

Handwritten signature

C 579

3129
619/3



191 Piece of *panar* Date of issue *26.9.05*
Rs. *Twenty five hundred*
Tal. *Concluded*
panar
one lakh thirty four and only.

03DD 090880

Maria Julia Barros da Silva
MARRIAGE OF *CONCLUDED*

Serial No. *2929*
Presented at the Office of the
Sub-Registrar of *Ilhas*
between the *of 10am*
and *12pm* on *24.9.2005*

Received fees for Rs. *65 000/-*
Registration *80*
Copying (Folios) *10*
Copying Endorsements
Postage
Total Rs. *65 090/-*

Maria Julia Barros da Silva
Ilhas
SUB-REGISTRAR
ILHAS
DEED OF SALE
SUB-REGISTRAR
ILHAS
This Deed of Sale is made at *Panaaji, Taluka*



No. 491 Place of issue panen Date of issue 26.8.05 03DD 090881
 Value of stamp Rs. Twenty five thousand only
 Name of the person T. R. Conkhutia
 Name of the place panen one lakh thirty thousand only
 Amount of the stamp one lakh thirty thousand only

Signature of the person T. R. Conkhutia

Signature of the person Maria Julia Barros da Silva



Tiswadi and Registration Sub-District of Ilhas.



No 491 Place of issue panaji Date of issue 26.8.05 03DD 090882

Rs. Twenty five thousand

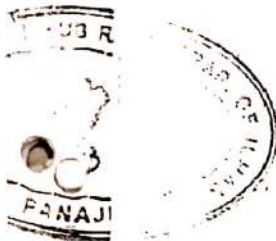
for T.B. Construction

panaji

one lakh thirty thousand only

[Signature]

Maria Julia Barros da Silva



State of Goa, on this 31st day of August, 2005;



03DD 090883

491
As. Tailor & Sewer
T.R. Construction
panen!

one lakh thirty thousand only


Maria Julia Barros da Silva

Maria Julia Barros da Silva



BETWEEN:-

1. Mrs MARIA ALINA ERMELIANA NAZARETH D'MELLO
alias MARIA ALINA D'MELLO, wife of late Mr



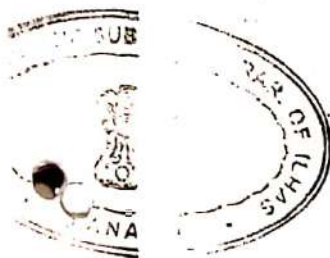
491. *panan* 26.8.05 03DD 090884

R. Twenty five thousand
T. R. Construction

panan *are lakh thirty thousand*

[Signature]

Maria Julia Barros da Silva

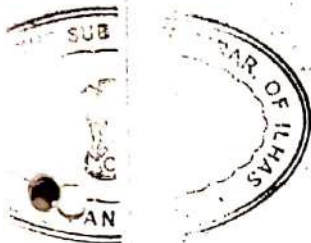


Manuel Felix D'Mello, daughter of late Mr
Joaquim Santana Nazareth and late Mrs Maria

5000Rs.



491 ... 26.8.05
... Rs. Five thousand only
... T.R. Construction
... panan. ... one lakh thirty thousand only
... Maria Julia Barros de Silva
...



Adelia de Silva Nazareth, 76 years,

housewife, residing at Miriam Building, Rua de Natal, Fontainhas, Panaji;

2. Mr LEOPOLDO FRANCIS N D'MELLO, son of late Mr Manuel Felix D'Mello, 44 years, married, residing at Eutico Apartments, Bhutem Ehat, Mercas, Goa;
3. Mrs C CLERY D'MELLO, wife of Mr Leopoldo Francis N D'Mello, 41 years, residing at Eutico Apartments, Bhutem Ehat, Mercas, Goa;
4. Dr. EDWARD N D'MELLO, son of late Mr Manuel Felix D'Mello, 43 years, married, physician, residing at Sitara Apartments, Fatorda, Margao, Goa;
5. Mrs MARGARET LUCY D'MELLO, wife of Dr. Edward N. D'Mello, 40 years, residing at Sitara Apartments, Fatorda, Margao, Goa;
6. Mr NELSON BELARMINO N. D'MELLO, son of late Mr Manuel Felix D'Mello, 38 years, married, residing at Navelkar Estate, Bainguinim, Old-Goa, Tiswadi, Goa;



7. Mrs NIRMALA C D'MELLO, wife of Mr Nelson Belarmino N D'Mello, 34 years, residing at Navelkar Estate, Bainguinim, Old Goa, Tiswadi, Goa;
8. Mrs MARIA RITA EMA NAZARETH REBELO alias EMA NAZARETH REBELO, wife of late Mr. Joao de Deus Rebelo, daughter of late Mr Joaquim Santana Nazareth, 75 years, residing at Quepem, Goa;
9. Mr MARIO E.F. DA SILVA, son of late Mrs Ilda F.C. Nazareth da Silva, 58 years, married, residing at Miriam Building, Rua de Natal, Fontainhas, Panaji, Goa;
10. Mrs MARIA JULIA BARROS DA SILVA alias JULIA DA SILVA, wife of Mr Mario E.F. de Silva, 53 years, residing at Miriam Building, Rua de Natal, Fontainhas, Panaji, Goa;
11. Fr. JOSE A DA SILVA alias JOSEPH DA SILVA, 59 years, priest, presently residing at St. Sebastian Chapel, Benaulin, Salcete, Goa, hereinafter called the VENDORS (which

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

(The Promisors Nos. 2, 3, 4, 5, 6 and 7 are represented herein by their Attorney Mrs MARIA ALINA ERMELINA NAZARETH D'MELLO, duly constituted vide Power of Attorney dated _____)

A N D

1. Mr TONY RODRIGUES, son of late Mr Alfredo Rodrigues, 45 years, married, businessman, Proprietor of the firm T.R Constructions with office at Fatima Chambers, A. B Road, Panaji, residing at Taleigao, Ilhas, Goa, hereinafter called the PURCHASER (which expression shall mean and include unless repugnant to the context his heirs, assigns, executors, administrators and legal representatives) OF THE OTHER PART;

W H E R E A S:

1. Under an agreement dated 27/1/2000 the Vendors agreed to sell to the Purchaser the property described in Schedule (I) hereunder written and hereinafter called the "said property";
2. Under another agreement dated 27/1/2000 the Purchaser agreed to construct for the Vendors certain premises in the building project to be constructed on the said property described in the Schedule (I) hereunder written, which premises agreed to be so constructed as described and in view of subsequent ammenments/addendums was of following description:-

Details of the Premises

Flat No.	Building	Area (sq.mts)
G-1	C-2	86.85
G-2	C-3	86.85
F-2	C-2	97.00
T-1	C-2	97.00

T-2	C-2	97.00
F-1	E	62.78
F-3	E	54.84
F-4	E	54.84
FT-1	E	54.84
FT-2	E	54.84

3. Subsequently, another agreement dated 12/3/2003 was executed whereunder the earlier agreement for sale of the said property to the Purchaser was re-confirmed, the agreed price being the same as set out in the earlier agreement being Rs. 32,50,000/-. However, in the said agreement dated 12/3/2003, it remained to be mentioned that price amount to be paid by the Purchaser to the Vendors was to be set off towards the construction cost/price of the premises agreed to be constructed for the Vendors by the Purchaser as aforesaid.



4. The Purchaser has already carried out the construction of some of the premises agreed to be constructed for the Vendors and in view of the aforesaid, the Vendors who have taken possession of such premises prior to execution of the present deed have agreed to execute the present sale deed to transfer and convey the said property described in the Schedule (I) hereunder, as agreed to the Purchaser, save and except the proportionate undivided rights and shares in the same which stand attached to the said premises as constructed for the Vendors by the Purchaser which each of the Vendors shall to the extent of such rights as stand attached to the premises constructed for such Vendors, shall reserve in his or her favour as the case may be;

5. The MARKET VALUE of the property hereby conveyed is Rs. 32,50,000/- (Rupees thirty two lakh fifty thousand only);

NOW THEREFORE, THIS AGREEMENT WITNESSES AS UNDER:

That in pursuance of the said agreement and in consideration of the sum of Rs 32,50,000/- (Rupees thirty two lakhs fifty thousand only) already received by the Vendors by way of adjustment towards the construction costs of the premises constructed by the Purchaser for the Vendors as aforesaid (the receipt whereof the vendors do hereby admit and acknowledge and of and from the same and every part thereof forever release and discharge the Purchaser), the Vendors as and according to their undivided rights and shares, estate or interest in the said property more particularly described in the Schedule (I) hereunder written and which property is situated at Taleigao Village within the limits of Village Panchayat of Taleigao, Taluka Tiswadi and Registration Sub-District of Ilhas, State of Goa, more particularly described in the Schedule (I) hereunder written, do hereby convey, transfer and

assure UNTO the Purchaser the said property, and further with all rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, watercourses light, liberties, privileges, easements, profits, advantages, rights, members and appurtenances, whatsoever, to the said land or ground hereditament and premises or any part thereof belonging or in the said land or ground hereditament and premises or any part thereof belonging or in any wise appertaining with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and also all undivided the rights in ALL THE ESTATE right, title, interest, claim, and demand whatsoever at law and in equity of the vendors into or out of or upon the said land hereditament and premises or any part thereof save and except and with the reservation of the proportionate undivided rights

and shares which stand attached to the respective flat/premises constructed by the Purchaser for each of the Vendors on the said property TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances thereto, (all which are hereinafter called "the said premises") unto And To the Use and benefit of the purchaser forever SUBJECT to the payment of the rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to Government or the Village Panchayat or any other local or public body or Authority in respect thereof.

AND the vendors as to their rights, title or interest into and upon the said premises do hereby for themselves or their heirs executors, administrators, covenant with the purchaser as under:-

THAT the vendors now have in themselves good right, full power and absolute authority to convey, transfer and assure the said premises hereby conveyed, transferred and assured or intended so to be unto and the use of the purchaser in the manner aforesaid.



AND THAT it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said premises hereby conveyed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for her.

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them.

AND FURTHER THAT they the vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them.

AND FURTHER THAT they the vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser

do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the purchaser, his successors or assigns or their counsel-in-law and assuring the said premises and every part thereof hereby conveyed, transferred and assured unto and to the use of the purchaser in the manner aforesaid.

And further the parties covenant that neither the Vendors nor the Purchaser shall at any time claim or exercise the right of pre-emption whether in respect of the said property or in respect of any flat/s or premises constructed thereon and that they shall also not seek the partition of their respective rights or shares in the said property at any time and on any grounds.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY DATE AND YEAR FIRST HEREINABOVE WRITTEN.

do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the purchaser, his successors or assigns or their counsel-in-law and assuring the said premises and every part thereof hereby conveyed, transferred and assured unto and to the use of the purchaser in the manner aforesaid.

And further the parties covenant that neither the Vendors nor the Purchaser shall at any time claim or exercise the right of pre-emption whether in respect of the said property or in respect of any flat/s or premises constructed thereon and that they shall also not seek the partition of their respective rights or shares in the said property at any time and on any grounds.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY DATE AND YEAR FIRST HEREINABOVE WRITTEN.

SCHEDULE I HEREINABOVE REFERRED TO

All that property known as "Dondrem Ehat" situated at Taleigao Village, Tiswadi, Taluka, Sub-District of Ilhas, District of North Goa, within the Panchayat area of Taleigao and bearing survey no. 163/1 of survey Records of Taleigao Village. It admeasures a total area of 6388 sq.mts and consists of two lots described in the Land Registration office of Ilhas, under three numbers viz;

- 1) Land known as "lote 'A' or Dondrem", described in the Land Registration Office under description No. 19344 at page 149 of Book B-51 (new) and enrolled in Revenue Office under Matriz no.954, having an area of 3806 sq.mts and bounded on the North by paddy field of Henriqueta Clotildes de Souza Afonso and others, on the South: by property of Narayan Naik Bhatcar separated by a gutter, on the East by property of Joaquim Santana Nazareth

and remaining part of property of Narana Batcar and on the West by property of Maria Adelia S Nazareth and remaining part of property of Narana Batcar.

11) Land known as "Aforamento de Dondem" or "Calcolem Morod" described in Land Registration office under description no. 8031 at page 113 of Book B-21 new, enrolled under Matriz No. 669/1062 in Revenue Office having an area of 2201 sq.mts and bounded on the North by property of heirs of Pedro Vincent Afonso, on the South by the property of heirs of Narayan Naik Bhatkar, on the East by remaining property "Dondrem" described under no. 8027 at folios 111 of Book B-12 new and on the West by property of heirs of Narayan Naik Bhatkar.

111) Land known as "Dondrem" having an area of 381 sq.mts described in the Land Registration Office under description no. 15704 at page 127 of Book B-41 New, bearing matriz no. 68 and bounded on the North by paddy fields Amaral of Maria Henriqueta

Clothildas Afonso and others, on South by the property of Constancio A Mendonca, on the East by property of Comunidade of Taleigao and on the West by property of Jose Romaldo Atanasio Lopes.

The entire property is now bounded as follows:

North: by paddy field of Maria Clothildes Afonso bearing survey no. 162/3 (now in possession Models Complex, Taleigao);

South: by property of heirs of Narana Naique Batcar, bearing survey no. 172;

East: by property of Jose Romaldo Lopes bearing survey no. 173/1;

West: by property of heirs of Narana Batcar, bearing survey no. 164/2;





SIGNED AND DELIVERED

BY THE WITHINAMED VENDORS

1. Mrs MARIA ALINA ERMELIANA NAZARETH D'MELLO

alias MARIA ALINA D'MELLO

for self and as Attorney for -

2. Mr LEOPOLDO FRANCIS N D'MELLO

3. Mrs C CLERY D'MELLO

4. Dr. EDWARD N D'MELLO

5. Mrs MARGARET LUCY D'MELLO

6. Mr NELSON BELARMINO N. D'MELLO

7. Mrs NIRMALA C D'MELLO

Maria Alina D'Mello



L.H.I

R.H.I.

1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



8. Mrs MARIA RITA EMA NAZARETH REBELO ~~REBELO~~ ~~REBELO~~
NAZARETH REBELO

Ema Nazareth Rebelo

L.H.I

R.H.I.



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



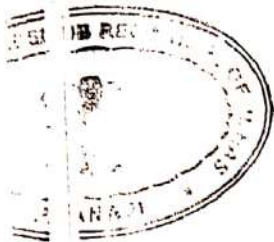
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5. _____



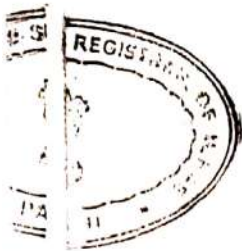


9. MR. MARIO E.F. DA SILVA

Mario da Silva

L.H.I.

R.H.I.



10. Mrs MARIA JULIA BARROS DA SILVA alias JULIA
DA SILVA

Maria Julia Barros da Silva

L.H.I

R.H.I.

1.

1.

2.

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5.



11. Fr. JOSE A DA SILVA alias JOSEPH DA SILVA

Fr. Jose A. da Silva



L.H.I



R.H.I.

1. _____

1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



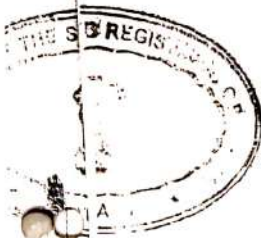
4. _____



5. _____



5. _____





SIGNED AND DELIVERED
BY THE WITHINAMED PURCHASER

1. Mr TONY RODRIGUES

Rodrigues

L.H.I

R.H.I.



1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



IN THE PRESENCE OF:

1. Sebastiao da Costa

2. Krishna Kuttiker

Sebastiao da Costa

Krishna Kuttiker

① Mrs. Maria Alina Ermeliana Nazareth d'Mello
 alias Maria Alina d'Mello, w/o late Manuel
 Felix d'Mello, s/o late Joaquim Santana
 Nazareth and late Mrs. Maria Adelia de Silva
 Nazareth, aged 76 yrs, housewife, 71a Fontainhas,
 Panaji-Goa for self and as attorney for -
 @ Mr. Leopoldo Francis N d'Mello @ Mrs C. Clery
 d'Mello @ Mr. Edward N. d'Mello @ Mrs. Margaret-
 Lucy d'Mello @ Mr. Nelson Belarmino N. d'Mello and
 Mrs. Nirmala C. d' Mello.

② Mrs. Maria Julia Barros da Silva @ Julia da Silva,
 w/o Mr. Mario E.F. da Silva, 53 yrs, 71a Fontainhas Panaji.

③ Mrs Maria Rita Ema Nazareth Rebelo alias Ema Naza-
 reth Rebelo, w/o late Joao de Deus Rebelo, d/o late
 Joaquim Santana Nazareth, 75 yrs, 71a Guepen, Goa - -

④ Mr. Mario E.F. da Silva, s/o late Ilda P.C. Nazareth
 da Silva, 58 yrs, married, 71a Fontainhas Panaji-Goa

⑤ Mr. Tony Rodrigues. s/o late Alfredo Rod-
 rigues. 45 yrs, married, businessman, Proprietor
 of the firm T. R. Constructions, Office at Panaji,
 residing at Taleigao, Ilhas, Goa. —

Executing parties 1 to 5

admits execution of the so called
sale deed

1 Maria Alina de Mello

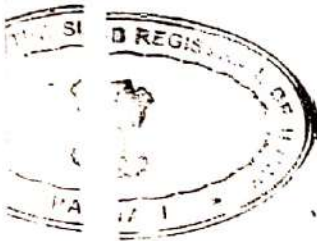
✓ Maria Julia Barros de Silva

3 Irma Nazareth Rebelo

4 Maria de Silva

~~5~~

5 Rodriguez



Adv. Rosma Naithe
do Nanyan Naithe
Major Naithe
Alfonso Naithe

and known to the Sub-Registrar
states that he personally knows
the above executant and identifies
him.

Ilhas

Ilhas

SUB-REGISTRAR
ILHAS

2/9/05

① Fr. Jose A Da Silva alias Joseph
Da Silva, 59 yrs, Priest, presently do
Benaulim, Salcete, Goa. —

Executing party
.....
admits execution of the so called
..... Sale
.....

Fr. Jose A. de Silva

[Signature]
5/9/05
SUB-REGISTRAR
ILHAS

Registered No. 3129
at pages 524 to 555
Book No. 9 Volume No. 1542
Date 6/9/2005



[Signature]
Sub-Registrar

Note of Return:- This document will be
returned on: 6/9/2005

[Signature]
SUB-REGISTRAR
ILHAS
6/9/05