

TRUE COPY  
ATTESTED BY

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

GOA

Serial No. 5571 Place of St Venod Mapusa Date

Value of 1000/-

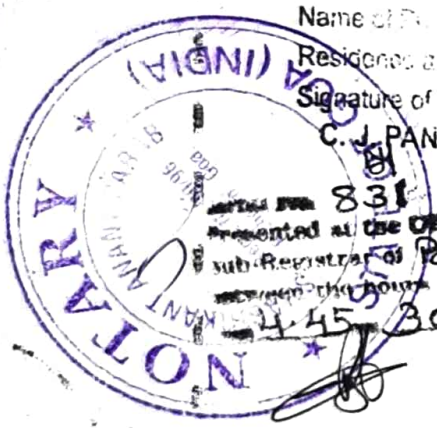
158160

Name of Purchaser: João L.M. Rodrigues

Residence at: Sanquelim

Signature of Vendor: [Signature] Signature of Purchaser: [Signature]

C.J. PANDIT - LIC NO. AC/STP/VEN/84/2003



Presented at the office of the Sub-Registrar of Bicholim on 29/7/2010 at 4:30 pm

Registration 1400 = 00  
Stamping & Follies 40 60 = 00  
Savings and interest 10 = 00  
Total 1470 = 00

*[Signature]*  
SUB-REGISTRAR BICHOLIM  
**DEED OF SALE**

*[Signature]*  
SUB-REGISTRAR BICHOLIM

THIS DEED OF SALE is made at Bicholim on this 29<sup>th</sup> day of July 2010.

*[Signature]*

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

गोवा GOA

Serial No. 5572 Place of St Vennd Mapusa Date

Value of Stamp Paper 100/-

Name of Purchaser Joao L. M. Rodrigues

Residence at Sarguelin Son of

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AC / STP. VEN / 84 / 2003

29/7/10

201174

BETWEEN

(1) Mr. Paul Eustace D'souza s/o Late Victor Jerome D'souza alias Vitorim D'souza alias Vitorin D'souza alias Joaquim Victorino D'souza alias Joaquin Victor D'souza, aged 44 years, unmarried, occupation business, Indian national, PAN bearing no. \_\_\_\_\_ presently staying at Room No 3, Sai Cottage, Opp. Sagar Kinara Society, Vanilla

[Signature]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

Serial No. SS 73 Place of St Vennd Mapusa Date

29/7/10

201175

Value of Stamp Paper 100/-

Name of Purchaser Joao L M Rodrigues

Residence at Sarguelim Son of

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AC / STP / VEN / 84 / 2003

Tank Road, Madh Jetty, Malad (w), Mumbai-61 and permanent resident of C/o Mariano Fernandes, H.No. 93, Sonar Bhat, Near Hanuman Temple, Verem, Bardez, Goa;

(2) Mrs. Bitos D'souza alias Ditos D'souza alias Ditos D'souza w/o Late Victor Jerome D'souza alias Vitorim D'souza alias Vitorin D'souza alias Joaquim Victorino D'souza alias Joaquim Victor D'souza, aged 76

[Signature]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

गोवा GOA

Serial No. 5574 Place of St Vennd Mapusa Date

Value of Stamp Paper 100/-

Name of Purchaser Joao L.M. Rodrigues

Residence at Sanguelir Son of

Signature of Vendor [Signature] Signature of Purchaser [Signature]

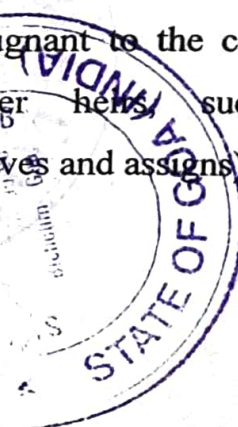
C. J. PANDIT - LIC NO. AC / STP / VEN / 84 / 2003

29/7/10

201176

years, housewife, Indian National, r/o C/o Mariano Fernandes, H.No. 93,  
Sonar Bhat, Near Hanuman Temple, Verem, Bardez, Goa;

Hereinafter referred to as the 'THE VENDORS' (which expression  
unless repugnant to the context and meaning thereof shall mean and  
include her heirs, successors, executors, administrator, legal  
representatives and assigns) OF THE FIRST PART.



[Signature] 4 [Signature]

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

गोवा GOA

Serial No. 5575 Place of St Vennd Mapusa Date 29/7/10

Value of Stamp Paper 100/-

201177

Name of Purchaser Joao L.M. Rodrigues

Residence at Sanquelim Son of

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AC / STP / VEN / 84 / 2003


AND

Mr. Joao Luis Martins Rodrigues, s/o Mr. Pascoal Rodrigues, aged 44 years, married, occupation business, Indian National, PAN bearing no. [PAN], resident of H. No. 1427, Housing Board Colony, Sanquelim, Goa. Hereinafter referred to as 'THE PURCHASER' (which expression unless repugnant to the context and meaning thereof shall mean and include his heirs, successors, executors, administrator, legal representatives and assigns) **OF THE SECOND PART.**

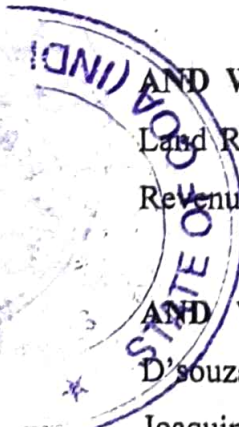
[Signature]

The Vendor No. 1 is representing herein for self and as duly constituted Power of Attorney for the Vendor No. 2 by virtue of Power of Attorney having Reg. No. 177/10 dated 08/02/2010 executed before Notary Public Smt. Kunda R. Naik Ghanthe, Advocate and Notary Public at Panaji, Goa.

**WHEREAS** THE VENDORS are absolutely seized and possessed of or otherwise well and sufficiently entitled in law and equity to the property, a piece of land, known as, "GOKULWADI" surveyed under Survey No. 36/5 admeasuring 175 square meters, situated at Maulinguem South, within the limits of Sanquelim Municipal Council, Bicholim Taluka which is neither found described in the Land Registration Office of Bicholim nor found enrolled in the Taluka Revenue office for land tax. Hereinafter referred to as "**The said property**" and The said property is more particularly described in the **Schedule I** herein under written.



**AND WHEREAS** in the Records of Rights, as maintained in Form I & XIV of said Survey No. 36 Sub-Division No. 5 of Village Maulinguem South, Bicholim Taluka, the name of the deceased Vitorin D'souza, the father and husband of "THE VENDORS" respectively, is shown entered in the "name of the occupant" column, as owner thereof, and the area of The Said Property is shown as 175 sq. mtrs.



**AND WHEREAS** the said property is neither found described in the Land Registration Office of Bicholim nor found enrolled in the Taluka Revenue office for land tax.

**AND WHEREAS** deceased Victor Jerome D'souza alias Vitorim D'souza alias Vitorin D'souza alias Joaquim Victorino D'souza alias Joaquim Victor D'souza was married to Mrs. Bitos D'souza alias Ditos D'souza alias Ditosa D'souza under the law of Communion of Assets as applicable to the State of Goa.

*[Handwritten signature]*

AND WHEREAS upon the death of husband of **VENDOR** at Serial no.2 Late Victor Jerome D'souza alias Vitorim D'souza alias Vitorin D'souza alias Joaquim Victorino D'souza alias Joaquim Victor D'souza, the **VENDOR** at serial no.1 also acquired right to "The Said Property" being legal heirs of the deceased.

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

AND WHEREAS THE VENDORS instituted Inventory Proceedings bearing No. 12/08/A before the Court of Civil Judge Senior Division at Bicholim, Goa upon the death of Late Victor Jerome D'souza alias Vitorim D'souza alias Vitorin D'souza alias Joaquim Victorino D'souza alias Joaquim Victor D'souza and vide order dated 06/03/2009, under item No. II in the list of Assets, the scheduled property came to be recorded and equally allotted to THE VENDORS, Mrs. Bitos D'souza alias Ditos D'souza alias Ditosa D'souza and Mr. Paul Eustace D'souza .

AND WHEREAS as aforesaid THE VENDORS are now the exclusive owner in possession of the aforesaid property and hence entitled to sell/transfer/alienate the said property to any prospective Purchaser of their choice.

AND WHEREAS THE PURCHASER has approached the Vendors with a request and proposal and offered to purchase the said land admeasuring 175 sq.mts., surveyed under Survey No. 36/5, situated at Maulinguem South, within the limits of Sanquelim Municipal Council, Bicholim Taluka more particularly described in **Schedule I** hereinafter written, for a total consideration of Rs. 70,000/- (Rupees seventy thousand only).

AND WHEREAS the Vendors have accepted the proposal of THE PURCHASER and are now desirous of selling the said land admeasuring 175 sq.mts., identified and shown as Plot "A" on the plan annexed to this Deed and more particularly described in **Schedule I** hereinafter written, for a total consideration of Rs. 70,000/- (Rupees seventy thousand only).

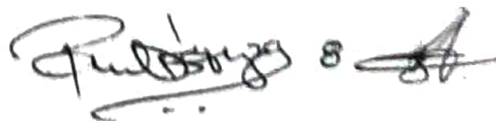
*[Handwritten signature]* *[Handwritten signature]*

AND WHEREAS THE PURCHASER through his Advocate Andre A. Pereira at Panaji, Goa published in the daily 'The Navhind Times', a Public Notice dated 27<sup>th</sup> June, 2009 in order to intimate the public at large about his intentions of purchasing the said land from THE VENDORS and inviting any objections, claim, right, title or interest in the said property from the public at large and no such objection or claim is raised, in whatsoever nature by any person from the public till the date.

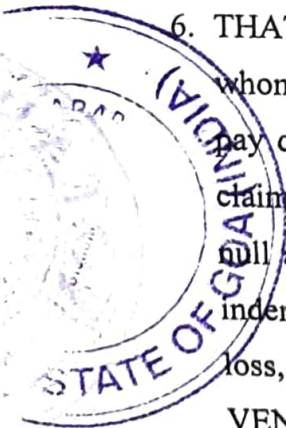
**NOW THIS DEED OF SALE WITNESSETH AS UNDER: -**

1. THAT In consideration of sum of Rs. 70,000/- (Rupees seventy thousand only) which is paid to the THE VENDORS receipt of which sum THE VENDORS does hereby admit and acknowledge having received and THE VENDORS does hereby transfer, convey and assign unto the Purchaser the said property, a piece of land, known as "GOKULWADI" surveyed under Survey No. 36/5 admeasuring 175 square meters, situated at Maulinguem South, within the limits of Sanquelim Municipal Council, Bicholim Taluka, particularly described in the **Schedule I** hereinafter written and identified and shown on the plan annexed hereto as Plot "A", with all easements, privileges, advantages, rights, claims, demands and appurtenances whatsoever, now or at any other time hereto before usually held, used, occupied or known as a part thereof or be appurtenant thereto and all the corresponding estates, rights, title, interest, use, possession, benefits, claims, demands, whatsoever both at law or in equity of THE VENDORS.

2. THAT in consequence of this sale the Purchaser shall HAVE AND HOLD the property hereby sold, assigned, released, conveyed with its and every of its right to the use and benefit of the Purchaser forever and absolutely.



3. THAT the Vendor does hereby covenant with THE PURCHASER that notwithstanding any act, thing or deed done or executed by THE VENDORS or knowingly suffered to the contrary, THE VENDORS now has good right, title and full authority to grant and convey the said property hereby granted or conveyed or expressed so to be unto and to the use of THE PURCHASER in the manner aforesaid.
4. THAT the Purchaser shall and may at any time hereinafter peacefully hold, enjoy, use the said property and receive rents, profits thereof for his own use and benefits without any suit, eviction, interruption, claim or demand from THE VENDORS.
5. THAT in the event anybody raises any dispute, claim, cause of action, court proceedings regarding the said property hereby sold and referred to in the schedule I hereunder and identified and shown as Plot "A" in the plan annexed hereto, THE VENDORS shall settle and resolve such disputes or claim at their own cost and without any obligation whatsoever to THE PURCHASER.
6. THAT THE VENDORS hereby undertakes to indemnify whomsoever should claim title to that which is hereby sold or to pay damages to THE PURCHASER in case the rights which are claimed by third person should partly or wholly render this sale null and void or ineffective AND shall also at all times hereafter indemnify and keep indemnified the THE PURCHASER against loss, if any, suffered by reason of defect in the title of THE VENDORS to The Said Property.
7. THAT that the said property hereby sold is free from encumbrances whatsoever made or suffered by THE VENDORS and THE VENDORS shall and will from time to time and at all times hereinafter at the cost of the Purchaser execute or cause to be done or executed all such acts, deeds and things whatsoever for



*[Signature]* 9 *[Signature]*

further and more perfectly assuring the aforesaid rights in the aforesaid property unto and to the use of THE PURCHASER in the manner aforesaid as shall and for may be reasonably required.

8. THAT the First party state and declare that the property is free from encumbrances, charges and liens and that the first party has not taken any loans from the same.

9. THAT that the fair market price of the said property is Rs. 70,000/- (Rupees seventy thousand only) and accordingly stamp duty of Rs. 1400/- (Rupees one thousand and four hundred only) is paid herewith by way of Stamp paper.

#### SCHEDULE I

*marked as plot "A"*  
All that property, [a piece of land, known as "GOKULWADI" surveyed under Survey No. 36/5 admeasuring 175 square meters, situated at Maulinguem - South, within the limits of Sanquelim Municipal Council, Bicholim Taluka which is neither found described in the Land Registration Office of Bicholim nor found enrolled in the Taluka Revenue office for land tax and the same is bounded as follows:

North : by the property surveyed under survey No.36/4.

South : by the property surveyed under survey No.36/6.

East : by properties surveyed under survey no. 36/4 and 16/0.

West : by village boundary of Sanquelim.

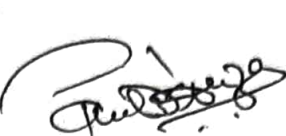
*Paul Souza*

10

*Paul Souza*

IN WITNESS WHEREOF the Vendor and the Purchaser have put their respective hands on the day, month and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED VENDOR

  
\_\_\_\_\_







1) Mr. Paul Eustace D'souza

2) Mrs. Bitos D'souza alias Ditos D'souza  
alias Ditosa D'souza through Power of  
Attorney holder Mr. Paul Eustace D'souza



  
\_\_\_\_\_

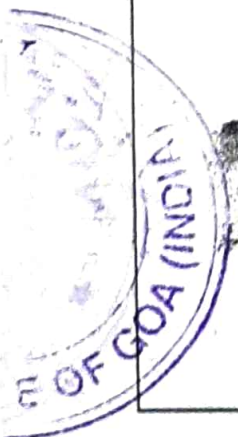
L. H. Finger Impressions:

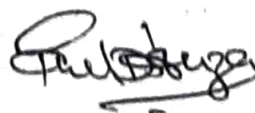
				
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R. H. Finger Impression:

				
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11 

SIGNED EXECUTED AND DELIVERED  
BY THE WITHINAMED PURCHASER:-

Mr. Joao Luis Rodrigues



L. H. Finger Impressions:

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R. H. Finger Impression:

--	--	--	--	--




*Joao Luis Rodrigues* 12

WITNESSES:

1. Dr. J. F. Fernandes  
[Joaquim Francisco Fernandes]

2. ~~Chelini~~  
[Lizakess]



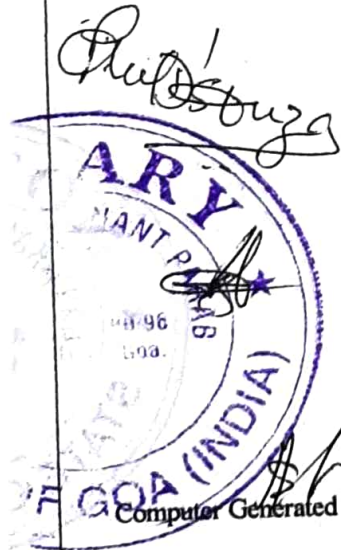
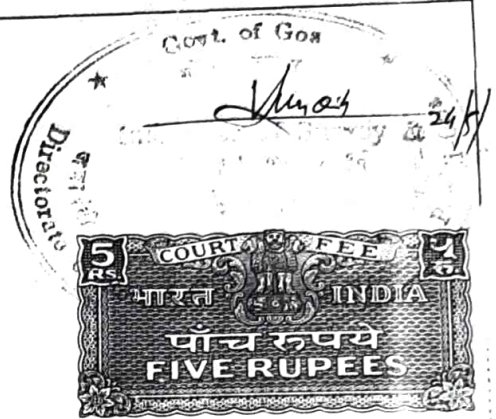
P. Souza 13 



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



Plan showing plots situated at  
MAULINGUEM-SOUTH Village  
BICHOLIM Taluka  
S.No./Sub Div No. 36/ 5  
Scale 1:1000



Compared by : *[Signature]*  
24/5/07

Computer Generated On 24-05-07

*[Faint, illegible text]*  
sale

1/ Mr. Paul Eustace D'souza, s/o late Victor Jerome D'souza alias Vitorino D'souza, alias Vitorin D'souza alias Joaquim Vitorino D'souza alias Joaquim Victor D'souza, 44 years, unmarried, business, pr. Ho Room No. 3, Sai cottage, opp. Sagar Kinara Society, Vanilla Tank Road, Madh Jetty Malad (W), Mumbai - 61, permanent s/o c/o Mariano Fernandes, H. No. 93, Sonar Bhat, Near Hanuman Temple, Verem - Bardiz - Goa, for self & as attorney of: -

a) Mrs. Bitos D'souza alias Ditos D'souza, alias Ditosa D'souza, w/o late Victor Jerome D'souza alias Vitorin D'souza alias Vitorino D'souza alias Joaquim Victor D'souza, 76 years, housewife, s/o c/o Mariano Fernandes, H. No. 93, Sonar Bhat, Near Hanuman Temple, Verem, Bardiz - Goa.

2/ Mr. Joao Luis Martins Rodrigues s/o Mr. Pascoal Rodrigues, 44 years, married, business, s/o H. No. 1427, Housing Board colony, Sanquelim - Goa.

All Indian Nationals.



*ies*  
 ...  
 ... of the ...

1) Pulsoya

2) [Signature]



1) Joaquim Soares, Fernandes, married, Service, aged 55 years, 710 H. No. 3, Varila Tank Road, Sai Cottage, Madh Jetty, Malabo, West.

2) Léza Xess, spinster, Service, aged 32 years, 810 H. No 17818, Narayan Nagar, Henda, Sattani - Goa.

State that they personally know which I have not seen and return  
Party concerned  
Office of the Notary at Bicholim Goa  
this 20th day of July 2010  
Reg. No.

1) Mr J F Fernandes

2) [Signature]

14072111  
2008 2311  
2008 2311

G.A. FARIA

Bicholim, dated 30th July, 2010  
Glunchina

SUB-REGISTRAR  
BICHOLIM

831/2010  
Page 116 of 131  
Part No. I Volume No. 808  
3rd August, 2010  
Glunchina

