



गोवा GOA

43/9 - Calshabat Gavorn

050334

Serial No. 3144 Place: MARGAO. Date 27/11/16

Value of Stamp Paper: Twenty five Thousand

Name of Purchaser Cirilo A. Mendes

Residence Chanda Father's Name Inacio S. Mendes

Purpose Sale Deed } Parties } 4

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Signature of Purchaser



DEED OF SALE

Handwritten signature

Handwritten signature

S. Rodriguez

Handwritten signature



गोवा GOA

050335



Serial No. 3144 Place: MARGAO. Date 23/11/16

Value of Stamp Paper : Twenty five Thousand.

Name of Purchaser Cislo A. Mendes

Residence Chandor Father's Name, Inacio S. Mendes

Purpose Sale Deed in selling

Parties

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/9/SALCETE

Signature of Purchaser

- 2 -

DEED OF SALE

S. Rodriguez



गोवा GOA

050336

Serial No. 3144 Place: MARGAO. Date 23/11/16
Value of Stamp Paper: Twenty five Thousand.
Name of Purchaser Camilo A. Mendes
Residence Chandor Father's Name. Inacio S. Mendes
Purpose Sale Deed acting }
Parties }
Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE
Signature of Purchaser Camilo

- 3 -

DEED OF SALE

S. Rodriguez
R

S. Rodriguez

Mendes



गोवा GOA

050337



Serial No. 3144 Place: MARGAO, Date 23/1/16
Value of Stamp Paper: Twenty five Thousand.
Name of Purchaser Cirilo A. Mendes
Residence Chandor Father's Name, Inacio S. Mendes
Purpose Sale Deed T. Sing }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/39/SALCETE

Mendes
Signature of Purchaser

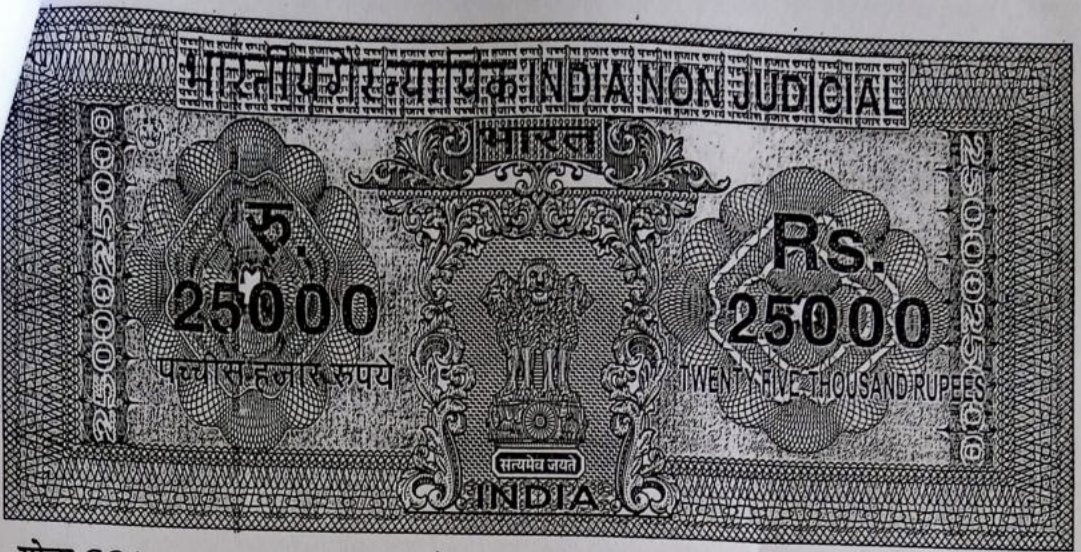
-4-

DEED OF SALE

S. Rodriguez

S. Rodriguez

Mendes



गोवा COA

050338

Serial No. 3144 Place: MARGAO, Date 23/11/16
Value of Stamp Paper: Twenty five Thousand,
Name of Purchaser Camilo A. Mendes
Residence Chander Father's Name: Inacio S. Mendes
Purpose Sale Deed T. sciling
Parties } Mendes

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2139/SALCETE

Mendes
Signature of Purchaser

-5-

DEED OF SALE

S. Rodriguez

S. Rodriguez

Mendes



गोवा GOA

050339

Serial No. 3144 Place: MARGAO. Date 23/11/16
Value of Stamp Paper: Twenty five thousand.
Name of Purchaser Cisilo A. Mendes
Residence Chondor Father's Name, Inacio S. Mendes
Purpose Sale Deed Trading }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

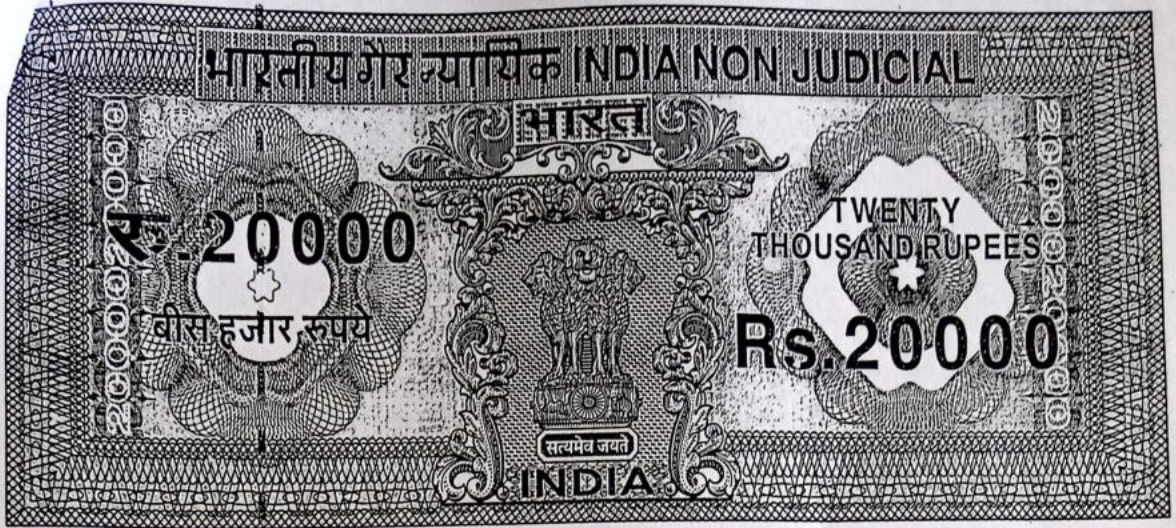
Rodrigues
Signature of Purchaser

- 6 -

DEED OF SALE

Rodrigues

S. Rodrigues
Rodrigues



गोवा GOA

046213



Serial No. 3144 Place: MARGAO. Date 23/11/16
Value of Stamp Paper : Twenty Thousand.
Name of Purchaser Isidro A. Mendes
Residence Chandel Father's Name Inacio S. Mendes
Purpose Sale Deed Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Mendes
Signature of Purchaser

- 7 -

DEED OF SALE

S. Rodriguez

S. Rodriguez

Mendes



गोवा GOA

046214



Serial No. 3144 Place: MARGAO. C. Jte 23/11/16
Value of Stamp Paper: Twenty thousand
Name of Purchaser Camilo A. Mendes
Residence Chandor Father's Name: Inacio S. Mendes
Purpose Sale Deed Transacting Parties }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/12/99/SALCETE

Camilo A. Mendes
Signature of Purchaser

- 8 -

DEED OF SALE

S. Rodriguez

S. Rodriguez

Camilo A. Mendes



गोवा GOA

046215



Serial No. 3145 Place: MARGAO. Date 23/1/16.
Value of Stamp Paper : Twenty Thousand.
Name of Purchaser Camilo A. Mendes
Residence Chandor Father's Name. Inacio S. Mendes
Purpose Sale Deed Transacting Parties } _____

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Camilo
Signature of Purchaser

- 9 -

DEED OF SALE

S. Rodriguez



गोवा GOA

042132

Serial No. 3144 Place: MARGAO. Date 23/11/16
Value of Stamp Paper: Ten Thousand.
Name of Purchaser Carlo A. Mendes
Residence Chander Father's Name Inacio S. Mendes
Purpose Sale Deed Transacting }
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Andis
Signature of Purchaser

- 10 -

DEED OF SALE

R
R

Andis

S. Rodrigues



गोवा GOA

REGISTRAR OF SALES



Serial No. 3145 Place: MARGAO. Date 23/11/06
Value of Stamp Paper : Five Thousand,
Name of Purchaser Cirilo A. Mendes
Residence Chondor Father's Name. Inacio S. Mendes
Purpose Sale Deed Transacting
Parties }

Sign Stamp Vendor
CAMILO FRANCIS TREVOR BRAZ
Licence No. JUD/STP/2/99/SALCETE

Mendes
Signature of Purchaser

- 11 -

DEED OF SALE

S. Rodriguez

Mendes



THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 24th day of the month of November in the year Two Thousand and Sixteen [24/11/2016].

BETWEEN

1. **MS. GRETA D'SOUZA**, daughter of Mr. Luciano D'souza aged 68 years, unmarried, retired, having PAN CARD No. [REDACTED], Mobile No. [REDACTED], having no Aadhar Card

2. **MR. PETER DOMNIC RODRIGUES**, son of Domnic Rodrigues, aged 58 years, married, retired, having PAN CARD No. [REDACTED] Mobile No. [REDACTED], Aadhar Card No. 438957102101.

3. **MS. SYBIL PETER RODRIGUES**, wife of Peter Domnic Rodrigues, aged 67 years, married, housewife, having PAN CARD No. [REDACTED] Mobile No. [REDACTED] Aadhar Card No. [REDACTED] all residents of Borim Taliwada, H. No. 79, Near Narayan Temple, P.O. Borim, Ponda Goa 403401, hereinafter referred to as the **VENDORS** (which expression shall, unless it be repugnant to the context or meaning thereof, shall include their respective heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

AND

1. **MR. CIRILO ANTONIO MENDES**, son of Inacio Santana Mendes, married, aged 77 years, businessman, resident of H. No. 415/2, Culsabhath, Chandor Salcete Goa, having PAN CARD No.

  S. Rodrigues 

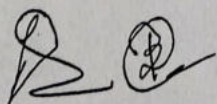


[REDACTED], Mobile No. [REDACTED], Aadhar Card No. [REDACTED], hereinafter referred to as the **PURCHASER** (which expression shall, unless it be repugnant to the context or meaning thereof, shall include his respective heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART.**

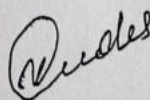
Each of the expressions the "**VENDORS**", "**PURCHASER**" herein (shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, legal representatives, administrators, executors and assigns).

All the parties to this Deed of Sale are Indian Nationals.

WHEREAS there exist a property known as "**CULCABATTA**" also known as "**KHURSABHAT**", situated at village Cavorim Taluka and Sub District of Salcete, District of South Goa, State of Goa, registered in the Land Registration office (Conservatoria) under No. 38622, at page 19 of Book B, No. 100(new) and surveyed under No. 43/9 and 43/20 of village Cavorim, which is bounded as per the Land Registration record towards East by the property of Joao Antao, towards West by the property of Milagrina Fernandes, Towards North by the property of William Charles and towards South by the property of Menino Pascoal Fernandes. The said property is an integral part of the property described under No. 18810 at page 91 overleaf of Book B, No. 48(new) and inscribed in the Land Revenue record under Matriz No. 4, in the office of Land Revenue of Salcete at Margao



S. Rodriguez



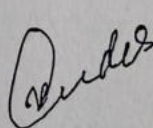


and surveyed under survey No. 43/9 of village Cavorim. The said property hereinafter referred to as the whole property.

AND WHEREAS the said whole property has be bifurcated into two parts by a road proceeding from main Chandor road to internal ward Culsabhat and the said whole property has been divided into two properties.

AND WHEREAS one of the bifurcated property which is now surveyed under survey No. 43/9 of village Cavorim forms a distinct and a separate property by itself and is presently bounded as per the survey record towards East by road and thereafter the property surveyed under survey No. 43/20 of village Cavorim, towards West by property surveyed under survey No. 43/7 of village Cavorim, towards North by property surveyed under survey No. 43/8 of village Cavorim, and towards South by property surveyed under survey No. 43/10 and 43/11 of village Cavorim, and having an area of 4250 sq. mtrs. Hereinafter referred to as the said property.

AND WHEREAS the Purchaser purchased 8/24th share in the said property which is surveyed under survey No. 43/9 of village Cavorim mentioned hereinabove, by a Sale Deed dated 30/03/2000 from Mrs. Prisca Cardoz alias Prisca Cardoz Barreto widow of late Alarico Carlos Vespaciano Barreto resident of Cavorim, Chandor Salcete Goa, which is duly registered in the office of the Sub Registrar under registration No. 68 at pages 236 to 254 of Book 1, Vol. No. 3623 dated 25/11/2010.

  S. Rodriguez 



AND WHEREAS Mrs. Prisca Cardoz alias Prisca Cardoz Barreto and Alarico Carlos Vespaciano Barreto by two separate wills bequeath all their rights in the above whole property in favour of Vendor No. 1 and Vendor No. 3.

AND WHEREAS by virtue of both the wills the Vendors became the owners of 16/24th share of the said property and they have done the mutation in the survey record in respect of the said property surveyed under No. 43/9 of village Cavorim. The shares of the Vendors which is 16/24th is equivalent to 2833. 33 sq. mtrs., in the said property which is having an area of 4250 sq. mtrs.

AND WHEREAS the Vendors have agreed to sell the said 16/24th share, which is 2833. 33 sq. mtrs., to the Purchaser from the said property known as "CULCABATTA" also known as "KHURSABHAT", situated at village Cavorim Taluka and Sub District of Salcete, District of South Goa, State of Goa, registered in the Land Registration office (Conservatoria) under No. 38622, at page 19 of Book B, No. 100(new) and surveyed under survey No. 43/9 of village Cavorim and bounded as per the survey record towards East by road and thereafter the property surveyed under survey No. 43/20 of village Cavorim, towards West by property surveyed under survey No. 43/7 of village Cavorim, towards North by property surveyed under survey No. 43/8 of village Cavorim, and towards South by property surveyed under survey No. 43/10 and 43/11 of village Cavorim, and having an area of 4250 sq. mtrs.

AND WHEREAS the Purchaser has agreed to purchase the said 16/24th share, which is 2833. 33 sq. mtrs., to the Purchaser from the whole property known as "CULCABATTA" also known as

J. Rodriguez



"KHURSABHAT", situated at village Cavorim Taluka and Sub District of Salcete, District of South Goa, State of Goa, registered in the Land Registration office (Conservatoria) under No. 38622, at page 19 of Book B, No. 100(new) and surveyed under survey No. 43/9 of village Cavorim and bounded as per the survey record towards East by road and thereafter the property surveyed under survey No. 43/20 of village Cavorim, towards West by property surveyed under survey No. 43/7 of village Cavorim, towards North by property surveyed under survey No. 43/8 of village Cavorim, and towards South by property surveyed under survey No. 43/10 and 43/11 of village Cavorim, and having an area of 4250 sq. mtrs., from the Vendors, for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only). The market rate of the said 16/24th which is 2833.33 sq. mtrs., is Rs. 57,11,993/- and for the purpose of stamp duty is valued at Rs. 2016/- (Rupees Two Thousand and Sixteen Only) per sq. mtrs.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. In consideration of the price of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) which is the cost of the said 16/24th share which is 2833.33 sq. mtrs., of the said property. The said amount is paid by D.D No. 798055 drawn from Panjab National Bank Margao branch, dated 23/11/2016. The payment and receipt whereof the Vendors, do hereby admit and acknowledge and hereby convey, transfer and assign unto and to the use of the Purchaser absolutely and forever the said 16/24th share which is 2833.33 sq. mtrs., for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) which is described in the **Schedule – A** herein below and the Purchaser shall hereinafter

S. Rodriguez



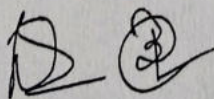
"KHURSABHAT", situated at village Cavorim Taluka and Sub District of Salcete, District of South Goa, State of Goa, registered in the Land Registration office (Conservatoria) under No. 38622, at page 19 of Book B, No. 100(new) and surveyed under survey No. 43/9 of village Cavorim and bounded as per the survey record towards East by road and thereafter the property surveyed under survey No. 43/20 of village Cavorim, towards West by property surveyed under survey No. 43/7 of village Cavorim, towards North by property surveyed under survey No. 43/8 of village Cavorim, and towards South by property surveyed under survey No. 43/10 and 43/11 of village Cavorim, and having an area of 4250 sq. mtrs., from the Vendors, for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only). The market rate of the said 16/24th which is 2833.33 sq. mtrs., is Rs. 57,11,993/- and for the purpose of stamp duty is valued at Rs. 2016/- (Rupees Two Thousand and Sixteen Only) per sq. mtrs.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH
AS FOLLOWS:-**

1. In consideration of the price of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) which is the cost of the said 16/24th share which is 2833.33 sq. mtrs., of the said property. The said amount is paid by D.D No. 798055 drawn from Panjab National Bank Margao branch, dated 23/11/2016. The payment and receipt whereof the Vendors, do hereby admit and acknowledge and hereby convey, transfer and assign unto and to the use of the Purchaser absolutely and forever the said 16/24th share which is 2833.33 sq. mtrs., for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) which is described in the **Schedule - A** herein below and the Purchaser shall hereinafter

peacefully hold, use, possess and enjoy as his own the said share of 16/24th in the said property.

2. The Vendors do hereby declare that the said share of 16/24th in the said property hereby sold to the Purchaser is free from all encumbrances, charges and liens.
3. The Vendors covenant with the Purchaser that they have good, clean, marketable, unencumbered and substituting title over the said share of 16/24th in the said property, which is hereby sold.
4. The Purchaser may hereafter peacefully and quietly possess, and use the said share of 16/24th in the whole property as his own and without interruption or disturbance, claim or demand on the part of the Vendors or on the part of any person/s claiming through or under them.
5. In the event of Purchaser is deprived of enjoyment or possession of the said share of 16/24th in the said property or any part thereof due to the defect in ownership title, the Vendors undertakes the responsibility to compensate the Purchaser fully and adequately in all respects.
6. The Purchaser is at liberty to apply for the mutation in the survey record in respect of the said share in the said property which is surveyed under No. 43/9 of village Cavorim by producing the copy of the Deed.



J. Rodriguez

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7. The Vendors does not belong to Schedule Caste or Schedule Tribe and there is no restriction to sell the share of 16/24th in the said property.

SCHEDULE 'A'

(Of the 16/24th share in the said property)

The 16/24th share in the said property known as "CULCABATTA" also known as "KHURSABHAT", situated at village Cavorim Taluka and Sub District of Salcete, District of South Goa, State of Goa, registered in the Land Registration office (Conservatoria) under No. 38622, at page 19 of Book B, No. 100(new) and surveyed under survey No. 43/9 of village Cavorim and registered in the Land Revenue record under Matriz No. 4 in the office of Land Revenue Office of Salcete. The said property is having an area of 4250 sq. mtrs., and which is bounded as under:

Towards East: by road and thereafter the property surveyed under survey No. 43/20 of village Cavorim

Towards West: by property surveyed under survey No. 43/7 of village Cavorim

Towards North: by property surveyed under survey No. 43/8 of village Cavorim

Towards South: by property surveyed under survey No. 43/10 and 43/11 of village Cavorim

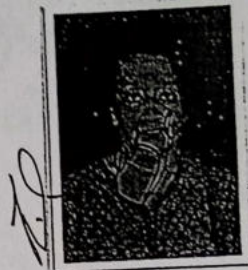
S. Rodriguez



- 19 -

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signatures to this Deed on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by
the withinnamed VENDOR NO.1



GRETA D'SOUZA

FINGER PRINTS:-

Left Hand Impression					
Right Hand Impression					

Andis

S. Rodriguez



- 20 -

SIGNED AND DELIVERED by
the withinnamed VENDOR NO. 2



PETER DOMNIC RODRIGUES

FINGER PRINTS:-

Left Hand Impression					
Right Hand Impression					

S. Rodrigues

SIGNED AND DELIVERED by
the withinnamed VENDOR NO. 3

S. Rodriguez

S. R.



SYBIL PETER RODRIGUES

FINGER PRINTS:-

Left Hand Impression					
Right Hand Impression					

S. Rodriguez

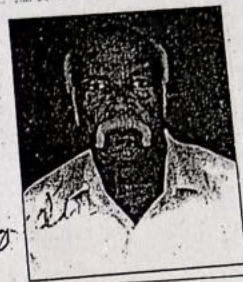
Rodrigues

S. Rodriguez



SIGNED AND DELIVERED by
the withinnamed PURCHASER

Rudes



ma
CIRILO ANTONIO MENDES

FINGER PRINTS:-

Left Hand Impression					
Right Hand Impression					

WITNESSES:

1. *Macla*
Maclin P. D'Costa
H. No. 84/B,
Amblai Panchwadi

Macla *Macla*

2. *fernandes*
Nalisha Fernandes
Culwaddo Cuncolim,
Salcete Goa

Rudes

S. Rodrigues

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 25-11-2016 01:20:06 PM

Document Serial Number : 5510

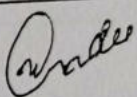
Presented at 17:00 AM on 25-11-2016 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	171360.00
2	Processing Fees	300.00
	Total :	171660.00

Stamp Duty Required: 228480.00

Stamp Duty Paid: 228500.00

Cirilo Antonio Mendes presenter

Name	Photo	Thumb Impression	Signature
Cirilo Antonio Mendes ,s/o. Inacio Santana Mendes , Married,Indian,age 77 Years,Business,r/oH. No.415/2, Culsabhatt Chandor Salcete Goa			

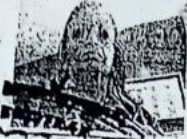
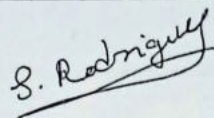
Endorsements

Executant

1 . Greta D'Souza, D/o. Luciano D'Souza, Married,Indian,age 68 Years,Service,r/oHno.79,DoAnn Villa,Tollewaddo,Near Narayan Temple,Borim,Ponda,North Goa,

Photo	Thumb Impression	Signature
		

2 . Sybil Peter Rodrigues , w/o. Peter Domnic Rodrigues., Married,Indian,age 67 Years,House-Wife,r/oHno.79,DoAnn Villa,Tollewaddo,Near Narayan Temple,Borim,Ponda,North Goa,

Photo	Thumb Impression	Signature
		

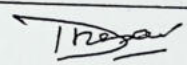
3 . Peter Dominic Rodrigues , S/o. Dominic Rodrigues , Married, Indian, age 58 Years, Service , r/o Hno. 79, Do Ann Villa, Tollewaddo, Near Narayan Temple, Borim, Ponda, North Goa,

Photo	Thumb Impression	Signature
		

4 . Cirilo Antonio Mendes , s/o. Inacio Santana Mendes , Married, Indian, age 77 Years, Business, r/o H. No. 415/2, Culsabhath Chandor Salcete Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Darshana Desai , w/o. Surendra Desai, Married, Indian, age 38 Years, Advocate, r/o R/o. Navelim Margao, Salcete, Goa	

Sub-Registrar

CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE



Book-1 Document
Registration Number MGO-BK1-05364-2016
CD Number MGD97 on
Date 25-11-2016

Sub-Registrar (Salcete/Margao)

Scanned By:-

*Reserved
Signature*

**CIVIL REGISTRAR
— CUM —
SJB - REGISTRAR
SALCETE**

Signature:-

Designed and Developed by C-DAC, ACTS, Pune