

4252



गोवा GOA

Serial No. 4420 Place of Vendor MARGAO Date 13/8/2024 143518
Value of Stamp Paper: 5000/-
Name of Purchaser: Aldone Costa
Residence: _____ Name of Father: _____
Purpose: _____ Transacting }
Parties }
As there is no one single paper for the value of Rs. 5000/-
Additional stamp papers for the completion of the value are
attached along with 5000/-
Stamp Vendor's Sign: _____
Mrs. EALONI S. TELWALKAR
LIC. No. JUDVEN-LIC/2018/AC/1
Margao-Goa
Signature of Purchaser: Aldone Costa



DEED OF GIFT

THIS DEED OF GIFT is made and executed at Margao,
Goa, on this 13th day of month of August of the year
2024 (13/08/2024) -BETWEEN-

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Aldone Costa



(1)(a) **MR. JOFTON DCOSTA**, son of late Cruzinho D'Costa, aged 50 years, married, businessman, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], and his wife (b) **MRS. JEFULA D'COSTA**, daughter of Mr. Pedro Pereira, aged 45 years, housewife, PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], both Indian Nationals and residents H.No.60, Cotto, Near Our lady of Fatima Church, Fatorpa, Quepem, Goa 403 703, and said **MRS. JEFULA D'COSTA** is represented herein through her husband said **MR. JOFTON DCOSTA** constituted by virtue of Power of Attorney dt. 26th December 2022 executed before the Notary Menino Ferenandes of Margao under Reg.No.3222/2022, true notarised copy of which is filed herewith, hereinafter referred to as "DONORS" (which expression, unless repugnant to the context or meaning thereof, shall mean and include them, their heirs, representatives, administrators, executors and assigns) of the ONE PART - AND -

(2) **MR. ALTONE D'COSTA**, son of late Cruzinho D'Costa, aged 48 years, married, businessman, PAN No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], Indian National and resident of H.No.37, La Grace, Cotto, Fatorpa, Quepem, Goa 403 703, hereinafter referred to as "DONEE" (which expression, unless repugnant to the context or meaning

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thereof, shall mean and include him, his heirs, representatives, administrators, executors and assigns) of the OTHER PART.

WHEREAS -

1) There exists a rustic property named 'CUMBARCONY' or VALADO DE SOARES, situated at Madel Pequeno ward of Margao City, within the area of Margao Municipal Council, 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 No.1,858 and surveyed under Chalta No.28 of P.T.Sheet No.72, having an area of 3100 sq. mts, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the **"said property"**;

2) The said property originally belonged to Mr. Joao Caitano Fernandes alias Joao Francisco Fernandes and his wife Eliza Fernandes alias Maria Elvira Fernandes alias Elvina Fernandes alias Alcina Fernandes;

3) Said Mr. Joao Caitano Fernandes alias Joao Francisco Fernandes and his wife Eliza Fernandes alias Maria Elvira Fernandes alias Elvina Fernandes alias Alcina Fernandes expired on 08th August 1967 and 03rd December 1999 respectively leaving behind three sons and one daughter, namely (a) Mr. Roque Antonio



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Conceicao Fernandes married to Mrs. Joaquina Martina Fernandes, (b) Mr. Miguel Xavier Terezinho Fernandes married to Mrs. Lily Remediana Alexinha Fernandes, (c) Mr. Pedro Remedios Patricio Antonio Fernandes married to Mrs. Iolanda Natalina Fernandes and (d) Mrs. Joaquina Liberate Piedade Fernandes married to Mr. Augusto Vas as only heirs and successors and they have been qualified so by virtue of Deed of Succession drawn on 22nd July 2017 by Notary Ex-Officio of Canacona recorded at pages 61 to 63V of Notarial Book No.52;

4) Said Mr. Roque Antonio Conceicao Fernandes expired on 13th November 2017 leaving behind his wife, Mrs. Joaquina Martina Fernandes as widow and one son and one daughter, namely Mr. Anson Fernandes and Mrs. Merlyn Maria Fernandes married to Mr. Jovito Xavier Rodrigues as only heirs and successors and they have been qualified so by virtue of Deed of Succession drawn on 02nd July 2018 by Notary Ex-officio and Sub-Registrar of Salcete, Margao and recorded at folios 91V to 92 of Deeds Book No.1652;

5) Said Mr. Miguel Xavier Terezinho Fernandes expired on 27th August 2019 leaving behind his widow Mrs. Lily Remediana Alexinha Fernandes, as his wife and moiety holder and three children as only heirs and successors and they have been qualified so by virtue of Deed of Succession drawn on 01st June 2020 by Special



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Notary and Jt. Sub-Registrar of Salcete, Margao recorded at folios 80 to 81 of Deeds Book No.1676;

6) All aforesaid persons who became sole owners and possessors of the said property by Deed of Sale dt. 26th February 2021 registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-1-1044 -2021 on 12th March 2021 sold and conveyed the said property to the male DONOR herein;

7. The DONORS are now sole owners and possessors of the said property.

AND WHEREAS the **DONEE** is the brother/brother in law of the **DONORS** and as such out of love and affection for the **DONEE**, the **DONORS** intend to gift and bequeath the **SAID PROPERTY** to the **DONEE** upon terms and conditions herein after mentioned.

NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS:

1. That out of natural love and affection towards the **DONEE**, the **DONORS** out of their own free will, without fraud, coercion or undue influence from anybody whomsoever and in full possession of their senses do hereby gift, **SAID PROPERTY** to the **DONEE** and hereby convey, grant, transfer and confirm **SAID PROPERTY** described in the recitals hereinabove and

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described in detail in the **SCHEDULE** hereinafter appearing, TOGETHER WITH all rights, title, interests, easements, privileges, profits, advantages and all other appurtenances whatsoever, TO HAVE and TO HOLD the same, UNTO AND TO THE USE of the **DONEE** absolutely and forever free from all encumbrances, charges and liens whatsoever and it shall be lawful for the **DONEE** from time to time and at all times hereinafter peacefully and quietly hold, possess and enjoy the **SAID PROPERTY** described in the **SCHEDULE** hereunder.

2. That upon execution of the present Gift Deed, the **DONEE** herein shall become absolute and lawful owner with exclusive possession of the **SAID PROPERTY** fully described herein above, as well in the **SCHEDULE** hereunder .

3. The **DONORS** declare that the value of the said property hereby gifted is Rs.6,20,00,000/- . (Rupees six crores twenty lakhs Only) calculated at the rate of Rs.20,000/- (Rupees twenty thousand Only) per sq. metre being minimum rate fixed under Goa Stamp Rules. However as the present gift is by brother and his wife, the **DONORS** herein in favor of their brother/brother-in-law, the **DONEE** herein, fixed stamp duty of Rs.5000/- has

Signature

Signature

been used for this deed and fixed registration charges of Rs.5,000/- will be paid thereon.

4. That the **DONORS** hereby grant their unconditional consent to the **DONEE** to cause mutation in the Survey Records, in respect of Chalta No.28 of P.T.Sheet No.72, pertaining to the **SAID PROPERTY** described in the recitals hereinabove as well as in the **SCHEDULE** hereinafter appearing, in order to effect entry of the **DONEE** name in the said Survey Records, without any interference and N.O.C. from the **DONORS**.

5. The **DONEE** accept the present gift with thanks and gratitude to the **DONORS**.

6. The gift hereby made is from the disposable share of the **DONORS**.

7. That the **DONEE** hereby declare that he do not belong to SC / ST and that the **SAID PROPERTY** hereby gifted does not belong to SC / ST community and that the **SAID PROPERTY** hereby gifted do not come within the definition of SC / ST as per notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 described by the Government.

8. The property hereby gifted is a residential property and same is clear from the Zoning Certificate issued by the

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South Goa Planning and Development Authority, Margao
which is filed herewith.

SCHEDULE

(Description of the said property)



ALL THAT rustic property named 'CUMBARCONY' or VALADO DE SOARES, situated at MadelPequeno ward of Margao City, within the area of Margao Municipal Council, 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 No.1,858 and surveyed under Chalta No.28 of P.T.Sheet No.72, having an area of 3100 sq. mts and bounded on the east by public road, on the west by property surveyed under Chalta No.3 of P.T.Sheet No.66, on the north by property surveyed under Chalta No.29 of P.T.Sheet No.72 and on the south by property under Chalta No.3 of P.T.Sheet No.66.

IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

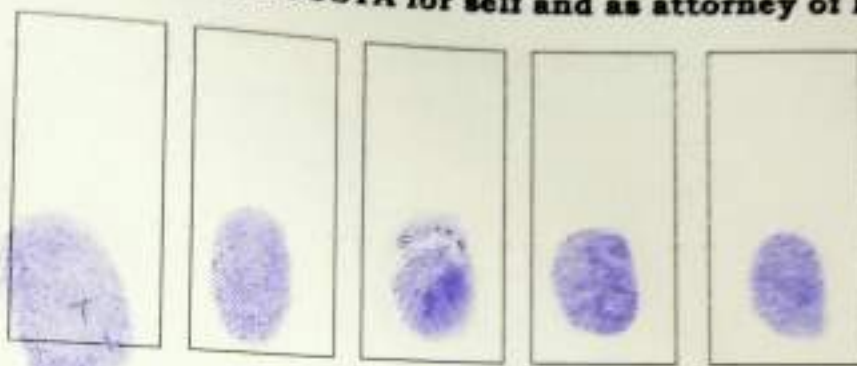
x Jacosta

D. J. Almeida

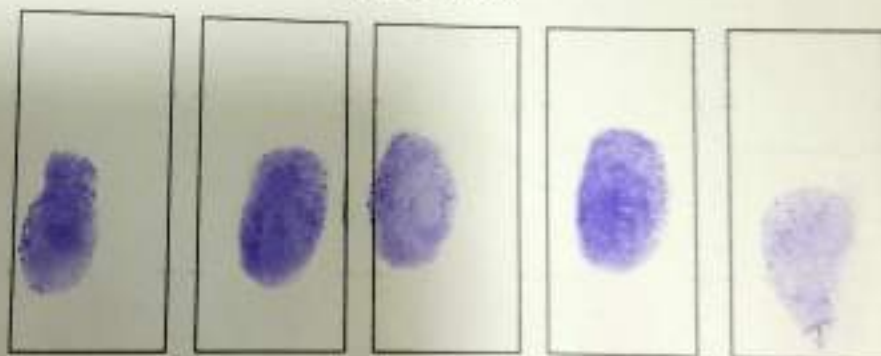
DONORS:



Jofton Dcosta
JOFTON DCOSTA for self and as attorney of his wife



Right Hand Finger Prints



Left Hand Finger Prints

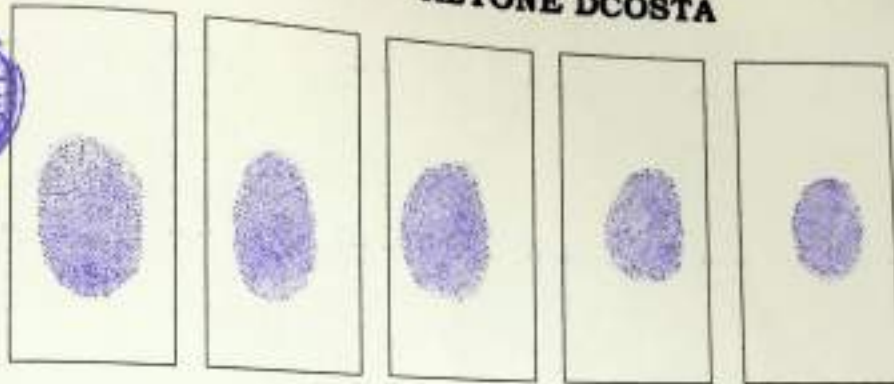
Jofton Dcosta

D. Dcosta

DONEE:



ALTONE DCOSTA



Right Hand Finger Prints



Left Hand Finger Prints

WITNESSES:

1. Myra Fernandez *Wides.*

2. ~~Fernandes~~ Pia Fernandez



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GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

PLAN

OF THE PROPERTY BEARING CHALTA No. 28 / P.T.S 72 SITUATED AT MARGAO CITY
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL
INTO NON AGRICULTURE PURPOSE BY JOFTON D'COSTA VIDE ORDER NO. CAD2SAL08-22-187
DATED 24-08-2022 ISSUED BY THE ADDITIONAL COLLECTOR II, MARGAO GOA.

SCALE : 1:500

AREA TO BE CONVERTED CHALTA NO. 28 / P.T SHEET NO. 72 = 1955.00SQ. MTS.



SURVEYED ON: 25/08/2022

File No.: 2/SLR/CTS/EREV/16/22

Rajal Sardesai
RAJAL SARDESSAI (F.S.)
PREPARED BY

[Signature]
VERIFIED BY

[Signature]

[Signature]



Government of Goa

Document Registration Summary 2

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

Date & Time : - 19-Aug-2024 11:00:46 am

Document Serial Number :- 2024-MGO-4258

Presented at 10:54:08 am on 19-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5000
2	Registration Fee	5000
3	Mutation Fees	2000
4	Processing Fee	1280
Total		13280



Stamp Duty Required :5000/-

Stamp Duty Paid : 5000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALTONE D'COSTA , Father Name:Late Cruzinho D'Costa, Age: 48. Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No.37, La Grace, Cotto, Fatorpa, Quepem, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALTONE D'COSTA , Father Name:Late Cruzinho D'Costa, Age: 48. Marital Status: Married ,Gender:Male,Occupation: Business, H.No.37, La Grace, Cotto, Fatorpa, Quepem, Goa, PAN No.: [REDACTED]			
2	JOFTON DCOSTA , Father Name:Late Cruzinho D'Costa, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.60, Cotto, Near Our lady of Fatima Church, Fatorpa, Quepem, Goa, PAN No.: [REDACTED]			
3	JOFTON DCOSTA , Father Name:LATE CRUZINHO D'COSTA, Age: 50. Marital Status: ,Gender:Male,Occupation: Business, H.NO. 60, COTTO. NR OUR LADY OF FATIMA CHURCH, FATORPA, QUEPEM, GOA. PAN No.: [REDACTED], as Power Of Attorney Holder for JEFULA D'COSTA			

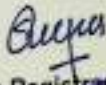
11:04 AM

NGDRS - National Generic Document Registration System

Witness:

We individually/Collectively recognize the POA Holder, Donor, Donee,

Sl.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pia Fernandes, Age: 35, DOB: 1988-09-02, Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status: Married, Address: 403708, Colva Salcete Goa, Colva Salcete Goa, Colva, Salcete, SouthGoa, Goa			
2	Name: Myra Mary Fernandes, Age: 30, DOB: 1994-01-03, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403716, H.No. 1694/2A Vasvaddo Vigrabhath, H.No. 1694/2A Vasvaddo Vigrabhath, Benaulim, Salcete, SouthGoa, Goa			


Sub Registrar
Civil Registrar
Cum
Sub Registrar
Colva

Document Serial Number :- 2024-MGO-4258



document Serial No:-2024-MGO-4258

Book :- 1 Document

Registration Number :- **MGO-1-4134-2024**

Date : 19-Aug-2024

Deputy

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

*Civil Registrar
Cum-
Registrar
Salcete*



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 19-Aug-2024 11:05:43

Date of Receipt: 19-Aug-2024

Receipt No : 2024-25/2/3928

Serial No. of the Document : 2024-MGO-4258

Nature of Document : **Gift - 32**

Received the following amounts from **ALTONE D'COSTA** for Registration of above Document in Book-1 for the year 2024

Registration Fee	5000	E-Challan(Online fee)	• Challan Number : 202400606803 • CIN Number : 33310853	5000
Processing Fee	1280	Payment to ITG	• Bank Reference No. : pay_OISZLnHZ14FLCj • NGDRS Transaction No. : Bf8673609b3df2942899	1280
Total Paid	6280 (Rupees Six Thousand Two Hundred And Eighty 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 :

Adriana Fernandes Myra fernandes
[Signature] [Signature]

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **19-Aug-2024**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar