

गोवा GOA

Sale No. 335 Place of Vend. Goa Velha - Goa. Date of Issue. 14/03/2022 073706

Value of Stamp Paper. 5000/-

Name of the Purchaser. Rocky S. Macarenha.

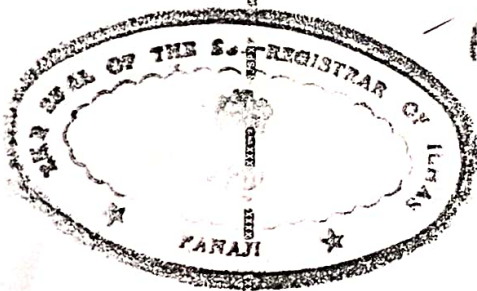
Residing at. Munsai Son of

Sign of the stamp vendor

Mrs. Lyssa Dias

License No. AC/STP/VEN/02/2020
dt. 27/05/2021

Signature of Parties



St No. 2022-PNJ-707

Ry No. 679

dt 15/3/2022

Page. 8712

DEED OF GIFT

THIS DEED OF GIFT is executed at Panaji, Goa on this Fourteen day of the month of March of the year Two Thousand and Twenty Two (14/03/2022).

1. MR. JOHNNY DENIS AGOSTINHO MASCARENHAS

alias JOHNNY DENIS MASCARENHAS, son of late Joao Agostinho Mascarenhas, 55 years, service, married, Portuguese National, having OCI Card No. A , Pan Card No. and his wife;

2. MRS. BERNADETTE JOHNNY MASCARENHAS alias

BERNADETTE JOHNNY, daughter of Anthony Dcosta, 56 years, service, Indian National, having Indian Passport No. , Pan Card No. ,

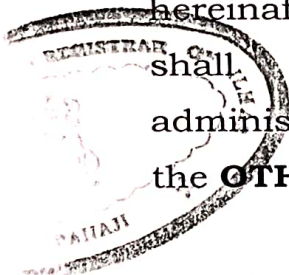


having no Aadhaar Card, both resident of Building 1812, Road 0089, Block 906, West Riffa, PO Box 416, Bahrain both are represented by their brother/brother-in-law **MR. ROCKY STEPHEN MASCARENHAS**, son of Agostinho Mascarenhas alias Joao Agostinho Mascarenhas, 47 years, service, unmarried, Portuguese National, having OCI Card No. A 2804752, resident of Room No. 5/841, BMC Colony, Marve Road, Malad (W), Mumbai 400095 Maharashtra vide Power of Attorney executed before Embassy of India, Bahrain dated 28/12/2021 under Registration No. 1512421 and Adjudicated before Additional Collector-I of North Goa District, Panaji, Goa dated

18/01/2022 do hereby hereinafter called **"THE DONORS"** which expression shall include their heirs, successors, administrators, executors, legal representatives and assigns of the **ONE PART**.

AND

1. **MR. ROCKY STEPHEN MASCARENHAS**, son of Agostinho Mascarenhas alias Joao Agostinho Mascarenhas, 47 years, service, unmarried, Portuguese National, having OCI Card No. , resident of Room No. 5/841, BMC Colony, Marve Road, Malad (W), Mumbai 400095 Maharashtra hereinafter called **"THE DONEE"** which expression shall include his heirs, executors, successors, administrators, legal representatives and assigns of the **OTHER PART**.



AND WHEREAS there exist a property known as Bella Vista and situated at Corlim, Tiswadi, Goa within the jurisdiction of the Village Panchayat of Corlim, Tiswadi, Goa and registered in the Office of the Sub-Registrar Ilhas Goa registered in the Office of the Sub-Registrar Ilhas Goa under No. 21637 at Page 66 reverse of Book B-58 New and also registered in the Revenue Records in the Taluka Revenue Office of Ilhas

Goa under No. 130 of the entire property and presently bearing Survey No. 8/8 of Village Corlim, Tiswadi, Goa.

AND WHEREAS by virtue of a Deed of Sale dated 07/01/1983 which is registered before the Sub-Registrar at Panaji under Registration No. 773 at Pages 204 to 209 of Book No. 1 Vol No. 185 Mrs. Calorina Mascarenhas alias Carolina Colaco alias Carolina Mascarenhas purchased property bearing Survey No. 8/8 admeasuring 950 square meters of Village Corlim from Maria Magdalena Alfonso, Mr. Damaciano Agustino Coutinho and Connie Coutinho.



AND WHEREAS the Survey Records and Form I & XIV the area of the land admeasuring 975 square meters and the name of the **DONOR NO. 1/DONEE** late mother Mrs. Calorina Mascarenhas alias Carolina Colaco alias Carolina Mascarenhas was put in possession of the said Plot having an area of 975 square meters.

AND WHEREAS the Mutation of said Plot was carried out towards admeasuring 975 square meters into the name of **DONOR NO. 1/DONEE**.

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AND WHEREAS late Mrs. Calorina Mascarenhas alias Carolina Colaco alias Carolina Mascarenhas is in possession of the said property admeasuring 975 square meters from the time of purchase of the said property till date without any interference/claim and absolutely owner in the possession of the said property.

AND WHEREAS the said Mrs. Calorina Mascarenhas alias Carolina Colaco alias Carolina Mascarenhas and her husband Joao A. Mascarenhas alias Joao Agostinho Mascarenhas has expired leaving behind the Donor No. 1 **MR. JOHNNY DENIS AGOSTINHO MASCARENHAS** alias **JOHNNY DENIS MASCARENHAS** and Donee **MR. ROCKY STEPHEN MASCARENHAS** and there are no legal heirs left behind them.

AND WHEREAS the Donor No. 1 **MR. JOHNNY DENIS AGOSTINHO MASCARENHAS** alias **JOHNNY DENIS MASCARENHAS** is married to **MRS. BERNADETTE JOHNNY MASCARENHAS** alias **BERNADETTE JOHNNY** and therefore she is also added in the present Deed.



AND WHEREAS presently the **DONORS** and **DONEE** are lawful owners in possession of the said property bearing Survey No. 8/8 of Village Corlim, Tiswadi, Goa admeasuring an area of 975 square meters.

AND WHEREAS the **DONORS** are the half sharer i.e 50% share in the said property and wishes to gift their 50% share admeasuring an area of 487.5 square meters in favour of the Donee.

AND WHEREAS the Donors out of love and affection wishes to grant their half share i.e 50% share of the property bearing Survey No. 8/8 admeasuring an area of 487.5 square meters in favour of the Donee who is their brother/brother-in-law.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That the **DONORS** in pursuance of the said intention and out of love and affection which the **DONORS** have for the **DONEE** and out of their own free Will and being of sound disposing mind, without any undue coercion or undue influence do hereby give, convey, transfer, assign, alienate, and confirm by way of **GIFT**



(DOACAO), UNTO THE DONEES all that their 50% share admeasuring an area of 487.5 square meters bearing Survey No. 8/8 situated at Corlim Village, Tiswadi Taluka, Goa and which is more particularly identified in schedule hereunder written with all the right, title, interest, claim and other appurtenances and privileges along with all the other liberties of the Donors, absolutely and unconditionally forever.

2. And the DONORS have delivered today to the DONEE the actual and physical possession of the said immovable Property to use and to enjoy peacefully as full and absolute owner thereof.
3. The DONORS hereby GRANT & GIVE THEIR NO-OBJECTION for the DONEE to get the said immovable property bearing Survey No. 8/8 of Corlim Village, Tiswadi Taluka, Goa to be transferred/incorporated by way of MUTATION in the name of Donee on the basis of this Deed of Gift and get the Donee name recorded in the Occupant Column of Index of lands as and when necessary.
4. The DONEE shall from this day be the owner in possession of the said immovable Plot of land bearing Survey No. 8/8 of Corlim Village, Tiswadi Taluka, Goa in view of this grant/transfer which shall have effect from today for all the legal purposes and henceforth



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the DONEE shall be the Owner in possession of the said immovable property.

5. The DONORS hereby once again confirm that this DEED OF GIFT is executed by them out of their own free will and without any coercion or undue influence.
6. The DONEE has accepted this Gift with thanks and gratitude.
7. For the purpose of Stamp Duty the property is Valued at Rs. 17,55,000/- and necessary stamp paper of Rs. 5,000/- is paid herein.
8. The Scheduled property is Non-Agricultural property. This document and Transaction is complying with Foreign Exchange Management Act 1999 and reserved Bank of India Guidelines. The office of Civil Registrar-Cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI guidelines

SCHEDULE

ALL THAT property known as Bella Vista and situated at Corlim, Tiswadi, Goa within the jurisdiction of the Village Panchayat of Corlim, Tiswadi, Goa and registered in the Office of the Sub-Registrar Ilhas Goa registered in the Office of the Sub-Registrar Ilhas Goa under No. 21637 at



Page 66 reverse of Book B-58 New and also registered in the Revenue Records in the Taluka Revenue Office of Ilhas Goa under No. 130 of the entire property and presently bearing Survey No. 8/8 of Village Corlim. The Donors are gifting their 50% share i.e. 487.5 square meters in favour of Donee. The said property is bounded as under:

On the NORTH By Property of Venktesh P. Naik
having Survey No. 8/7.

On the SOUTH By the Property of Custodio Estracio
having Survey No. 8/9.

On the EAST By internal access road of
Comunidade and Surveyed under
No. 4/1.

On the WEST By the public PWD Road.

IN WITNESS WHEREOF the parties hereto have signed and executed this Deed at Panaji on the date and year first above written in the presence of two attesting witnesses.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Mar-2022 02:02:21 pm

Document Serial Number :- 2022-PNJ-707

Presented at 01:20:23 pm on 15-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5000
2	Registration Fee	52650
3	Mutation Fees	1000
4	Processing Fee	800
Total		59450

Stamp Duty Required :5000/-







Stamp Duty Paid : 5000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rocky Stephen Mascarenhas ,Father Name:Agostinho Mascarenhas Alias Joao Agostinho Mascarenhas, Age: 47, Marital Status: Unmarried ,Gender:Male,Occupation: Service, Address1 - Room No. 5 841, BMC Colony, Marve Road, Malad (W), Mumbai, Maharashtra., Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rocky Stephen Mascarenhas , Father Name:Agostinho Mascarenhas Alias Joao Agostinho Mascarenhas, Age: 47, Marital Status: Unmarried ,Gender:Male,Occupation: Service, Room No. 5 841, BMC Colony, Marve Road, Malad (W), Mumbai, Maharashtra., PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Rocky Stephen Mascarenhas , Father Name:Agostinho Mascarenhas Alias Joao Agostinho Mascarenhas, Age: 47, Marital Status: ,Gender:Male,Occupation: Service, Room No. 5 841, BMC Colony, Marve Road, Malad (W), Mumbai, Maharashtra, 400095., PAN No.: , as Power Of Attorney Holder for Bernadette Johnny Mascarenhas Alias Bernadette Johnny			
3	Rocky Stephen Mascarenhas , Father Name:Agostinho Mascarenhas Alias Joao Agostinho Mascarenhas, Age: 47, Marital Status: ,Gender:Male,Occupation: Service, Room No. 5 841, BMC Colony, Marve Road, Malad (W), Mumbai, Maharashtra, 400095., PAN No.: , as Power Of Attorney Holder for Johnny Denis Agostinho Mascarenhas Alias Johnny Denis Mascarenhas			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Cassian Crasto, Age: 41, DOB: 1980-03-26 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403108, House No. 673 Uddi Vaddo Goa Velha Tiswadi Goa., House No. 673 Uddi Vaddo Goa Velha Tiswadi Goa., Goa-velha, Tiswadi, NorthGoa, Goa			
2	Name: Chelsea Christie Vaz, Age: 21, DOB: 2000-08-14 , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403508, House No. 345 Vaiguin Vaddo Nachinola Bardez Goa., House No. 345 Vaiguin Vaddo Nachinola Bardez Goa., Nachinola, Bardez, NorthGoa, Goa			

Sub Registrar

SUB - REGISTRAR
ILHAS

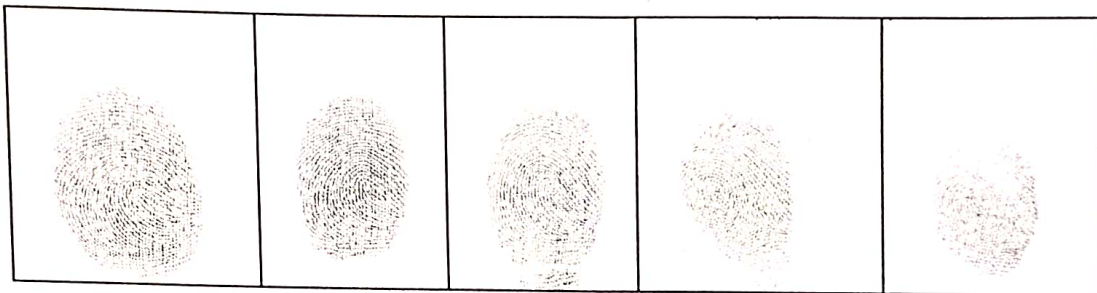
Document Serial Number :- 2022-PNJ-707

DONEE



Mr. Rocky Stephen Mascarenhas
and represented for Donor No. 1 and 2.

RIGHT HAND FINGER PRINTS IMPRESSION



THUMB

LEFT HAND FINGER PRINTS IMPRESSION



THUMB

IN THE PRESENCE OF THE WITNESSES:

1. Cassian *Cassian*
2. Chelsea C. Vaz *Waz*

Book :- 1 Document
Registration Number :- PNJ-1-679-2022
Date : 15-Mar-2022

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

~~SUB-REGISTRAR~~
~~TLISWADI~~

