

(Rs. Two Lac Ten thousand only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.  
SWATANTRA PATH, VASCO-DA-GAMA  
GOA - 403 002

भारत 13301



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NON JUDICIAL गोंया  
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Rs. 0210000/- PB7122

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INDIA

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GOA

Name of Purchaser PRIME BUILDERS.

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

AUTHORISED SIGNATORY

MR. ANTHONY CEDRIC DIAS



DEED OF GIFT



THIS DEED OF GIFT is made at Vasco da Gama, Goa, on this 24<sup>th</sup> day of July, 2019



BY



**M/S PRIME SPACES**, a Sole Proprietorship Firm, having its Office at 1<sup>st</sup> Floor, Prime Corner, Vasco da Gama, Goa, represented herein by its Sole Proprietress, MRS. SUVIDHA DIAS, wife of Mr. Anthony Cedric Dias, Indian National, holder of PAN Card No. AAMPD9744Q and Aadhar Card No. 501720179657, aged 51 years, residing at "Prime House", Miraton Gardens, Chicalim, Goa, hereinafter referred to as the "**DONOR**" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, successors, legal representatives and permitted assigns) of the **ONE PART**;

TO

**PRIME BUILDERS**, a Sole Proprietorship Firm, having its Office at 2<sup>nd</sup> Floor, "Prime Corner", Vasco-Da-Gama, Goa, represented herein by its Sole Proprietor, Mr. Anthony Cedric Dias, son of late Mr. Albert Dias, Indian National, holder of PAN Card No. ABQPD4957Q, and Aadhar Card No. 440941615726, aged 57 years, residing at "Prime House", Miraton Gardens, Chicalim, Goa, hereinafter referred to as the "**DONEE**" (which expression unless repugnant to the context or meaning thereof shall also mean and include his heirs, successors, legal representatives, and permitted assigns) of the **OTHER PART**;

 .. 



[The respective parties hereto, i.e the DONOR namely Mrs. Suvidha Dias being the Sole Proprietress of M/s Prime Spaces and the DONEE, Mr. Anthony Cedric Dias, being the Sole Proprietor of Prime Builders, are husband and wife, married to each other under the regime of communion of assets and property, prevailing in the State of Goa.]



**WHEREAS,** there is a property belonging to the DONOR, presently surveyed under Survey No. 23-1-I of Dabolim Village, having an area of 4000 sq. mtrs., more particularly described in Schedule-I hereunder written and hereinafter referred to as the **"SAID PLOT"**.

**AND WHEREAS:**

- (a) the SAID PLOT was originally a part of a bigger property, known as GALLY or ZAMBOLI GALLI situated at Village Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka Mormugao, District of South Goa, registered in the Land Registration Office of Salcete at Margao under Description No. 1263 of Book B-4 New Series and enrolled in the Taluka Revenue Office at Vasco da Gama under Matriz No. 8, bearing Survey No. 23/1 of Dabolim Village hereinafter referred to as **"SAID PROPERTY"**.
- (b) the SAID PROPERTY was allotted to one Mrs. Baguem, also known by another name of Indira Sinai Caro widow of Voicunta Sinai Caro, in Inventory Proceedings initiated upon the death of her husband.

*AA* . . . *AA*



(c) by Deed of Gift, Sale and Exchange dated 15.01.1961, the said Mrs. Baguem, also known as Indira Sinai Caro, gifted the SAID PROPERTY to her son, Jairama Voicunta Sinai Caro, also known as Jairama Voicunta Caro or Jairam Vaikunth Kare, married to Lalita Jairama Caro, also known as Lalita Jairam Kare.



(d) the SAID PROPERTY was bought in as capital of a Partnership Firm by the name of M/s Dabhill Real Estate, having its Office at Vidyanagar, Aquem, Margao, Goa, by the partners of the said Firm, namely Mr. Jairam Vaikunth Kare and his wife Mrs. Lalita Jairam Kare and the said M/s Dabhill Real Estate sub-divided the SAID PROPERTY into 16 blocks (plots) identified as Block-A to Block-P, with the permission of the concerned statutory authorities.

(e) By Deed of Sale dated 29.03.1978, registered with the Sub-Registrar of Mormugao vide Registration No. 121 at pages 93 to 98, Book I, Volume 36, dated 26.04.1978, the said M/s Dabhill Real Estate sold one of the Blocks identified as Block B admeasuring 4000 sq. mtrs. (i.e. the SAID PLOT herein) to one Mr. Ratnakar Vishnu Nervrekar.

(f) The said Mr. Ratnakar Vishnu Nevrekar and his wife then sold the said BLOCK-B (i.e. the SAID PLOT herein) by a Deed of Sale dated 31.12.2004 registered with the Sub-Registrar of Mormugao under No. 17 at page 1 to 24 of Book I Vol. 483 to M/S PRIME SPACES, the Sole Proprietorship Concern of the

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DONOR herein and from that date, i.e. 31.12.2004, the title and possession of the said BLOCK-B (i.e. SAID PLOT herein) vests solely with the DONOR.

(g) The DONOR then got the said BLOCK-B partitioned from the rest of the SAID PROPERTY under the Order of the Dy. Collector dated 05.05.2011 and a new and distinct Survey no. 23-1-I of Dabolim Village, with an area of 4000 sq. mtrs. was given to the said BLOCK-B (i.e. the SAID PLOT herein) by the Inspector of Surveys and Records, Vasco da Gama.

(h) Now by this Deed, the DONOR is desirous of making gift of the SAID PLOT to the DONEE herein and the DONEE has agreed to accept the gift from the DONOR as is evidenced by both parties hereto executing these presents.

**NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED UPON BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The DONOR does hereby grant convey and transfer, to the DONEE by way of Gift, freely and voluntarily, free from encumbrances, ALL THAT SAID PLOT bearing Survey No. 23/1-I of Dabolim Village with an area of 4000 sq. mtrs. which is more particularly described in Schedule-I hereunder written and better shown delineated in red colour boundary line in the plan annexed hereto, TOGETHER with all rights, liberties, privileges, interest, benefits in the SAID PLOT to HAVE AND TO HOLD the

*[Signature]*

*[Signature]*






same for the exclusive use and benefit absolutely and unconditionally forever together with all rights, liberties, privileges, easements attached thereto.

2. The DONOR does hereby covenant with the DONEE:


- (a) That the DONOR, whilst executing this Deed, has lawful right and absolute title to the SAID PLOT, TOGETHER WITH all the rights, privileges, interest, benefits, therein and is lawfully entitled to gift the same in the manner hereby done.
- (b) That the SAID PLOT is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the DONOR and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by DONOR or by any other person or persons claiming or to claim by, from, under or in trust for the DONOR.
- (c) That the DONEE is fully entitled to continue to peacefully and quietly enter upon, have, occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from any other person whomsoever claiming by, from, under or in trust for the DONOR.



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(d) That the DONOR hereby convey her absolute no objection for mutation of the SAID PLOT in the name of the DONEE in the Office of the Land & Survey Records of Mormugao Taluka and or any other concerned Government Office/Department.

(e) The DONEE hereby accepts the said gift, grant, conveyance and transfer with thanks and signs below in token of such acceptance.

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3. The DONOR hereby declares that she does not belong to Schedule Castes or Schedule Tribes category.
  4. The DONEE has paid TDS of Rs. 60,000/- (Rupees Sixty thousand only) on account of the DONOR, vide Challan Sequence No. 00139 dated 24.07.2019.
  5. The Said PLOT was acquired by the DONOR for an amount of Rs. 50,00,000/- (Rupees Fifty lacs only). However, for the purposes of stamp duty, the SAID PLOT is valued at Rs. 60,00,000/- and stamp duty and registration fee is paid accordingly.




**SCHEDULE-I****(Description of the SAID PLOT)**

All that plot of land, admeasuring 4000 sq. mtrs. originally a part of a bigger property, known as GALLY or ZAMBOLI GALLI situated at Village Dabolim, within the jurisdiction of Village Panchayat of Chicalim, Taluka Mormugao, District of South Goa, registered in the Land Registration Office of Salcete at Margao under Description No. 1263 of Book B-4 New Series and enrolled in the Taluka Revenue Office at Vasco da Gama under Matriz No. 8, partitioned and separated from the said bigger property and now bearing independent Survey No. 23/1-I of Dabolim Village and bounded as follows:

- On the East : by remaining part of Survey No. 23/1 of Dabolim Village
- On the West : by 15 wide sub-division road
- On the North : by 10m wide sub-division road
- On the South : by 10m wide sub-division road

IN WITNESS WHEREOF, the DONOR and the DONEE have put their respective hands on the day and year first hereinabove written.





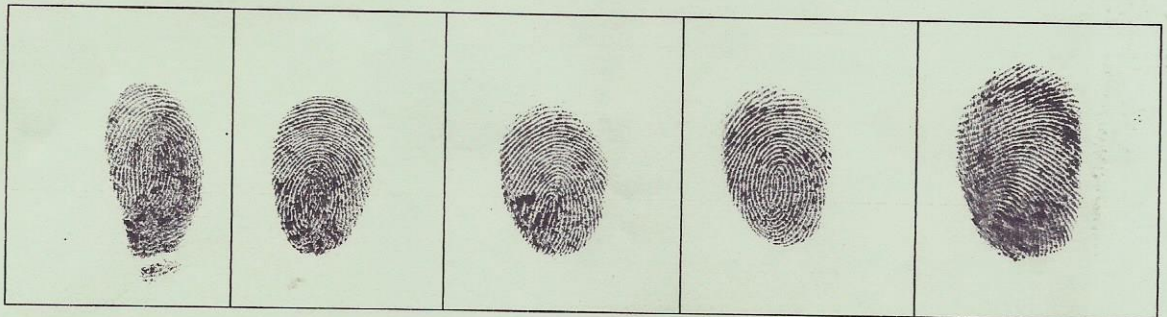


Signed, sealed and delivered by the  
Within-named **DONOR**,  
**M/S PRIME SPACES**, represented  
herein by its Sole Proprietress,  
**MRS. SUVIDHA DIAS**

For PRIME SPACES

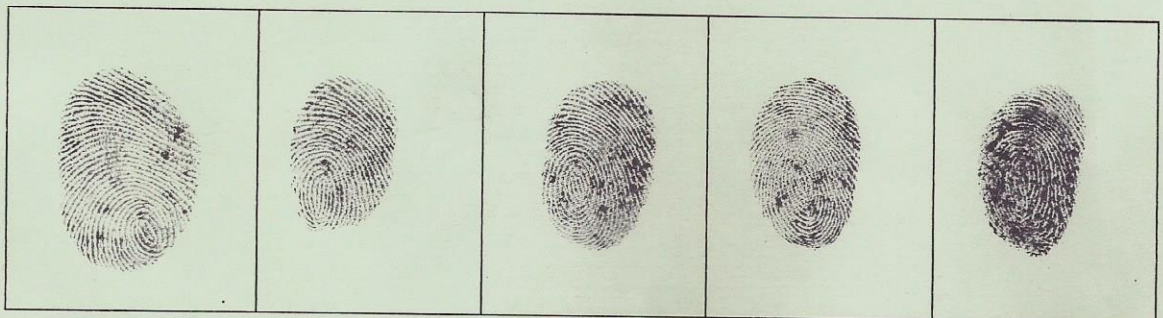
*Suvidha Dias*  
(SUVIDHA DIAS)  
PROPRIETRESS

L.H.



Thumb

R.H.



Thumb

*JP*      *AS*





*[Handwritten signature]*



Signed, sealed and delivered by the  
Within-named **DONEE, PRIME BUILDERS,**  
represented herein by its Sole Proprietor  
**MR. ANTHONY CEDRIC DIAS**

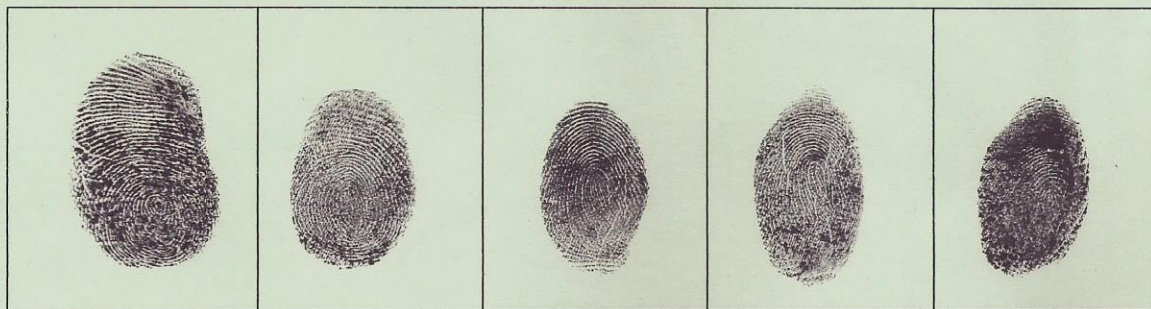
) *For Prime Builders*  
) *[Handwritten signature]*  
) *(A. Cedric Dias)*  
) *Proprietor*

L.H.



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R.H.

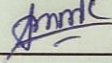
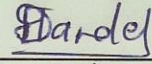
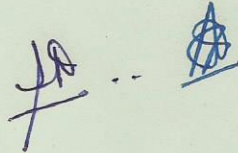


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*[Handwritten initials]* *[Handwritten signature]*



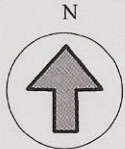
## IN THE PRESENCE OF WITNESSES :

1) SIGNATURE : NAME : Mantosh Katti2) SIGNATURE : NAME : DIPTI TANDEL



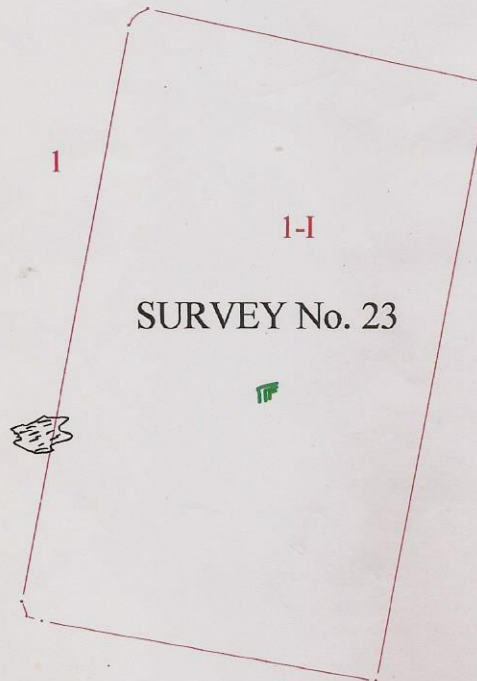
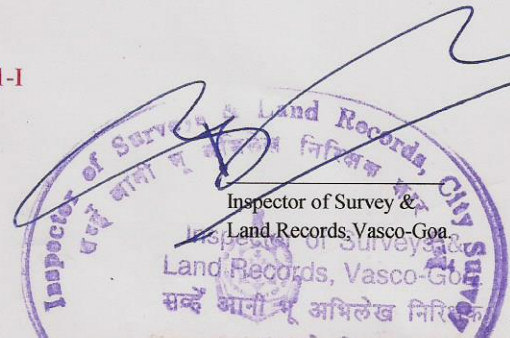


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA



Plan Showing plots situated at  
Village : DABOLIM  
Taluka : MORMUGAO  
Survey No./Subdivision No. : 23/  
Scale : 1 : 1000

Inward No:11668



Generated By : Chandrakant S.Jalmi  
On : 01-11-2011

For PRIME SPACES

(SUVIDHA DIAS)  
PROPRIETRESS

For Prime Builders

(A. Cedric Dias)  
Proprietor

Compared By:





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 25-Jul-2019 10:07:10 am

Document Serial Number :- 2019-MOR-1506

Presented at 10:07:28 am on 25-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	210000
2	Registration Fee	150000
3	Processing Fee	210
<b>Total</b>		<b>360210</b>

Stamp Duty Required :210000

Stamp Duty Paid : 210000

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Anthony Cedric Dias ,S/o - D/o Late Albert Dias</b> <b>Age: 57,</b> <b>Marital Status: Married ,Gender:Male,Occupation:</b> <b>Business, Address1 - Prime House, Miraton Gardens,</b> <b>Chicalim, Address2 - ,</b> <b>PAN No.: ABQPD4957Q</b>			






**Executer**


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Suvidha Dias ,S/o - D/o Sudarshan Kumar Kapur</b> <b>Age: 51,</b> <b>Marital Status: Married ,Gender:Female,Occupation:</b> <b>Business, Address1 - Prime House, Miraton Gardens,</b> <b>Chicalim, Goa, Address2 - ,</b> <b>PAN No.: AAMPD9744Q</b>			
2	<b>Anthony Cedric Dias ,S/o - D/o Late Albert Dias</b> <b>Age: 57,</b> <b>Marital Status: Married ,Gender:Male,Occupation:</b> <b>Business, Address1 - Prime House, Miraton Gardens,</b> <b>Chicalim, Address2 - ,</b> <b>PAN No.: ABQPD4957Q</b>			



**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>NICOLAU DA SILVA, 50 ,1969-06-22 ,9823510276 , ,Service , Marital status : Married</b> 403711, House No. 126 Near Mohidin Industries Chicalim Goa, House No. 126 Near Mohidin Industries Chicalim Goa Chicalim, Mormugao, SouthGoa, Goa			
2	<b>Mahantesh Mallikarjun Katti, 39 ,1979-09-04 ,7507897584 , ,Service , Marital status : Married</b> 403802, T-8 A-Block, T-8 A-Block, Rukmini Residency, Baina Vasco da Gama Vasco Da Gama, Mormugao, SouthGoa, Goa			

  
Sub Registrar**SUB - REGISTRAR**  
**MORMUGAO**

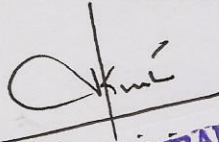


Document Serial No:-2019-MOR-1506

Book :- 1 Document

Registration Number :- **MOR-1-1479-2019**

Date : 25-Jul-2019



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

**SUB-REGISTRAR  
MORMUGAO**

