

1028
2/17

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/57(V)/C.R./05/33/2011-RD

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117284
FEB 07 2013
NON JUDICIAL
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12:49
R.0046500/- PB7122

INDIA STAMP DUTY GOA

Name of Purchaser: ANTHONY MARCELLINO BARRETT

FOR CITIZEN CREDIT
CO-OP BANK LTD
AUTHORISED SIGNATORY

Serial No. 208
Presented at the Office of the
Sub-Registrar of ~~Mormugao~~
between the hours of ~~10:00~~
at 11:00 on 8/2/2013

Received fees for: Rs. _____ Ps. _____
Registration
Copying (Folios) 60 46500-00
Copying endorsements 1000
Postage _____

Total Rs. 46600

Anthony Barretto

Anthony Marcelino Barretto

Anthony Barretto
SUB-REGISTRAR
MORMUGAO

SUB-REGISTRAR
MORMUGAO

DEED OF SALE

Anthony Barretto
117

Anthony Barretto
Barretto

(Contd....2)

THIS DEED OF SALE is made at Vasco-Da-Gama on this 8th day of the month of February, of the year Two Thousand and Thirteen (08/02/2013).

BETWEEN

1. MR. DERRIK FERNANDES, son of late Peter Fernandes, aged about 77 years, married, retired, holding PAN CARD no:- [REDACTED] and his wife;

2. MRS. ANA SERAFINA AFONSO FERNANDES alias ANNE ALPHONSO FERNANDES, daughter of late Caetano Afonso, aged about 70 years, married, retired, holding PAN CARD no:- [REDACTED] both residents of H. no. 206/A, Cottar vaddo, Cansaulim, Salcete-Goa. (hereinafter referred to as the "said VENDORS" which expression unless repugnant to the meaning or context thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART.

AND

1. MR. ANTHONY MARCELLINO BARRETTO, son of late Gabriel A. E. Barretto, aged about 48 years, married, service, holding PAN CARD no [REDACTED] and his wife;

2. MRS. MAURA OLIVIA PEREIRA e BARRETTO, daughter of late Mariano John Pereira, aged about 42 years, married, housewife,


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holding PAN CARD no:- [REDACTED] both residents of Railway Quarters, 60/E, Vasco-Da-Gama, Goa. (hereinafter referred to as the "said PURCHASERS" which expression unless repugnant to the meaning or context thereof be deemed to include their heirs, successors, legal representatives, administrators, executors and assigns) of the SECOND PART.

All the parties to this Deed are INDIAN NATIONALS.

AND WHEREAS there exists an immovable property known as "TERRENO A CONSISTENTE EM UM LOTE DENOMINADO OSSORPEM OU OSSOPP", situated at Village Dabolim, Taluka Mormugao, District of South Goa, State of Goa, within the Village Panchayat of Dabolim, within the Registration Sub-District of Mormugao, Registration District of Goa, described in the Land Registration Office of Salcete at Margao, Goa under Land Registration no. 19362 at pages 177 of Book B no. 49, new series, enrolled in the Land Revenue Office of Mormugao at Vasco-Da-Gama, Goa under Matriz no. 702 & 703 of Revenue village Dabolim, Mormugao Taluka, surveyed as a distinct, separate and independent property under Survey no. 65/2 of Revenue village Dabolim and is bounded as follows:-

On the North - by the hilly land of the said Anna Rodrigues and with the strip reserved for the railway,

On the South - by the hilly land of the said Anna Rodrigues,

On the East - by the strip reserved for the railway and with the hilly land of Anna Rodrigues,

On the West - by the hilly land of the said Anna Rodrigues.

(hereinafter referred to as the "said PROPERTY").

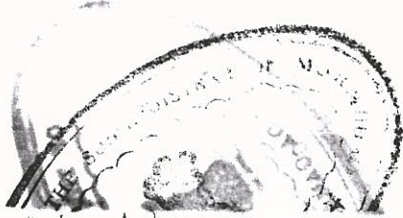


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AND WHEREAS the "said PROPERTY" was inscribed in favour of Andre Piedade De Cruz under Inscription no. 50163 at folio 156 of Book G no. 60 at the Land Registration Office of Salcete at Margao.

AND WHEREAS the said André Piedade De Cruz alongwith his wife Lydia Humiliana Remedios Monteiro da Cruz sold the "said PROPERTY" to Pandurang Vamana Sinai Narvenkar vide Deed of Sale dated 31/07/1972 duly executed and registered in the Office of the Sub-Registrar of Mormugao under no. 191 at pages 38 to 41, Book I, Volume XV dated 31/07/1972.

AND WHEREAS the said Pandurang Vamana Sinai Narvenkar subdivided the "said PROPERTY" into six (6) plots and sold Plot no. A admeasuring 800m² to the "said VENDORS" herein vide Deed of Sale dated 23/08/1972 duly executed and registered in the Office of the Sub-Registrar of Mormugao under no. 209 at pages 67 to 71, Book I, Volume XV dated 25/08/1972, which plot no. A was later partitioned from the said Property and surveyed as a distinct and independent plot under survey no. 65/2 of village Dabolim, admeasuring 775m² (herein after referred to as the "said PLOT").

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. In consideration of the sum of Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand only) paid by the "said PURCHASERS" to the "said VENDORS", the receipts whereof the "said VENDORS" do hereby admit and acknowledge to the "said PURCHASERS", the



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“said VENDORS” do hereby grant, sell, convey, and transfer unto the “said PURCHASERS” the “said PLOT” as described in SCHEDULE hereunder and delineated in red colour in the plan annexed hereto, with all rights, title, demands, interest, possession and all other rights, appurtenant thereto, TO HAVE, TO HOLD and TO ENJOY the same as absolute owners thereof, hereinafter and forever.

2) The possession of the “said PLOT” is handed over to the “said PURCHASERS” today by the “said VENDORS” at the time of signing of this Deed.

3) The “said VENDORS” covenant with the “said PURCHASERS” as follows:

(a) That if the “said PURCHASERS” are dispossessed of the “said PLOT” or any part thereof by virtue of the defect in title of the “said VENDORS”, they shall compensate the “said PURCHASERS” fully for the same.

(b) That the “said VENDORS” have a good right, full power and absolute authority to sell the “said PLOT” as described in SCHEDULE hereunder in the manner aforesaid.

(c) That the “said PLOT” hereby sold is free from all encumbrances.

(d) That the “said PLOT” is not subject to any Land Acquisition proceedings, nor subject to any attachment or lien of any Court or person whatsoever.

(e) That the “said PURCHASERS” shall have quiet possession and enjoyment of the “said PLOT” hereby sold, conveyed and granted, free from any interference and/ or disturbance by the “said VENDORS” and any one acting on their behalf.



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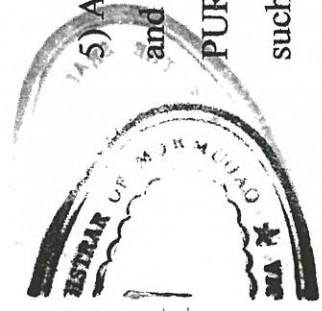
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(f) That the "said VENDORS" covenant to save harmless and to keep indemnified the "said PURCHASERS" from or against all encumbrances, charges and claims whatsoever that may be preferred by any person or persons over the "said PLOT" hereby sold.

4) That the "said VENDORS" and all persons claiming under them shall and will, from time to time, upon the request and at the cost of the "said PURCHASERS" do and execute all such acts, deeds and things whatsoever for further and more perfectly and absolutely granting and assuring the "said PLOT" and every part thereof unto the "said PURCHASERS" in possession of the same according to the true intent and meaning of this Deed or shall or may be reasonably required, shall sign all and/or any of the documents that may be required to be signed to mutate their names in the survey records and hereby give their No Objection Certificate towards the same.



5) AND THAT the "said VENDORS" shall and will from time to time and at all times hereafter, at the request and cost of the "said PURCHASERS" do and execute or cause to be done and executed all such lawful and reasonable acts, deeds, and assurances including any Deeds of Rectification as may be lawfully required for better and more perfectly assuring and conveying the "said PLOT" unto the use of the "said PURCHASERS" in the manner aforesaid.

6) The "said PLOT" hereby sold is not in occupation of any Schedule Caste and Schedule Tribe Communities in terms of Revenue Department, Government of Goa Circular no. 16/4/2011-RD dated 06/06/2011.

Handwritten signatures and initials.

Handwritten initials: AM, BT, Kc

7) The "said PLOT" is hereby sold for Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand), however, for the purpose of stamp duty the "said PLOT" is valued at Rs. 23,25,000/- (Rupees Twenty Three Lakhs Twenty Five Thousand Only) which is the fair market value of the "said PLOT", and accordingly stamp duty @ 2% amounting to Rs. 46,500/- (Rupees Forty Six Thousand Five Hundred only) is paid herewith.

SCHEDULE

(Description of the "said PLOT" hereby sold)

All that plot known as "TERRENO A CONSISTENTE EM UM LOTE DENOMINADO OSSORPEM OU OSSOPI", admeasuring an area of 775m², situated at Village Dabolim, Taluka Mormugao, District of South Goa, State of Goa, within the Village Panchayat of Dabolim, within the Registration Sub-District of Mormugao, Registration District of Goa, described in the Land Registration Office of Salcete at Margao, Goa under Land Registration no. 19362 at pages 177 in the Book B no. 49, new series, enrolled in the Land Revenue Office of Mormugao at Vasco-da-Gama, Goa under Matriz no. 702 & 703 of Revenue Village, Dabolim, surveyed as a distinct, separate and independent plot under Survey no. 65/2 of Revenue village Dabolim, Mormugao, Goa and is bounded as follows:-

On the North - by the hilly terrain belonging to Ana Rodrigues,

On the South - by public tar road,

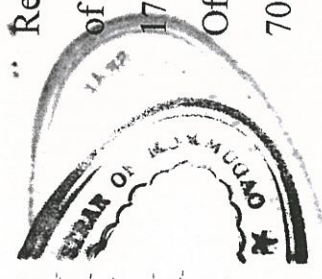
On the East - by the bondage (faixa) reserved for railway and,

On the West - by property bearing survey no. 65/1 of village Dabolim.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands hereto below on the date, month and year first hereinabove mentioned.



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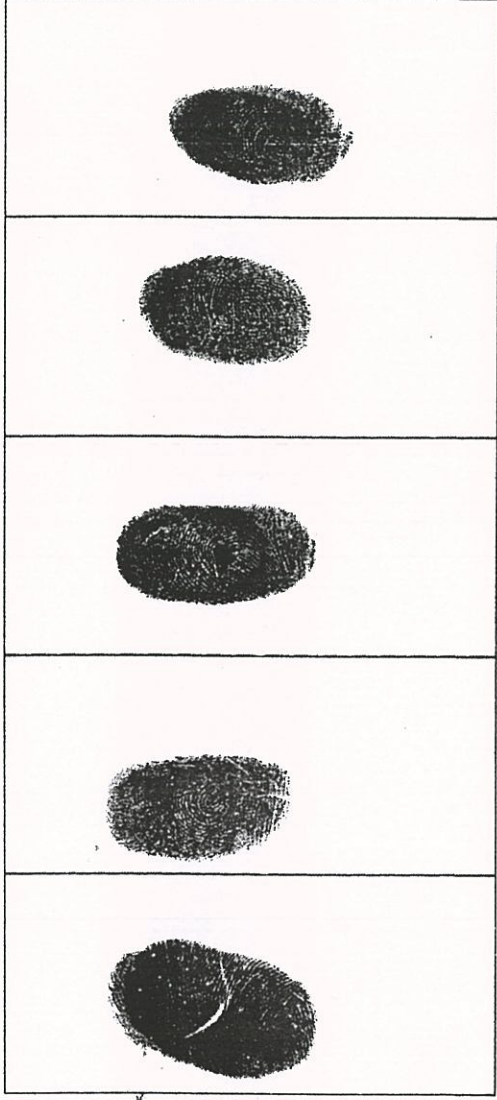
Signed & Delivered by the within named, the "said VENDORS"



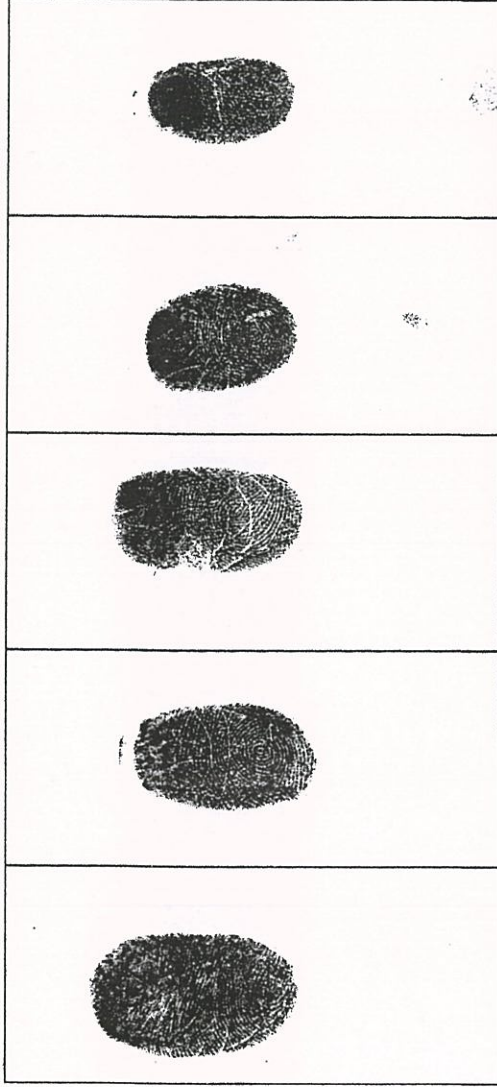
MR. DERRIK FERNANDES

the "said VENDORS" NO. 1

LEFT HAND FINGERS IMPRESSIONS OF MR. DERRIK FERNANDES



RIGHT HAND FINGERS IMPRESSIONS OF MR. DERRIK FERNANDES



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Signed & Delivered by the within named, the "said VENDORS"

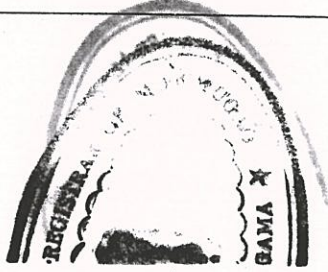
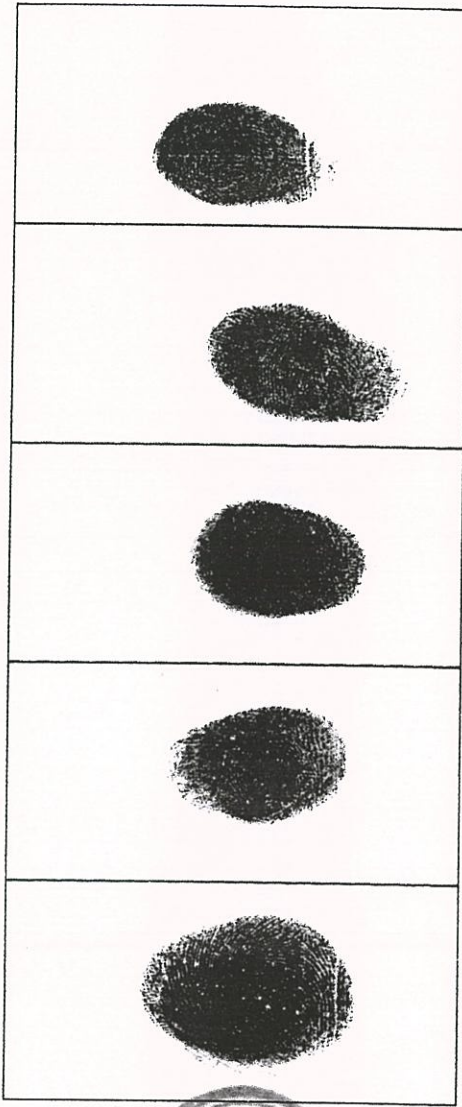


Alfonso Fernandes

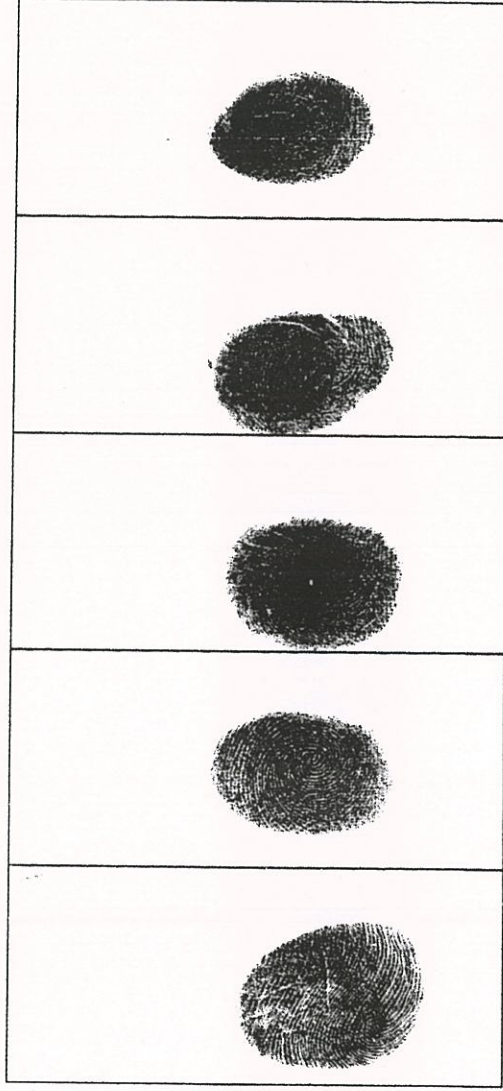
MRS. ANA SERAFINA AFONSO FERNANDES
alias ANNE ALPHONSO FERNANDES

the "said VENDORS" NO. 2

LEFT HAND FINGERS IMPRESSIONS OF MRS. ANA SERAFINA
AFONSO FERNANDES alias ANNE ALPHONSO FERNANDES



RIGHT HAND FINGERS IMPRESSIONS OF MRS. ANA SERAFINA
AFONSO FERNANDES alias ANNE ALPHONSO FERNANDES



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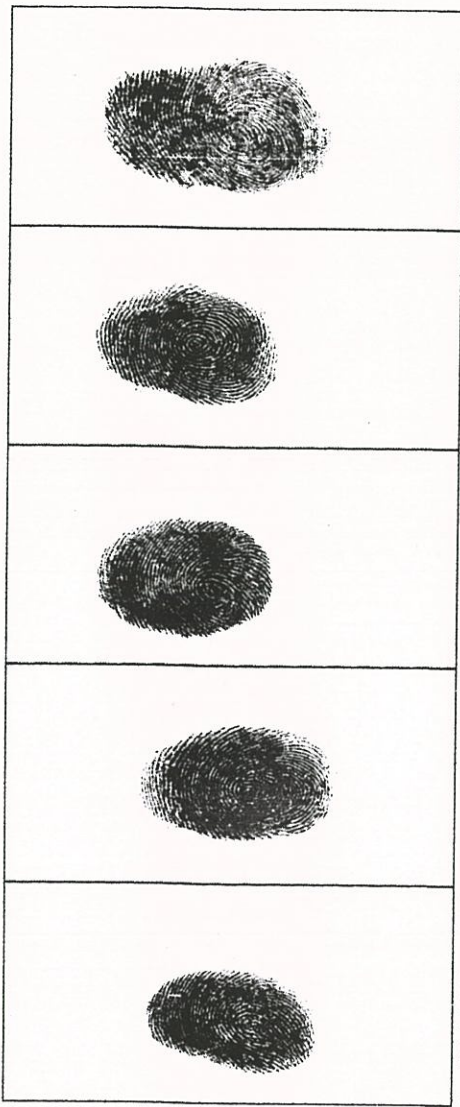
Signed & Delivered by the within named, the "said PURCHASERS"



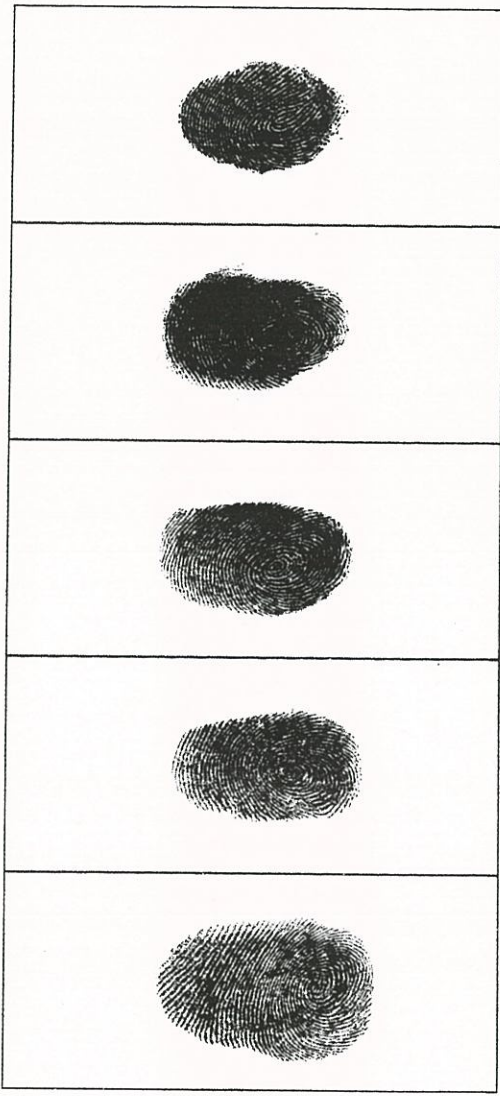
Am Barretto
Am Barretto

MR. ANTHONY MARCELLINO BARRETTO
the "said PURCHASERS" NO. 1

LEFT HAND FINGERS IMPRESSIONS OF MR. ANTHONY MARCELLINO BARRETTO



RIGHT HAND FINGERS IMPRESSIONS OF MR. ANTHONY MARCELLINO BARRETTO



Am Barretto

Am Barretto

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Signed & Delivered by the within named, the "PURCHASERS"

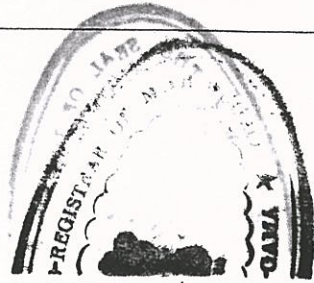
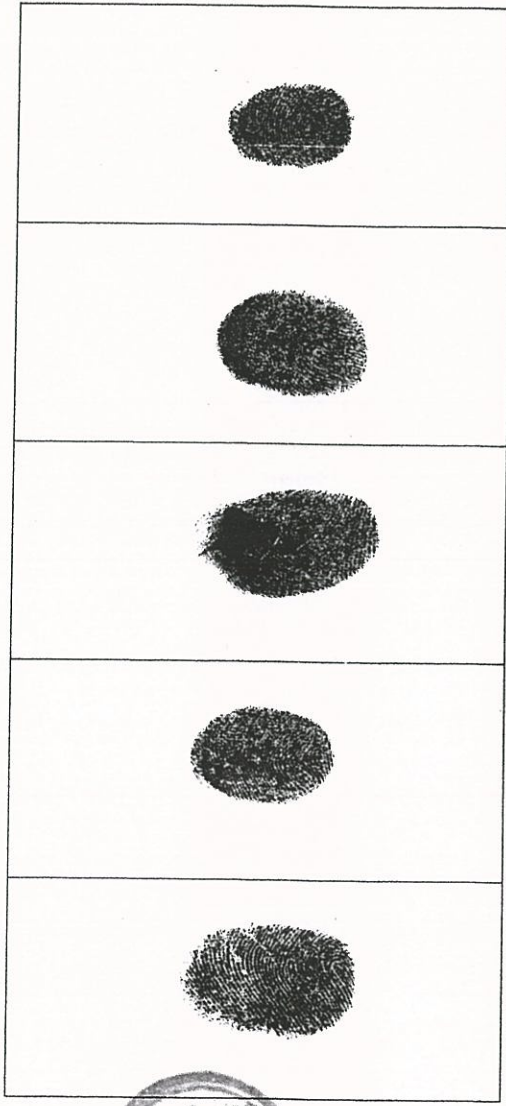


M. O. Barretto

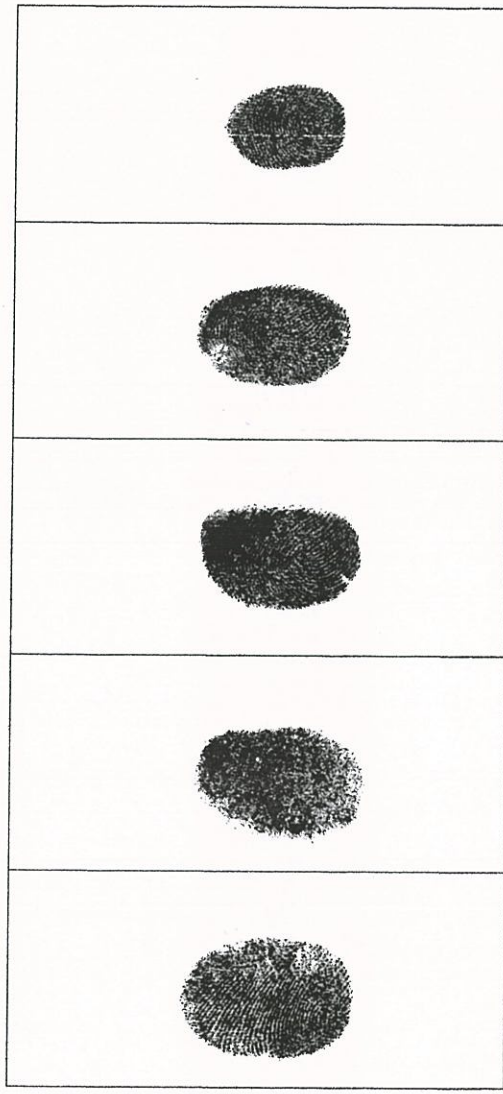
MRS. MAURA OLIVIA PEREIRA e BARRETTO

the "said PURCHASERS" NO. 2

LEFT HAND FINGERS IMPRESSIONS OF MRS. MAURA OLIVIA PEREIRA e BARRETTO



RIGHT HAND FINGERS IMPRESSIONS MRS. MAURA OLIVIA PEREIRA e BARRETTO



M. O. Barretto

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M. O. Barretto

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Witnesses

1. Esmeralda Burretto



2. Luis de Souza





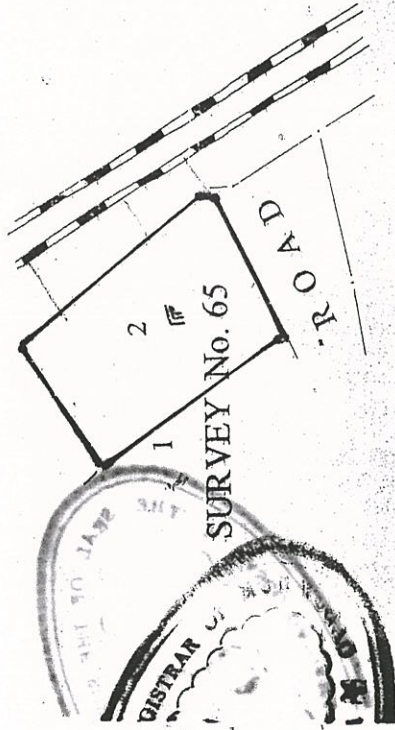
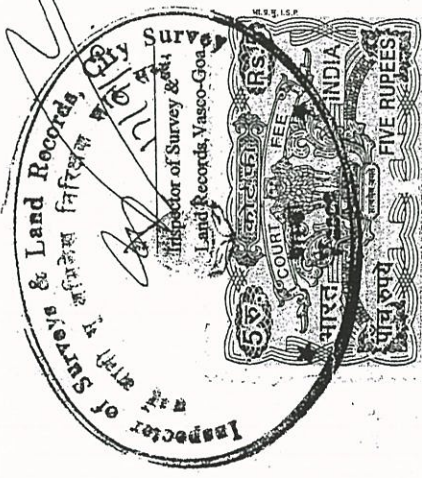
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA

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Inward No: 14166

Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 65/ 2
 Scale : 1 : 1000

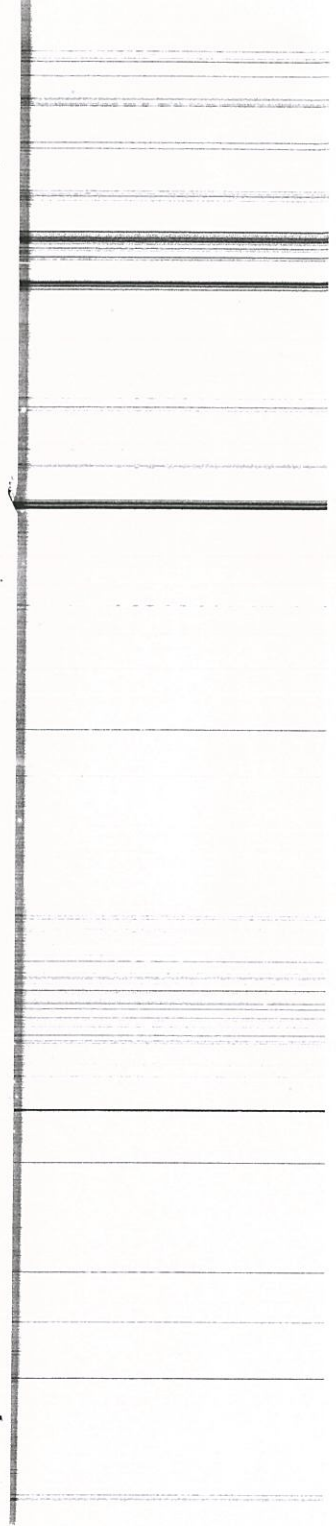


Registered No. 1028
 of page 109 to 123
 Book No. 1 Volume No. 1560
 Date 04-07-2013
 Sub-Registrar Camendes

Generated By : Chandrakant S.Jalmi
 On : 16-09-2010

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 01/10/13

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- ① Mr. Deswik Fernandes, son of late Peter Fernandes, 77 years of age. married. retired and his wife.
- ② Mrs. Ana Sexafling Afonso Fernandes die Anne Alphonso fernandes, daughter of late Constant Afonso, 70 years of age, married and both residents of H No 206/1 Cottas Vaddo, Cansulim, Salcete - Goa
- ③ Mr. Anthony Marcelino Bassetto, son of late Gabriel A.E. Bassetto, 48 years of age, married, seam., and his wife
- ④ Mrs. Maura Olivia Pereira e Bassetto daughter of late Marioso John Pereira, 42 year of age, married, homewife and both residents of Railway Quaters, 60/E. Vasco-da-Gama, Goa.

And all parties are Indian Nationals

executing parties 1 to 4

units execution of the so called

Alphonso fernandes

Alphonso fernandes

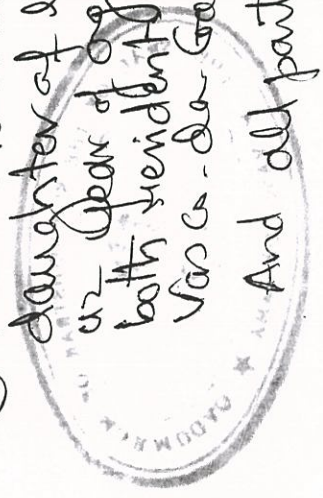
Anthony Marcelino Bassetto

Maura Olivia Pereira e Baretto

Mr. Mohan Nestor 810
 Naxman Nestor aged 75 years married
 business, resident of Alto Daladim

and known to me by name and I know the above executant and identify him.

Anthony Marcelino Bassetto 8/2/2013



A Survey Plan Copy from the Directorate of Settlement and Land Records, Office of Inspector of Survey and Land Records, Vasco-Gob., has been submitted to day i.e. 02nd July, 2013, Mormugao, dated 02nd July, 2013.

CS Mendes

SUB-REGISTRAR
MORMUGAO

Registered No. 1028
of page 109 to 123
Book No. 1 Volume No. 1580
Date 01-07-2013

CS Mendes

Sub-Registrar



Note of Return!
This document will be returned
On: 01/07/2013

CS Mendes

SUB-REGISTRAR
MORMUGAO

