

1972

40

1000Rs.



Presented at the Office of
Sub-Registrar of Margao
between the hours of 400
430 on 29/1/93

Registered fees	650-00
Registration	40-00
Copying of Deed	2-00
Copying endorsements	
Postage	
Total Rs.	692-00

Luciano Estima Almeida Fernandes

SUB-REGISTRAR
MARGAO

SUB-REGISTRAR
MARGAO

DEED OF SALE

THIS DEED OF SALE is made at Margao, this 29th day of the month of JANUARY, in the Christian Year Nineteen Hundred and Ninety Three;

BETWEEN



(2)

- (1) Miss MARIA CLOTILDES PEREIRA GOMES alias CLOTILDES PEREIRA GOMES, spinster, aged 86 years, daughter of Jose Gaspar de Piedade Pereira Gomes, and her sister
- (2) Miss MARIA ALBERTINA PEREIRA GOMES, spinster, aged 79 years, daughter of said Jose Gaspar de Piedade Pereira Gomes, both landladies, Indian Nationals, resident of Orlim, Salcete, Goa, (hereinafter collectively called as "the VENDORS" which expression shall include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART;

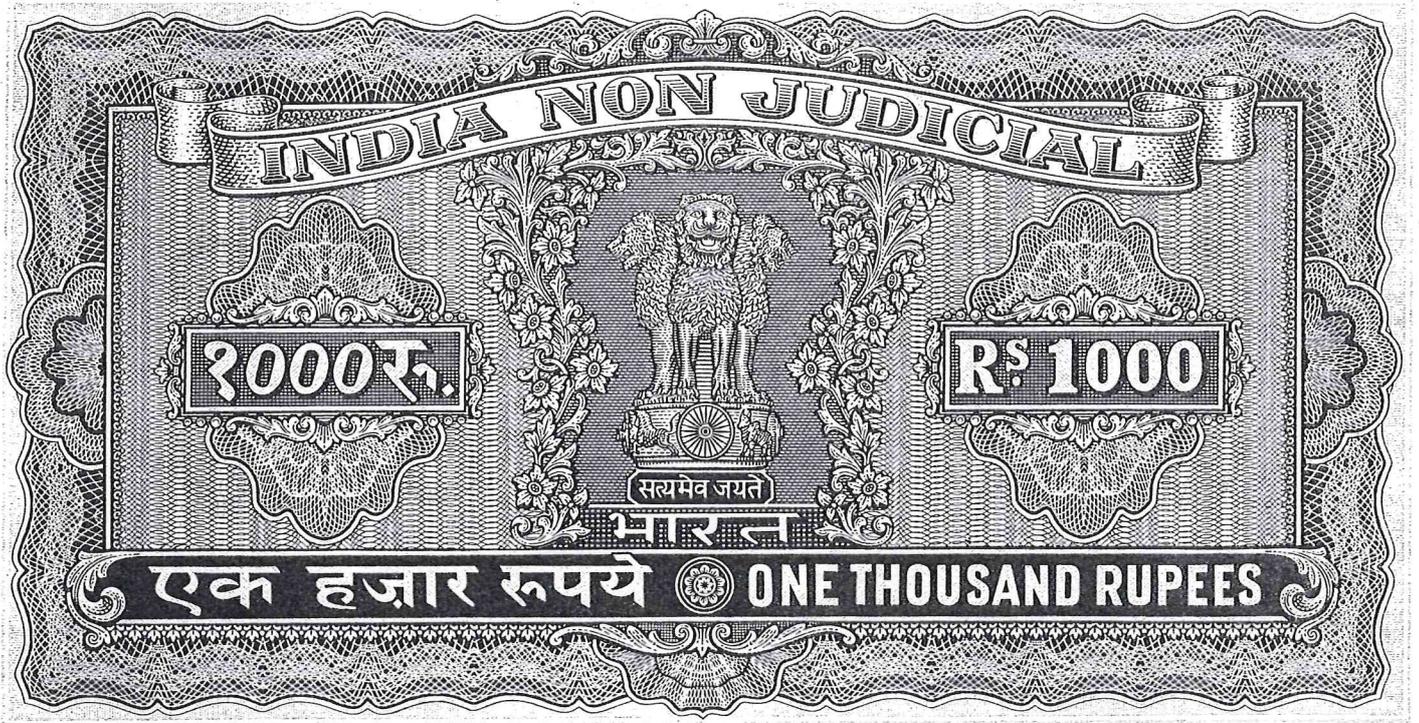
AND

- (3) Mr. JACINTO FATIMO NEVIDADE FERNANDES, aged 33 years, seaman, son of late Remedios Caetano Fernandes, and his wife

Amendes
de

P. Pereira



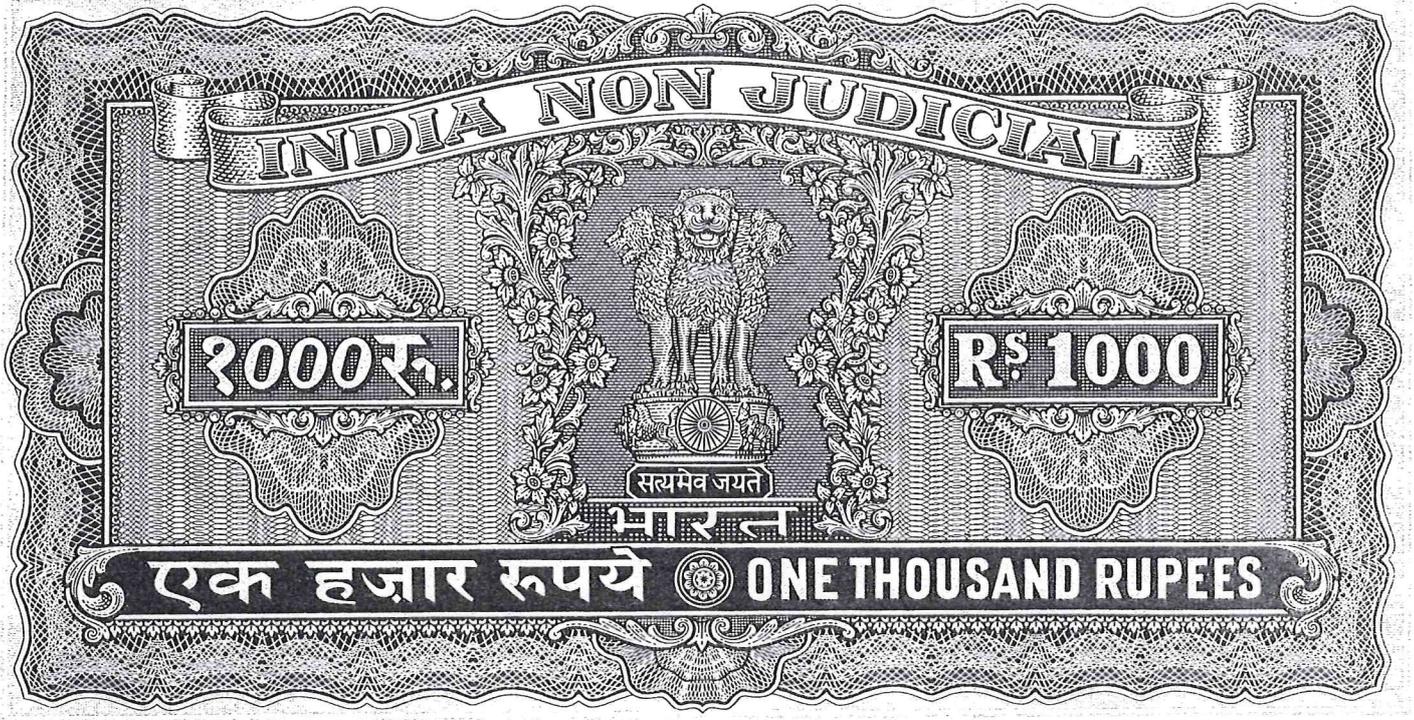


(3)

(4) Mrs. CATHERINA AURORA FERNANDES, aged 27 years, housewife, daughter of Isidoro Patricio Gonsalves, both Indian Nationals and resident of Orlim, (hereinafter jointly referred to as the "PURCHASERS" which expression shall include their heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS there exists a property named "QUILMATOI" situated at Orlim Village of Salcete Taluka, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office for Matriz under No. 790 and surveyed under No.57/1, more particularly described in SCHEDULE I written hereunder.

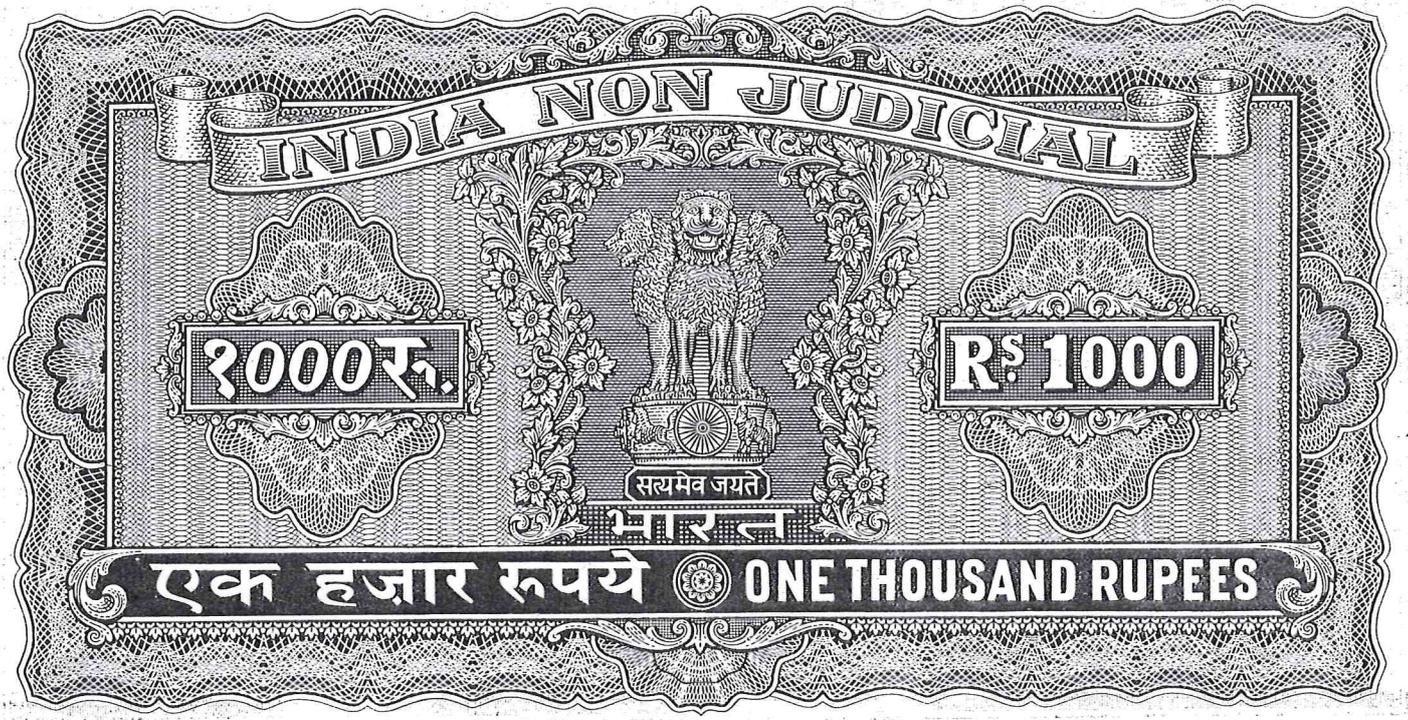
AND WHEREAS the VENDORS, by virtue of Deed



(4)

of Succession dated 29/1/1993 and another Deed of Succession dated 2/4/1985, are the lawful owners and possessors of the said property, as they are the only heiresses of late (1) George Pereira Gomes, (2) Gracinda Pereira Gomes and (3) Jose Nicolau Pereira Gomes, all hailing from Orlim of Salcete Taluka.

AND WHEREAS the VENDORS for the purpose of sale detached a piece or portion of the said property shown in SCHEDULE I, admeasuring an area of 1020 square metres, which portion is more particularly described in SCHEDULE II and delineated in the attached PLAN, and agreed to sell and convey to the PURCHASER for the total price of Rs. 1,25,000/- and the PURCHASER agreed to buy the same free from all encumbrances.



(5)

NOW THIS DEED OF SALE WITNESSETH as under :

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,25,000/- (RUPEES ONE LAKH TWENTY FIVE THOUSAND ONLY) paid by the PURCHASERS to the VENDORS, the receipt whereof they the VENDORS hereby admit and acknowledge, and as beneficial owners, the VENDORS do hereby transfer, convey, sell, grant, and assign unto the PURCHASERS all that detached portion admeasuring 1020 square metres more particularly shown in SCHEDULE II hereunder and delineated in the attached PLAN, TO HAVE, HOLD, OWN and ENJOY by the PURCHASERS as their own, without restriction or reservation.

The market value of the said portion hereby sold is Rs. 1,25,000/-.



(6)

The VENDORS do hereby covenant with the PURCHASERS as follows :

- (a) The title of the VENDORS in the property and in the portion hereby sold and conveyed is perfect and unassailable and the VENDORS have the right, power and authority to sell the same without let or hindrance.
- (b) The sale is made free from any encumbrances or charge whatsoever.
- (c) Whensoever reasonably required the VENDORS shall do all that should be necessary or convenient to ensure that the PURCHASERS peaceably and absolutely hold, enjoy and possess the plot or portion hereby sold to them.



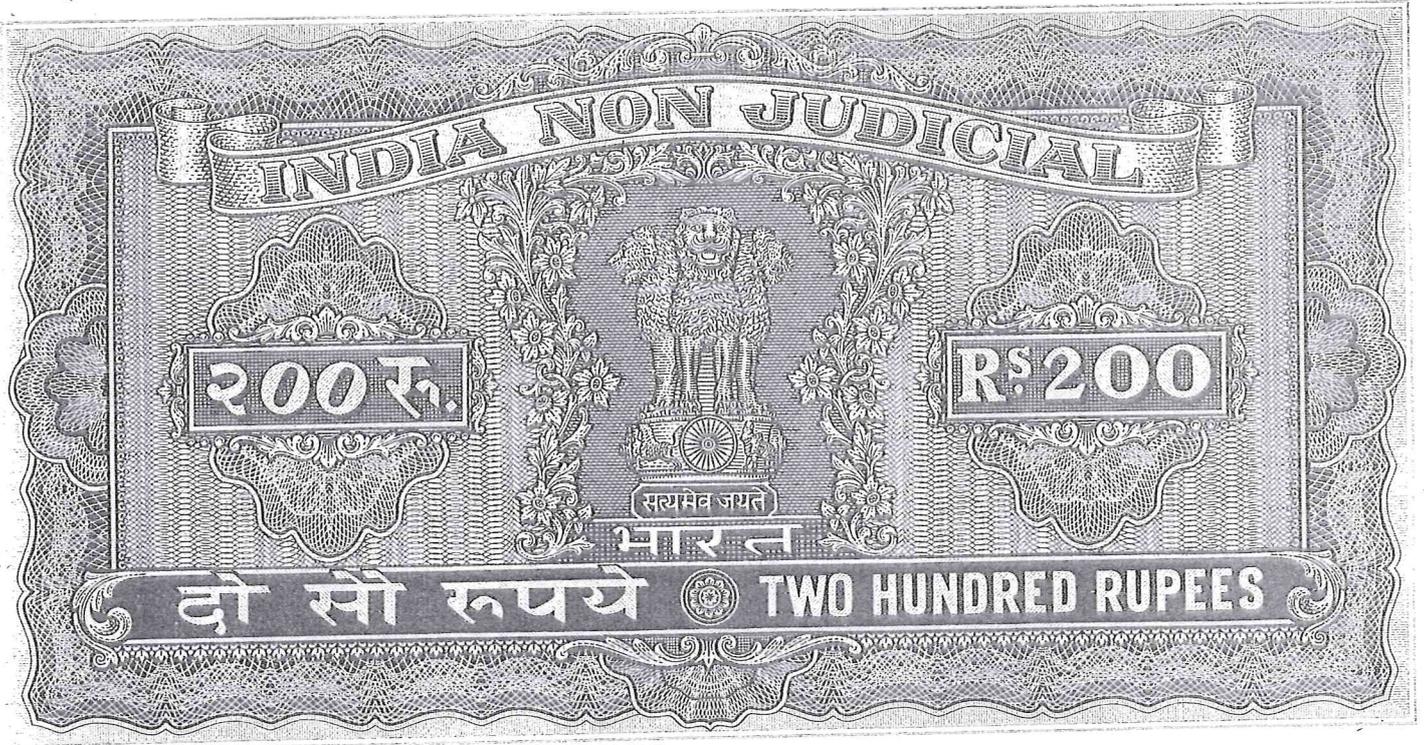
(7)

(d) In case the PURCHASERS are ever dispossessed from the portion hereby sold or any part thereof by reason of any defect in the title of the VENDORS, the VENDORS do hereby agree and undertake to compensate the PURCHASERS and to save the PURCHASERS from loss.

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

SCHEDULE - I

All that Agricultural property known as "QUILMATOI" situated at Orlim Village, within the limits of

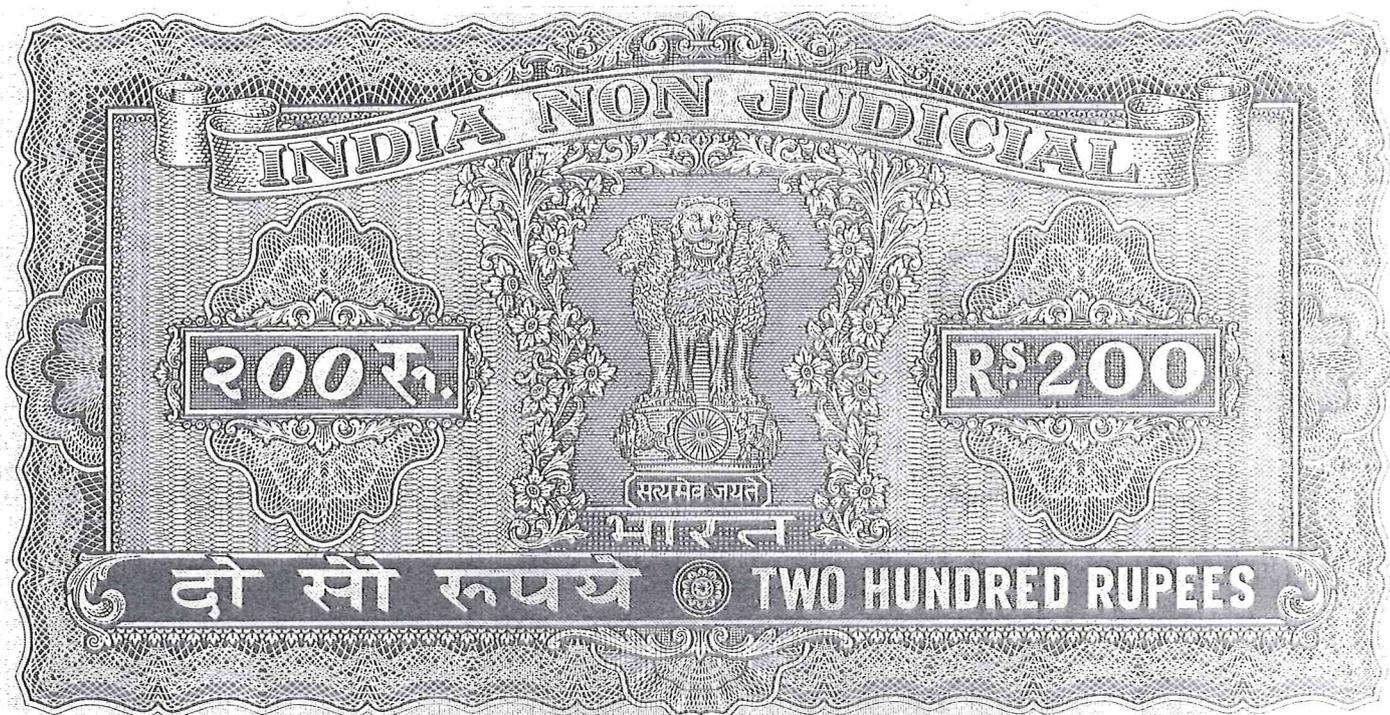


(8)

Village Panchayat of Orlim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office, but enrolled in the Taluka Revenue Office of Salcete under Matriz No. 790 and surveyed under Survey No. 57/1 of Orlim Village, and bounded on the EAST by the property of Jose Prazeres da Costa and Feleciana Costa and Salvador Costa, on the WEST by Nallah (Sangria), on the NORTH by Albine Pereira, Jose Rodrigues Costa Furtado, Santana Souza, said Jose Prazeres Costa and Jose Menino Silva, and on the SOUTH by Marcos Fernandes, Angelina Fernandes and others.

SCHEDULE - II

All that detached portion admeasuring an area of 1020 square metres, of the property named as



(9)

"QUILMATOI" more fully described in the SCHEDULE I above, being part of Survey No. 57/1, now forming a distinct and independent property is bounded on the NORTH and SOUTH by remaining property of the VENDORS, on the EAST by P.W.D. Road, and on the WEST by Nalla (Sangria).

The portion hereby sold has the following dimensions :

Eastern side : 25.00 metres;

Western side : 25.00 metres;

Northern side: 43.20 metres;

Southern side: 38.70 metres.

VENDORS : 1. Maria Blotida Teresa Gomez

2. _____



(10)

PURCHASERS : 3. Jacinto Fatimo Natividade Fernandes

4. Catherine Fernandes

WITNESSES :

1. F. Saldino Mendes

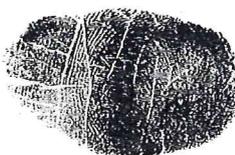
2. Alvaro Lantada

- 1 - Miss Maria Clotildes Pereira Gomes alias
Clotildes Pereira Gomes Spinha aged 86 yrs, d/o
Jose Gaspar de Piedade Pereira Gomes
- 2 - Miss Maria Albertina Pereira Gomes Spinha
aged 79 yrs, d/o Jose Gaspar de Piedade Pereira
Gomes. Both ladies Indian national resident of
Islam.

Sale

Maria Clotildes Pereira Gomes

T.P.



of Maria Albertina
Pereira Gomes

- 1 - Sr. Galdino Monteiro, bachelor,
priest, son of Constançia Roque
Monteiro, resident of Vila.
- 2 - Alvaro Justado, married, bachelor,
son of Roque Adriaes Justado,
resident of Vila.

Sr Galdino Monteiro
+ Alvaro Justado

At the residence of the parties
At Colaba, A. 29.1.93.