

Chupus Two Lakhs Eighty Four Thousand Only)

For CITIZEN CREDIT
CO-OP. BANK LTD.

Qias
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 15025



INDIA

NON JUDICIAL गोंय
MAR 14 2016

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2011 2012 2013 2014 2015 2016 10:02

R.0284000/- PB7147

STAMP DUTY

GOA

Name of Purchaser M/s SHETYE CONSTRUCTION (PROP. MR. BABU P. SHETYE)

1301
14/3/16.



DEED OF SALE

.....2/-

Annie Pinto Chinto Pinto

MA Pinto

Babu P. Shetty *Shetty*

THIS DEED OF SALE is made at Mapusa Goa, on this 14th day of March 2016.

BETWEEN

1. MISS ANA RITA VICTORIA PINTO alias ANNIE P. PINTO, spinster, landlady, 83 years of age, daughter of late Pedro Damiao Pinto alias Peter Pinto, Indian National, residing at Gilbert Chawl, 5/10, Vijay Nagar, Subhash Marg, Jogeshwari (East) Mumbai 400060,

2. MR. CRISPHINO ALLEILUI PINTO alias CRISPENO PEDRO PINTO alias CRIPINO ALLEUIA PINTO, widower, landlord, 80 years of age, son of late Pedro Damiao Pinto alias Peter Pinto, Indian National, residing at House No.626, Socorro, Porvorim, Bardez, Goa 403501.

3. MR. FRANCIS XAVIER PINTO alias Francis Pinto alias FRANCISCO XAVIER PINTO married, landlord, 73 years of age, son of late Pedro Damiao Pinto alias Peter Pinto and his wife

4. MRS. MONICA FRANCIS PINTO, married, housewife, 68 years of age, wife of Francis Pinto, both Indian Nationals, residing at House no.624, Bhutki Waddo, Socorro, ~~Porvorim~~, Bardez, Goa 403501 (hereinafter called as the "VENDORS",

.....3/-

Annie Pinto J. Pinto J. Pinto
M. Pinto B. P. Shore

which expression unless repugnant to the context shall include their heirs, successors, legal representatives and assigns) OF THE ONE PART

AND

(1) M/s. SHETYE CONSTRUCTION, a proprietorship concern of MR. BABU PUNDALIK SHETYE, married, businessman, 54 years of age, son of Pundalik Shetye, holder of PAN Card no. [REDACTED] Indian National, residing at House No.644/C Nagali, Taligao, Tiswadi Goa and

(2) MR. SANJAY PUNDALIK SHETYE, married, businessman, 39 years of age, son of Pundalik Shetye, holder of Pan card No. [REDACTED] Indian National, residing at House no.883/5 Kamat Nagar, Porvorim, Bardez Goa, (hereinafter called as the "PURCHASERS" which expression unless repugnant to the context shall include their heirs, successors, legal representatives and assigns) OF THE OTHER PART.

WHEREAS by Deed of Partition, Division and Allotment of Properties dated 09-07-1902 drawn in the Office of the Notary of Bardez M. J. Ribeiro at page 60 reverse of Book no.230 common

Annie Pmb

MPmb

Babu-p Shetye

.....4/-
[Signature]
[Signature]

properties belonging to Matias Caetano Pinto and his wife Ana Rita Petornila de Faria, Father Joao Lourenco Octaviano Pinto and Andre Vicente Pinto and his wife Preciosa Claudina Vas were partitioned, divided and allotted to the above mentioned parties and by the said Deed dated 09-07-1902 Mathias Caetano Pinto and his wife Anna Ritta Aturnilla de Faria were allotted a property known as 'SONARBATTA' situated at Porvorim (hereinafter referred to as the said property).

AND WHEREAS the said Matias Caetano Pinto and his wife Ana Rita Petornila de Faria have expired leaving behind as their sole and universal heir their only one son Pedro Damiao Pinto alias Peter Pinto married to Luiza D'Souza e Pinto.

AND WHEREAS the said Pedro Damiao Pinto alias Peter Pinto expired on 18-01-1950 and his wife Luiza D'Souza e Pinto expired on 21-10-1984 leaving behind following children namely

(i) Matias Caitano Feliciano Pinto also known as Matias Caetano Feliciane Pinto, who expired on 02-06-2010 at Aldona, Bardez, Goa leaving behind his wife Maria Santana Pinto, who expired subsequently on 01-06-2011 without leaving any issues

Annie Pinto

MPinto

Baker-p. Skorge

[Signature]

.....5/-
[Signature]
[Signature]

(ii) Ana Rita Victoria Pinto, alias Annie P. Pinto spinster

(iii) Crisphino Alleiluia Pinto also known as Crispeno Pedro Pinto alias Cripino Alleuia Pinto, married to Laura Adrian Fernandes e Pinto, who expired on 04-01-2005 leaving behind only one daughter namely Miss Jean Pinto , who expired as spinster on 29/10/2013.

(iv) Francis Xavier Pinto alias Francis Pinto alias Francisco Xavier Pinto married to Monica Pinto

AND WHEREAS the Vendor nos.1, 2, 3 and 4 namely Ana Rita Victoria Pinto alias Annie P. Pinto, Crisphino Alleiluia Pinto also known as Crispeno Pedro Pinto alias Cripino Alleuia Pinto and Francis Xavier Pinto alias Francis Pinto alias Francisco Xavier Pinto and his wife Monica Pinto are the absolute owners of the said property and are in possession and enjoyment of the said property and besides the Vendor nos.1, 2, 3 and 4 no other person has got right, title, share or interest in the said property.

AND WHEREAS the said property is surveyed in the new survey under Survey no.49 subdivision no.20 of Socorro village under the name 'FIRGYACHE BHAT' and as per survey records the said property is admeasuring 1775 sq. mts.

Annie Pinto

[Signature]

.....6/-

[Signature]

MP Pinto Bhat-p. Shere.

[Signature]

AND WHEREAS the Vendors have agreed to sell to the Purchasers the said property known as 'SONARBATTA' also known as 'FIRGYACHE BHAT' admeasuring 1775 sq. mts. situated at Porvorim, Bardez, Goa within the limits of Village Panchayat of Socorro and surveyed under Survey no.49 subdivision No.20 of Socorro Village and more fully described in Schedule hereunder written at and for the price of Rs.49,00,000/- (Rupees Forty Nine Lakh only), which is its present market value.

NOW THIS DEED OF SALE WITNESSES AS
UNDER:-

1. In pursuance of the said agreement and in consideration of the sum of Rs.49,00,000/- (Rupees Forty Nine lakhs only) out of which a sum of Rs.16,33,333/- (Rupees Sixteen Lakhs Thirty Three Thousand Three Hundred and Thirty Three Only) is paid by the Purchasers to the Vendor no.1 Ana Rita Victoria Pinto alias Annie Pinto by five cheques namely (1) a cheque of Rs.3,20,000/- bearing No.320678 dated 14/03/2016 (2) a cheque of Rs.3,20,000/- bearing No.320683 dated 14/04/2016, (3) a cheque of Rs.3,20,000/- bearing No.320687 dated 14/05/2016, (4) a cheque of Rs.3,20,000/- bearing No.320691 dated 14/06/2016 and (5) a cheque of Rs.3,53,333/-

Annie Pinto7/-
MPinto Backup Skorge.

bearing No.320696 dated 14/07/2016 all drawn on Syndicate Bank Porvorim branch the receipt whereof the Vendor no.1 hereby acknowledges and the Purchasers have agreed to pay the balance consideration of Rs.32,66,667/- (Rupees Thirty Two Lakh Sixty Six Thousand Six Hundred Sixty Seven Only) to the Vendor nos. 2, 3 and 4 after the finalization of Inventory Proceedings filed on the death of Pedro Damiao Pinto alias Peter Pinto and Luiza D'Souza e Pinto, the Vendors do hereby convey, transfer and assign by way of sale to the Purchasers the said property known as 'SONARBATTA' also known as 'FIRGYACHE BHAT' admeasuring 1775 sq. mts. situated at Porvorim, Bardez, Goa within the limits of Village Panchayat of Socorro and surveyed under Survey no.49 subdivision No.20 of Socorro village and more fully described in Schedule hereunder written together with the rights, easements, privileges, liberties, privileges, advantages and appurtenances whatsoever to the said property belonging or in any way appertaining to the said property to the Purchaser TO HAVE AND TO HOLD the same, as its absolute owner.

Annie Pinto

A. Pinto

Pinto

.....8/-

M. Pinto

B. . Luiza

2. The Vendors have handed over today to the Purchaser the absolute possession of the said property described in Schedule here under written and the Purchaser shall at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, or in trust from the Vendors or from any of their predecessors in title.

3. The Vendors covenant with the Purchaser as under:-

- a. That the Vendors have in themselves good title, right, power and absolute authority to grant, sell, assign, convey and assure the said property described in Schedule here under written in favour of the Purchaser.
- b. That the Purchaser shall henceforth be the sole owners in possession of the said property to the exclusion of all others.
- c. That the Purchaser's enjoyment of the said property shall henceforth not be disturbed, meddled with or interfered with by the Vendors or any other party claiming through or on behalf of the Vendors.

Annie Link

MP Link

Link

B. Link

.....9/-

Link

- 
- d. That the Vendors have received full and final consideration towards sale of the said property from the Purchaser and admit that they have no further claim against the Purchasers.
 - e. That the Vendors have paid all dues, taxes, charges, etc to the relevant authorities or persons pertaining to the said property up to the date of execution of this document.
 - f. That the Purchasers shall deal with the said property here under described under Schedule in any manner and of his free own will.
 - g. That the said property is free from encumbrances and the Vendors have a clear and marketable title to the said property.

4. In case any claim arises from any third party or in the event the Purchasers is ever dispossessed from the said property which is better described in the Schedule hereunder written or any part thereof by reason of any defect in the title of the Vendors, the Vendors do hereby agree and undertake to keep the Purchasers fully saved and indemnified.

Annie Pinto

John Pinto

MPinto B.

John

.....10/-

5. The Vendors shall and will from time to time and at all times hereinafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such acts, deeds or things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers according to the true intent and meaning of this deed as shall or may be reasonably required.

6. This sale deed is executed on a stamp paper of Rs. 2,84,000/-.

7. The Vendors and the Purchasers hereby declare that the said property in transaction does not belong to Scheduled Caste/ Scheduled Tribe pursuant to the Notification no. RD/LAND/LRC/318/77 dated 21-08-1978.

SCHEDULE

(Description of the said property hereby sold)

All that property known as 'SONARBATTA' also known as 'FIRGYACHE BHAT' situated at Porvorim, Bardez, Goa admeasuring 1775 sq. mts. within the limits of Village Panchayat of Socorro, Bardez Taluka, Bardez Sub-District of Registration of North Goa, State of Goa, not described in Land

Annie Pinto

MD Pinto &

.....11/-

[Handwritten signatures]

Registration office of Bardez nor enrolled in Taluka Revenue office and surveyed under Survey no. 49 sub-division no. 20 of Socorro village and bounded as under:-

on the East: by property bearing survey no. 49/21

on the West: by property bearing survey no. 49/19

on the North: by drain and field

on the South: by public road.

IN WITNESS WHEREOF the Vendors and the Purchasers have signed this Sale Deed at Mapusa Goa on the day, month and year first above written in presence of two attesting witnesses.

Annie Pinto

X Pinto

MP Pinto

S.

Jorge Pinto

.....12/-

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.1 ANA RITA VICTORIA
PINTO alias ANNIE P. PINTO



Annie Pinto

Signature

Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Annie Pinto

[Signature]

.....13/-

MPinto

[Signature]

[Signature]

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.2 CRISPHINO
ALLEILUI PINTO alias
CRISPENO PEDRO PINTO alias
CRIPINO ALLEUIA PINTO



[Handwritten signature]

Signature

[Handwritten signature]

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Amie Pinto

[Handwritten signature]

.....14/-

MR Pinto

[Handwritten mark]

[Handwritten signature]

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.3
FRANCIS XAVIER PINTO alias
Francis Pinto alias
FRANCISCO XAVIER PINTO



Signature



Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Annie Pinto

M. Pinto

.....15/-

MA Pinto

B.

Francis Pinto

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.4
MONICA FRANCIS PINTO



MPinto

Signature

Photograph

				
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LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Annie Pinto

MPinto

.....16/-

MPinto

Buyer



SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER No.1
BABU PUNDALIK SHETYE
Proprietor of
M/s. SHETYE CONSTRUCTION,



Babu P. Shetye

Signature

Photograph

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Annie Pinto

.....17/-

MPinto

S.

[Handwritten signature]



SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER No.2
SANJAY PUNDALIK SHETYE

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Annie Pinto

.....18/-

MP Pinto

WITNESSES:-

(1) Celine D'Souza (CELINE D'SOUZA)

(2) Goonker (Kajal K. Goonker)

Annie Pinto

NPinto

S.

NPinto
Annie
NPinto



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Plan showing plots situated at
Village Socor of Borda Taluka
S.No./Sub Div No. 49/
Scale 1:1000

15/12/08



SURVEY No. 49

S. No. 50

Annie Pinto

Annie Pinto

Pinto

Pinto

Pinto

Pinto

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Computer Print Generated by
Dorendir Karmali
On 15-12-2008

Compared by : *[Signature]*
C.A. Wani 15-12-08



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 14-03-2016 12:42:12 PM

Document Serial Number : 1301

Presented at 12:07:00 PM on 14-03-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	213000.00
2	Processing Fees	350.00
	Total :	213350.00

Stamp Duty Required: 284000.00

Stamp Duty Paid: 284000.00

Babu Pundalik Shetye presenter

Name	Photo	Thumb Impression	Signature
Babu Pundalik Shetye, s/o Pundalik Shetye , Married, Indian, age 54 Years, Business, r/o H.No. 644/C Nagali Taleigao Tiswadi Goa Proprietor of M/s Shetye Construction the Purchaser			

Endorsements

Executant

1 . Babu Pundalik Shetye, s/o Pundalik Shetye , Married, Indian, age 54 Years, Business, r/o H.No. 644/C Nagali Taleigao Tiswadi Goa Proprietor of M/s Shetye Construction the Purchaser

Photo	Thumb Impression	Signature
		

2. Ana Rita Victoria Pinto @ Annie P. Pinto, d/o late Pedro Damiao Pinto @ Peter Pinto ,
UnMarried, Indian, age 83 Years, Landlady, r/o Gilbert Chaw 5/10 Vijay Nagar Subhash Marg Jogeshwari E
Mumbai form 60

Photo	Thumb Impression	Signature
		Annie Pinto

3. Crispino Alleluia Pinto @ Crispino Pedro Pinto @ Crispino Alleuia Pinto , s/o late Pedro Damiao Pinto @
Pedro Pinto , Married, Indian, age 80 Years, landdard, r/o H. no. 626 socorro Porvorim Bardez Goa form 60

Photo	Thumb Impression	Signature
		AP Pinto

4. Francis Xavier Pinto @ Francis Pinto @ Francisco Xavier Pinto , s/o late Pedro Damiao Pinto @ Peter
Pinto , Married, Indian, age 73 Years, Business, r/o H. No. 624 Bhutki waddo Socorro Porvorim Bardez Goa

Photo	Thumb Impression	Signature
		Francis

5. Monica Francis Pinto, w/o Francis Pinto , Married, Indian, age 68 Years, House-Wife, r/o H. No. 624 Bhutki
waddo Socorro Porvorim Bardez Goa

Photo	Thumb Impression	Signature
		MP Pinto

6. Sanjay Pundalik Shetye, s/o Pundalik Shetye, Married, Indian, age 39 Years, Business, r/o H. No. 883/5
Kamat Nagar Porvorim Bardez Goa

Photo	Thumb Impression	Signature
		Sanjay

Identification

Sr No.	Witness Details	Signature
1	Celine D'Souza , w/o Manuel D'Souza , UnMarried, Indian, age 59 Years, House-Wife, r/o Nij waddo Saligao Bardez Goa	<i>Celine D'Souza</i>
2	Kajal Gaonkar , w/o Kishor Gaonkar , Married, Indian, age 39 Years, Service, r/o H.no. 1053 Salvador do Mundo Porvorim Bardez Goa	<i>Kajal Gaonkar</i>



[Signature]
Sub Registrar
GOA

Book-1 Document
Registration Number BRZ-BK1-01279-2016
CD Number BRZ0778 on
Date 14-03-2016


Sub-Registrar (Bardez)

Scanned By -  Sadanand

Signature -  myameters

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Reshmy
21/3/16