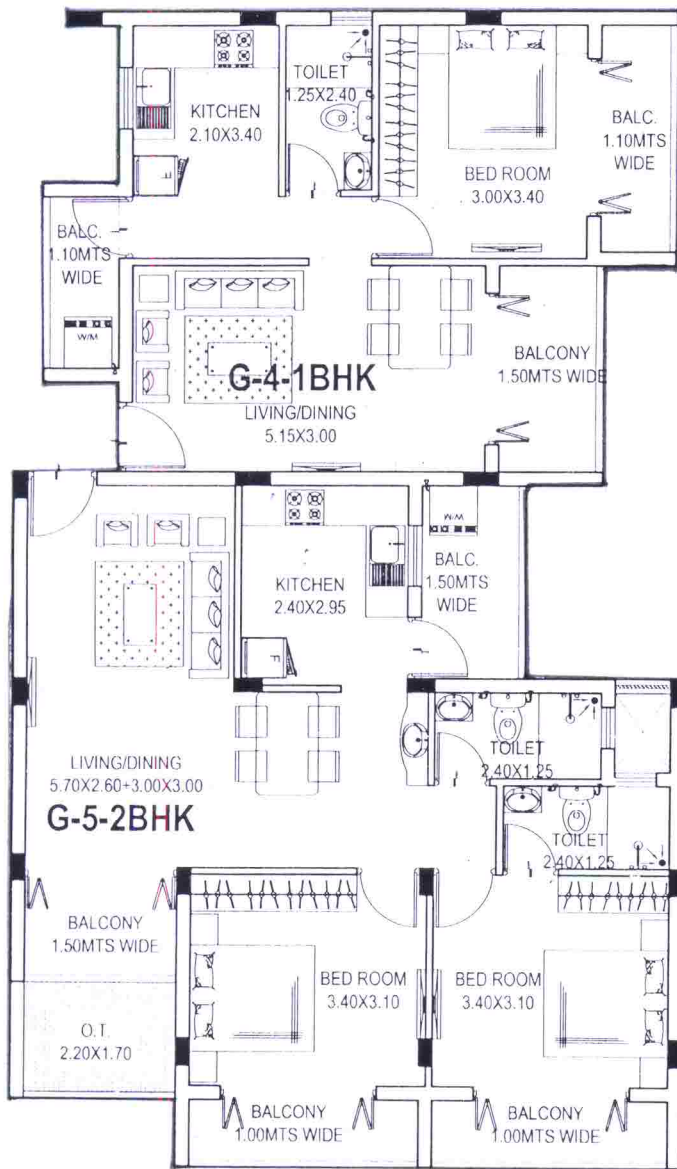
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On: 30-11-2009. *Pranav*
30/11/09

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11/11/09

Compared by :

Alles *Rebello*



1-BHK & 2-BHK PLAN

Sawant *Rebello*

1-BHK AREA = 65.16M²
 2-BHK AREA = 100.08M²+3.91M²(O.T.)



SAWANT & ASSOCIATES
 ARCHITECTS, ENGINEERS
 INTERIOR DESIGNERS
 SAPANA ARCADE, 1ST FLOOR
 MALBHAT, GOA.
 PHONE NO.(GO): 0832-2736693



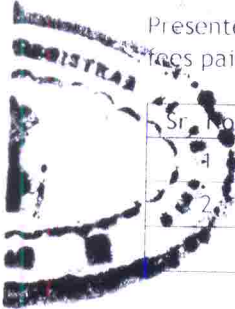
Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 12-10-2018 12:43:45 PM

Document Serial Number : 4499

Presented at 12:16:00 PM on 12-10-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:



Sr. No	Description	Rs. Ps
1	Registration Fee	70220.00
2	Processing Fees	370.00
	Total :	70590.00

Stamp Duty Required: 105330.00 Stamp Duty Paid: 105500.00

Francis D'Silva presenter

Name	Photo	Thumb Impression	Signature
Francis D'Silva ,S/o. Timoteo D'Silva , Married,Indian,age 63 Years,Service,r/oSernabatim Colva Salcete Goa. As Special POA of Mr. Mario Pereira, As Sole proprietor of M/s. Dream House Builders, executed before Sub-Registrar, Salcete, Under No. Sr. No. 25/09 dated 18/11/2009			


Endorsements

Executant


1. Francis D'Silva , S/o. Timoteo D'Silva, Married,Indian,age 63 Years,Service,r/oSernabatim Colva Salcete Goa. As Special POA of Mr. Mario Pereira, As Sole proprietor of M/s. Dream House Builders, executed before Sub-Registrar, Salcete, Under No. Sr. No. 25/09 dated 18/11/2009

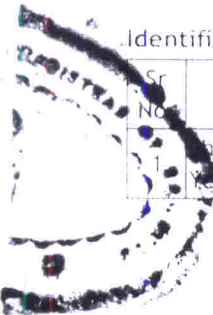
Photo	Thumb Impression	Signature

2. Artimisia Julieta Ozorio Fernandes alias Artimisia Julieta Ozario Rebello alias Artimisia Julieta Ozario Fernandes e Rebello , w/o. late Andre Avelino Salvador Rosario Rebello, Widow,Indian,age 80 Years, Lady ,r/off.No.A/1-F, Rosary Commercial Arcade Maniheiros Navelim Salcete Goa

Photo	Thumb Impression	Signature
		Ribeiro

Identification

Sr No	Witness Details	Signature
1	Mri Julio Cardoz , s/o. Caetano Cardozo ,Married,Indian,age 49 Years,Service,r/o Navelim Salcete Goa	

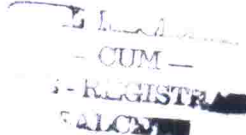


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Signature:-

Designed and Developed by C. DAC., ACTS., Pune


Sub-Registrar



Certified that Mutation Fees of
Rs. 1000/- has been paid
Vide Challan No. 201800877386
Dated 12/10/2018






Book-1 Document
Registration Number MGO-BK1-04454-2018
CD Number MGOD129 on
Date 15-10-2018

Sub-Registrar (Salcete/Margao)

Scanned By

Signature *Gyloah*
Amu



Designed and Developed by C. DAC, ACTS, Pune