

TRUE COPY



गोवा GOA

213884

Stamp No. 6615 Date 24/12/14
Value of Stamp Paid One Thousand
Name of Purchaser Nezel Antao
Residence of Cam Father's Name
Purpose Transaction

232
Signature of Cam
Notary Public
CAMILLO FRANCIS TREVOR BRAS
MARGAO, GOA

Signature of purchaser

Nezel Antao

DEED OF SALE



THIS DEED OF SALE is made at Margao, Goa, on
this 14th day of January, 2015 - B E T W E E N -

(1)(a) DR. AVITO HENRIQUE JORGE, son of late
Dr. Clementino Joao Neves Leao Jorge, aged 69

Signature of Dr. Avito Henrique Jorge
RS AS



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177781

Serial No. 6615 Date 24/12/18
 Value of Stamp Paid Five hundred
 Name of Purchaser M. Z. B. B. B.
 Residence of Purchaser Carmona Father's Name
 Purpose Transaction

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Sub-Registrar of Salcete
 CAMILO FRANCIS TREVOR BRA.
 Sub-Registrar of Salcete

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 Signature of purchaser



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years, married, physician, PAN Card No.ABBPH4763R
 and his wife (b) MRS. ROVENA BEDA JORGE, daughter
 of late Anastasio Circumcissao Torcato, aged 59
 years, advocate, PAN No.AJLPJ2272R, both Indian
 Nationals and residents of Jorge vaddo, Carmona,
 Salcete, Goa and hereinafter collectively referred
 to as the "VENDORS" of the ONE PART - AND -



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(2)(a) MR. NEIZEL ANTAO, aged 31 years, son of late Mr. Morgan Joaquim Antonio Antao, married, IT Professional, PAN No.AOZPA6800M and his wife (b) MRS. ROANNA SAVIA ANTAO, aged 28 years, daughter of Mr. Teofilo de Rosa Antao, housewife, PAN No.AVJPA4174D, both Indian Nationals and residents of Carmona, Salcete, Goa, hereinafter referred to as the "PURCHASERS" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASERS" herein used shall unless repugnant to the context or meaning thereof be deemed to their respective heirs, executors, administrators and assigns.

WHEREAS -

a) there exists a property, namely property known as PISCUTIO, situated at Carmona, within the area of Village Panchayat of Carmona, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Land Revenue Office of Salcete under Matriz Nos.56 and 65 and surveyed under Nos.227/13, 229/7, 228/6 and

RS SS



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228/8 of Carmona village and hereinafter referred to as the "entire property";

b) the said entire property originally belonged to Dr. Clementino Joao Neves Leao Jorge and his wife Mrs. D. Luiza Anunciacao do Rosario Avelar Barreto Jorge and on whose death the same devolved upon the VENDORS herein by virtue of Public Wills drawn on 18th November 1971 by Ex-officio Notary of Salcete, Margao;

c) the VENDORS thus became sole owners and possessors of the said property;

d) a portion of the said entire property, namely the portion surveyed under No. 229/7 of Carmona village, having an area of 1675 sq. mts, forms an independent and separate property, shown in the plan annexed hereto, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

e) for the purpose of present sale, the VENDORS have disannexed a portion of the said property, having an area of 875 (eight hundred seventy five)



Anand M. Redkar *Sub. RS. RJ*



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228/8 of Carmona village and hereinafter referred to as the "entire property";

b) the said entire property originally belonged to Dr. Clementino Joao Neves Leao Jorge and his wife Mrs. D. Luiza Anunciacao do Rosario Avelar Barreto Jorge and on whose death the same devolved upon the VENDORS herein by virtue of Public Wills drawn on 18th November 1971 by Ex-officio Notary of Salcete, Margao;

c) the VENDORS thus became sole owners and possessors of the said property;

d) a portion of the said entire property, namely the portion surveyed under No. 229/7 of Carmona village, having an area of 1675 sq. mts, forms an independent and separate property, shown in the plan annexed hereto, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

e) for the purpose of present sale, the VENDORS have disannexed a portion of the said property, having an area of 875 (eight hundred seventy five)



Anand M. Reddy

Sub-Registrar

RS. BS



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sq. mts forms an independent and separate property, shown in the plan annexed hereto and more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot";

AND WHEREAS the VENDORS have represented to the PURCHASERS that -

a) they are sole owners and possessors of the said plot and no other person/s have any right, title or interest of whatsoever nature therein;

b) the said plot is free from all encumbrances, charges, liens or defects in title whatsoever;

c) the said plot is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any other person/s whomsoever;

d) the said plot is not subject to any attachment or any proceedings in any court of law or any department or offices whatsoever;



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e) the VENDORS have not entered into any agreement or any transaction in respect of the said plot with any other person/s;

f) the VENDORS have clear and marketable title to the said plot;

AND WHEREAS considering and believing the said representations as true, the PURCHASERS have agreed to purchase the said plot;

AND WHEREAS by Agreement of Sale dt. 26th February 2014 presented in the office of the Sub-Registrar of Salcete, Margao on 28th February 2014 under Serial No.1040 and registered on same day under registration No.MGO-BK1-01014-2014 the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the said plot for total consideration of Rs.22,61,875/- (Rupees twenty two lakhs sixty one thousand eight hundred seventy five only) calculated at the rate of Rs.2585/- per sq. metre, which is its fair market value;





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NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. In consideration of sum of Rs.22,61,875/- (Rupees twenty two lakhs sixty one thousand eight hundred and seventy five only) paid by the PURCHASERS to the VENDORS before execution of these presents, namely Rs.7,61,875/- as advance by Cheque Nos.004982, 004983 and 004984 drawn on Central Bank of India, Carmona dt 10.04.2014 and Rs.15,00,000/- by Cheque No.000048 drawn on HDFC Bank, Margao, Cheque No.000049 drawn on HDFC Bank, Margao and Cheque No.004988 drawn on Central Bank of India, Carmona, all dt. 15.01.2015, the receipt whereof the VENDORS hereby admit and acknowledges, subject to realisation of said last three cheques, THEY the VENDORS as owners and possessors do hereby convey and transfer by way of sale unto the PURCHASERS ALL THAT said plot of land, admeasuring 875 sq.mts, namely part of the property known as PISCUTIO, situated at Carmona, Salcete, Goa and forming part of property surveyed under No.229/7 of Carmona village, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto TOGETHER WITH ALL the



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1. A signature that appears to be "Anilao".
2. A signature that appears to be "Anil".
3. The initials "RJ" followed by a flourish.



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things permanently attached thereto or standing thereon AND ALL the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land or any part thereof belonging or anywise appertaining thereto AND ALL the estate, rights, title, interest, use possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said plot of land hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASERS absolutely and forever.

2. THE VENDORS hereby covenant with the PURCHASERS that -

a) The PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them, the VENDORS or their successors or any of them or by any person/s claiming or to claim, from under or in trust for them or any of them;

Antao

Antao

RS *SS*





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b) the VENDORS and all persons having or claiming any estate, right, title or interest in the said land, and premises hereby conveyed or any part thereof by from, under or in trust for the VENDORS or their successors, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASERS in the manner aforesaid as by the PURCHASERS, their heirs, executors, or administrators and assigns shall be reasonably required;

c) However, in case due to any defects in the title of the VENDORS, the PURCHASERS are deprived of the said plot or any part thereof, the VENDORS undertake to indemnify and compensate the PURCHASERS fully and adequately in all respects.

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3. The VENDORS declare that they do not belong to Scheduled Caste or Scheduled Tribe community and further declare that the said plot hereby sold was not the property of Scheduled Caste or Scheduled Tribe at any time as per Notification bearing No.RD/LN/LRC/77 dt. 21st August 1978.

4. That a stamp duty of Rs.66,700/- has been already remitted alongwith the said Agreement of Sale dt.26th February 2014 above referred to and hence balance stamp duty of Rs.1500/- has been used for this deed.

SCHEDULE "A"

(Description of the said property)

All that part of the property known as PISCUTIO, situated at Carmona village, within the area of Village Panchayat of Carmona, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Land Revenue Office of Salcete under Matriz Nos.56 and 65, which part is surveyed under No.229/7 of Carmona village, having an area of 1675 sq. mts and bounded

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on the east by properties surveyed under Nos. 229/6, 8 and 12, on the west by road, on the north by property surveyed under No. 229/2 and on the south by property surveyed under No. 229/17.

SCHEDULE "B"

(Description of the said plot hereby sold)

All that portion of of the property described in the SCHEDULE "A" above, which portion has an area of 875 (eight hundred and seventy five) sq. mts, surveyed under No. 229/7 (part) of Carmona village, shown in the plan annexed hereto, forming an independent and separate property is bounded on the east by properties surveyed under No. 229/8 and 229/12, on the west by road, on the north by remaining part of the said property and on the south by property surveyed under No. 229/17.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

