

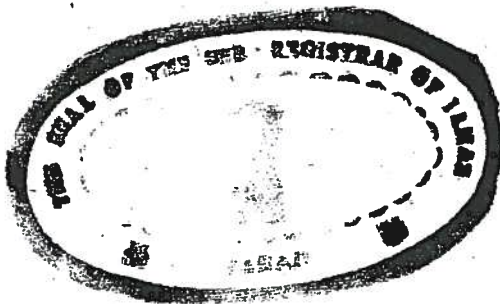
Office of the Civil Registrar-cum-Sub
Registrar, Ilhas, Panaji.

Certified to be a true xerox copy of
Sale. Deed duly registered under
No. 1578 of Book No. I, Volume 796.
dated 24-9-1999. -

Panaji, dated 1/12/99

Paid the fees Rs. 110/-
Receipt No. 48/59 dated 1/12/99

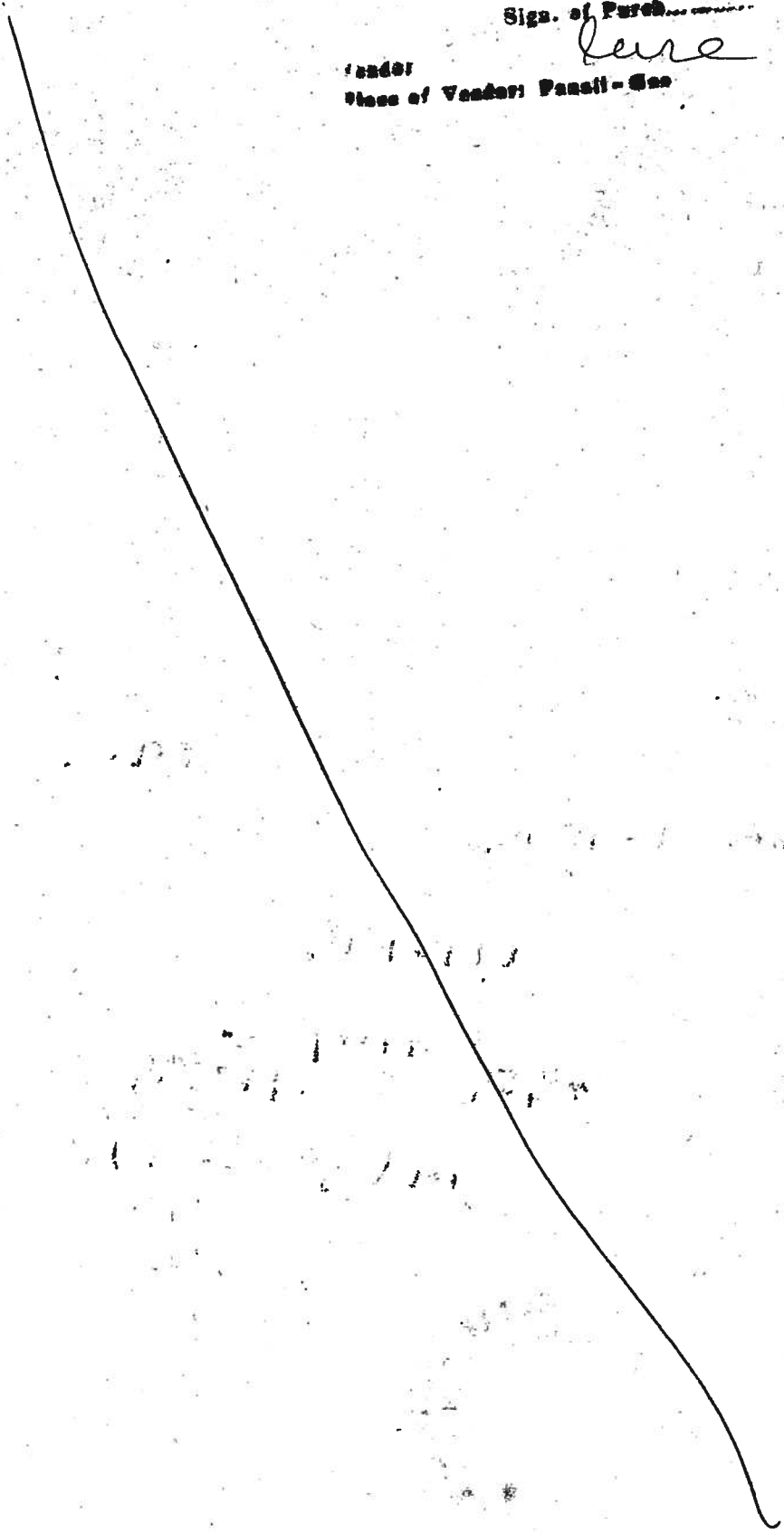
Total Sheets :- 14 (fourteen).

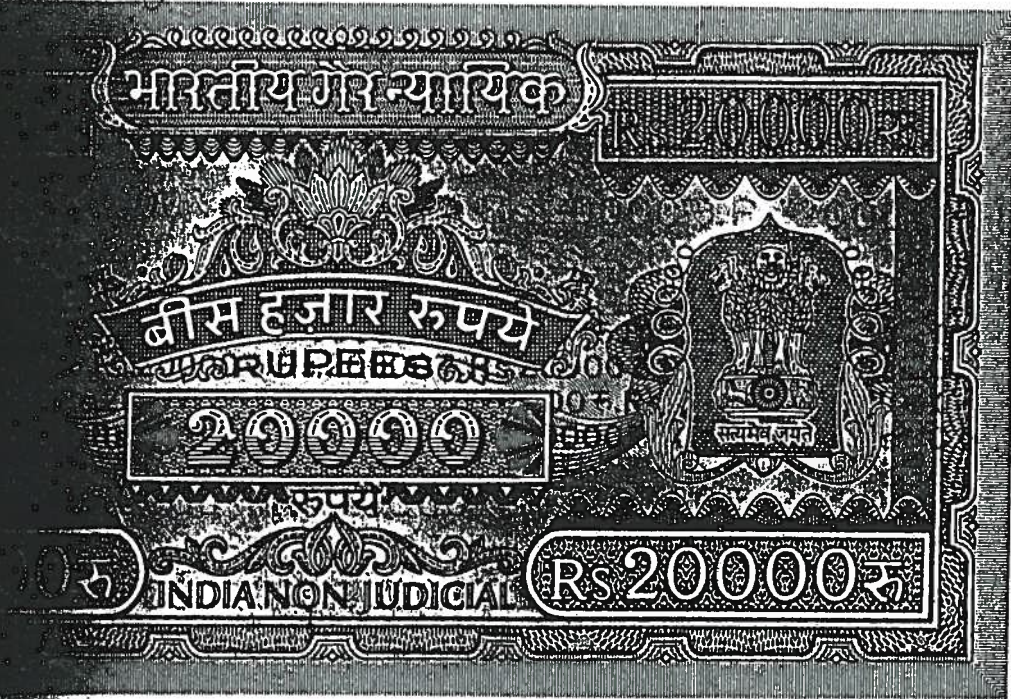


SUB REGISTRAR
ILHAS

09/10/99 12524
Discrp. of stamps.....
Name of Purchaser.....
Residence.....

Sign. of Purch.....
Name of Vendor: Panell-Geo





lu
No. 74
Roc
bar

00CC 658692

Copy of document No. 1193 of 1999 of
Book I Containing 21 Sheets

SUB REGISTRAR

1193
at the Office of the
District of Sthas
the hours of 10 a.m.
on 12/7/1999
Sd/- S. S. Sheikh.

4850 = 00
30 = 00
3 = 00
Total Rs 4883 = 00

Sd/- J. A. L. Rodrigues

Sd/- J. A. L. Rodrigues

DEED OF SALE

THIS DEED OF SALE is made at Panaji on this 12th

Sady. Shalch B

Sd/- S. S. Sheikh

J. S. Kandolker
Kandolker

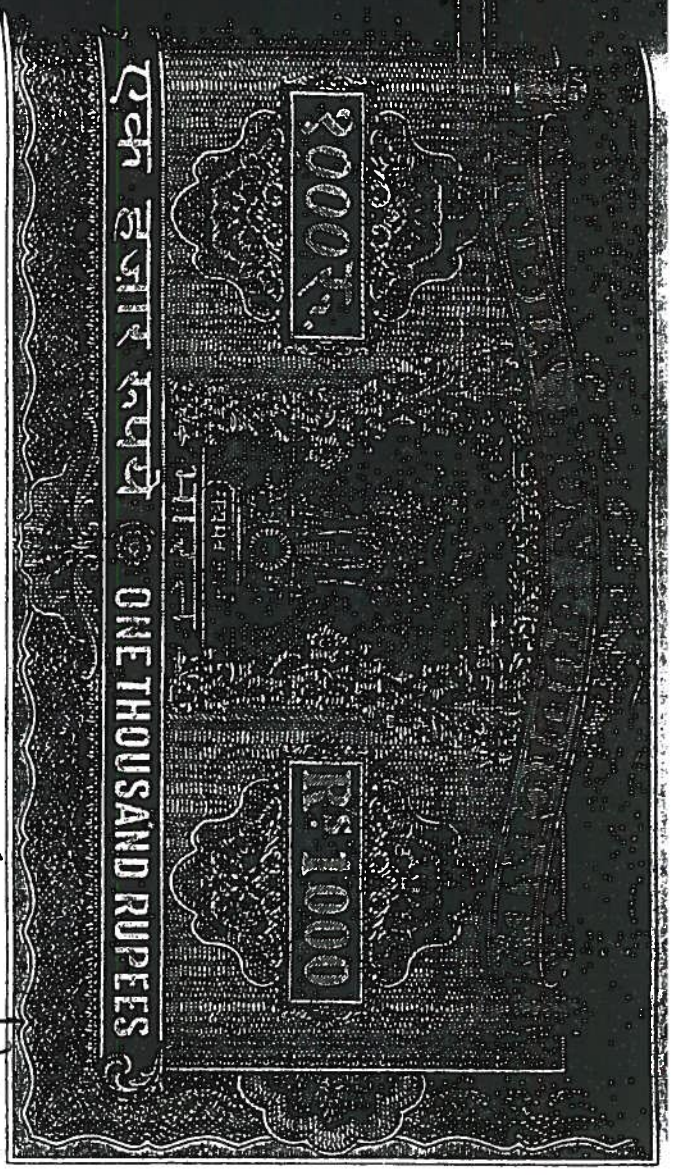
Sd/-



29/6/98
S. Shakh
Smt. S. Shakh

Signature of Purchaser
S. Shakh

21,800/-
Amount paid



Copy of Certificate No. 1193 of 1999 of
Book 1 Certificates... 211 Sheet

SUB-REGISTRAR

Signature of Sub-Registrar

1. day of July in the year 1999 between
Smt. Eivira Lourdes also known as Smt. Eivira

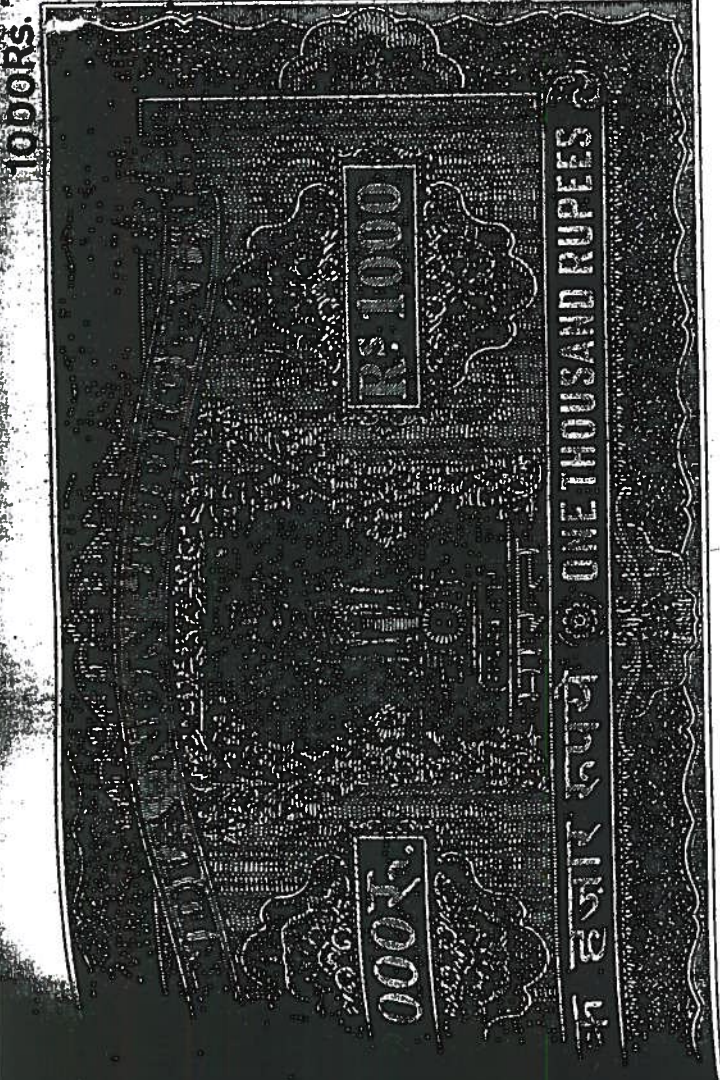
Sadya Sharda

D. S. Fardale
Fardale

Lourdes de Assuncao Xavier Martins Viegas, of
major age, housewife, daughter of Xavier

Sadya Sharda

D. S. Fardale
Fardale



Name of holder of the instrument *Kanay*
 Value of the instrument *Rs. 1000*
 Name of the holder *S. Shantik*
 Residence *Kanay*
 Address *Kanay*
 Date of issue *11/93*
 Signature of the holder *[Signature]*
 Signature of the Registrar *[Signature]*

Signature of the Registrar *[Signature]*
 Signature of the holder *[Signature]*

Copy of instrument No. *1193* of 1959
 Book I Contents *21* Streets

SUB REGISTRAR



Signature

Antonio Alexio Santana do Rosario Lourdes de
 Assuncao Martins and her husband

Sady Shantik

D. S. Kandolke
Kandolke

11/93
21

Signature

Shri. Antonio Xavier B. Viegas, of major age,
 in service, both residing at Caranzalem -

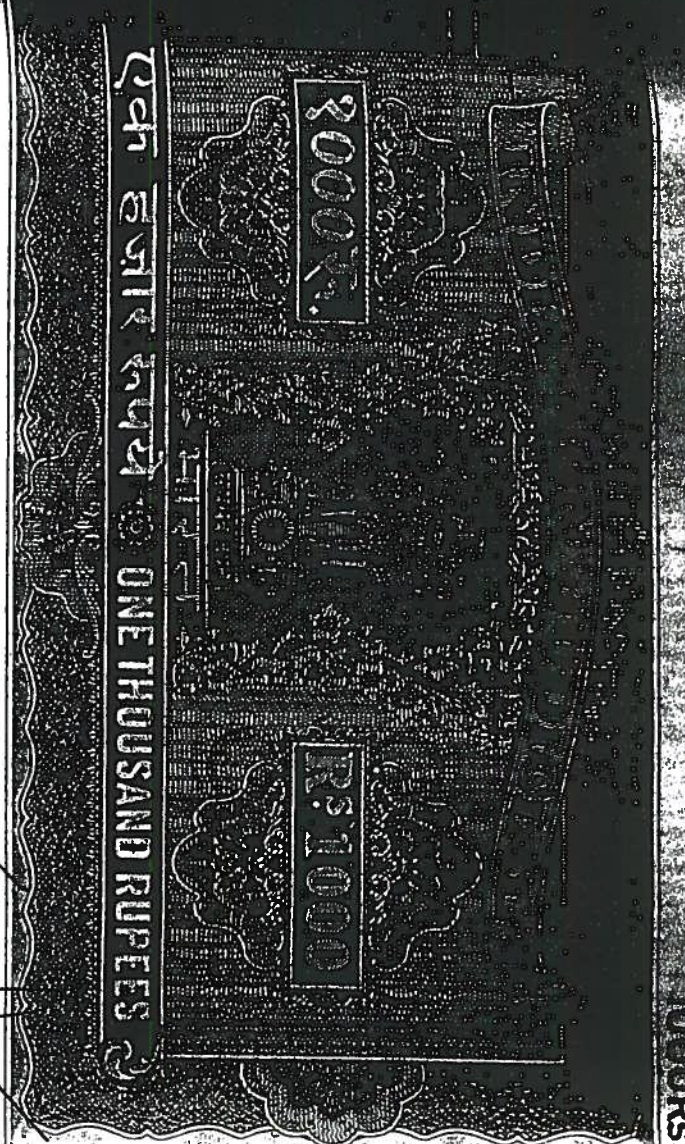
Sady Shantik

D. S. Kandolke
Kandolke



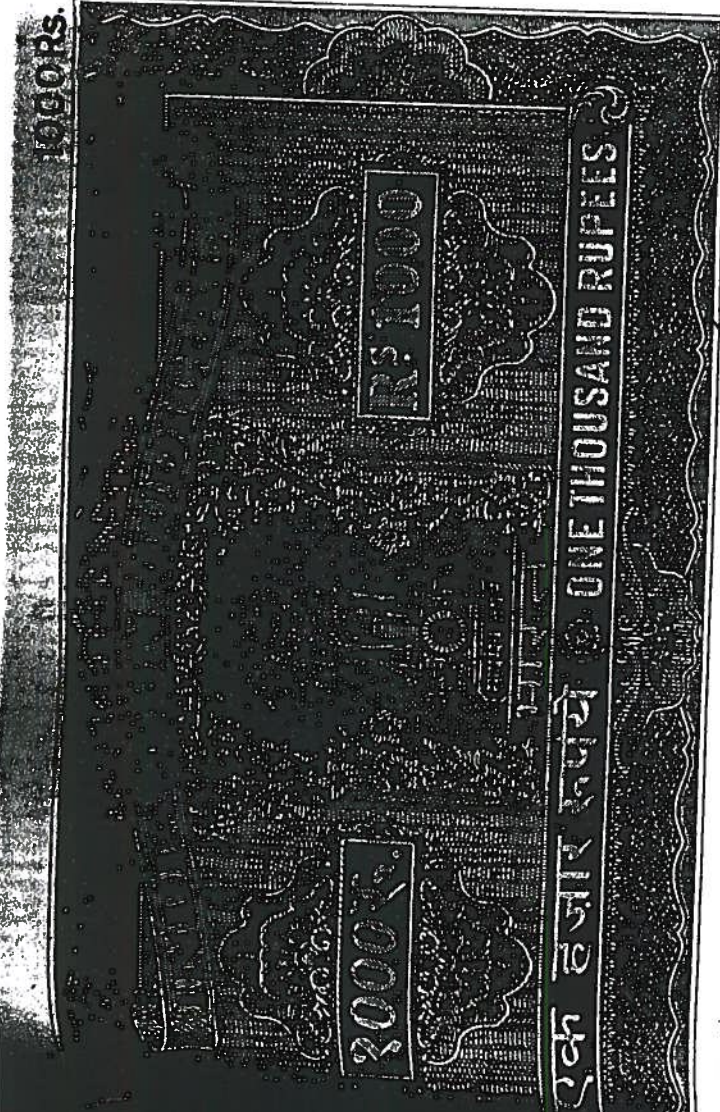
Value of stamp duty Rs. 1000/-
 Name of the purchaser S. Shalich
 Name of the vendor Rangp
 Date of purchase 24.8.00
 Signature of Purchaser
 Signature of Vendor

4
 Ilhas, hereinafter referred to as the VENDORS
 (which expression shall include their heirs,
 successors, legal representatives and
 assigns) as party of the FIRST PART
 6 Sadey Shukra & Co.,
 6 S. Kaudelle,
 6 S. Kaudelle



Copy of the original No. 1193 of 1909 of
 the Registrar of Stamps
 SUB REGISTRAR

7
 assigns) as party of the FIRST PART
 7 Sadey Shukra & Co.,
 7 S. Kaudelle,
 7 S. Kaudelle



Name of Receiver: S. Shaikh
 Amount: Rs. 1000/-
 Date: 21/8/54
 Signature of Receiver: [Signature]
 Signature of the Issuing Authority: [Signature]

City: 1193
 Year: 21/8/54



SUB REGISTRAR

[Signature]

1. Shri. Sadiq Shaukat Sheikh of major age,
 married, son of Shaukat Ali Sheikh,
Sadiq Sheikh

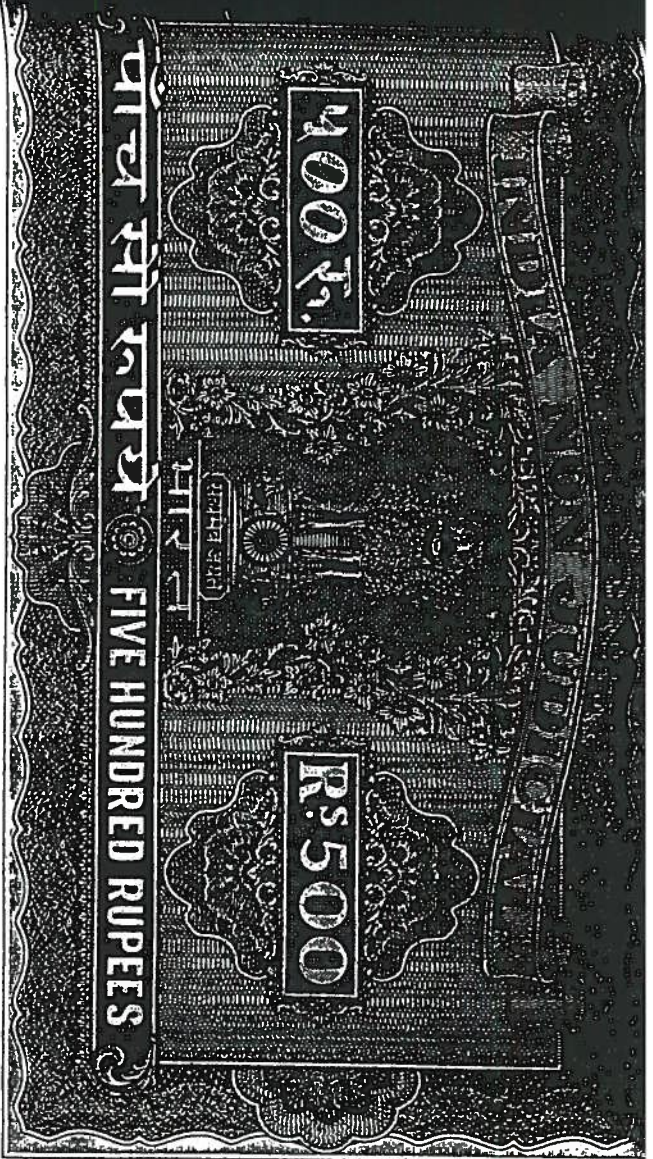
D. S. Faudolker
Faudolker

businessman, and his wife

2. Smt. Sadia Sheikh, of major age, both
Sadiq Sheikh

D. S. Faudolker
Faudolker

Name of the Purchaser **Ping**
 Address **S. Shalikh**
 Additional Address **248091**
 Signature of the Purchaser *[Signature]*
 Signature of the Registrar *[Signature]*



Copy of the register No. **1193** of **1999** at
 Book contains **21** sheets

SUB REGISTRAR

residing at Miramar hereinafter referred to
 as the PURCHASERS (which expression shall

10 **Savitry Sharda**

10 **P. S. Kaudalik**

P. S. Kaudalik

4 include their heirs, successors, legal
 representatives and assigns) as party of the
 SECOND PART.

11 **Savitry Sharda**

11 **P. S. Kaudalik**

P. S. Kaudalik



100 Rs.



Copy of document No. 1193 of 1993 of
Part I Contains. 21 Sheets.

SUB REGISTRAR



13
12

WHEREAS there exists a part and parcel of land identified as ODXEL situated at Taleigao presently within the limits of Panaji Municipal Council,

Sadny Shetch *[Signature]*

[Signature]
[Signature]

[Signature]
S. Shaikh
2/20/93
11/9/93
Director of Revenue

All the above are Indian Nationals.
Sadny Shetch *[Signature]*
12

[Signature]
[Signature]

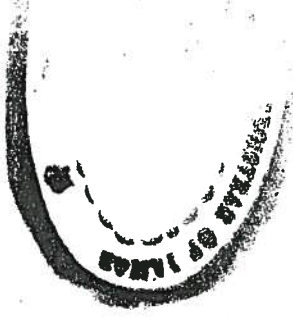
Ping S. Stavel

18/100

21800

Signature of *[Signature]*

Signature of *[Signature]*



Taluka Tiswadi, Registration Sub-District of Ilhas,
District North Goa, in the State of Goa which

Savitri Sherma
14

P. S. Stavel
[Signature]



Copy of document No. 193 of 1992
Book 1 Contains...

SUB REGISTRAR

Property is described in the schedule hereunder as
Schedule I and is hereinafter referred to as the
said whole property.

Savitri Sherma
15

P. S. Stavel
[Signature]

94800/

Sady
 Subordinate of Purnanand



Copy of document No. 1193 of 1999 of
 Book Contains... 2-1... Sheets

SUB REGISTRAR



WHEREAS the said property originally belonged to
 late Shri. Xavier Antonio Aleixo Santana do Rozario

Sady Sheru
 16

D. S. Fawdolkar
Fawdolkar

17
Sady Sheru
 17

Lourdes de Assuncao Souza Martins and his wife Smt.
 Rosa Maria Alba Roque Godinho de Assuncao Martins
 as stands inscribed in their favour under no.

Sady Sheru
 17

D. S. Fawdolkar
Fawdolkar

29/6/98
 24800/-
 S. Shaikh
 Pangs
 Signature of Purchaser
 29/6



1193
 21
 SUB REGISTRAR
 00AA 951127



20,070 at folio 120 (R) of book G-32 IJhas.
 18.15
 18.15

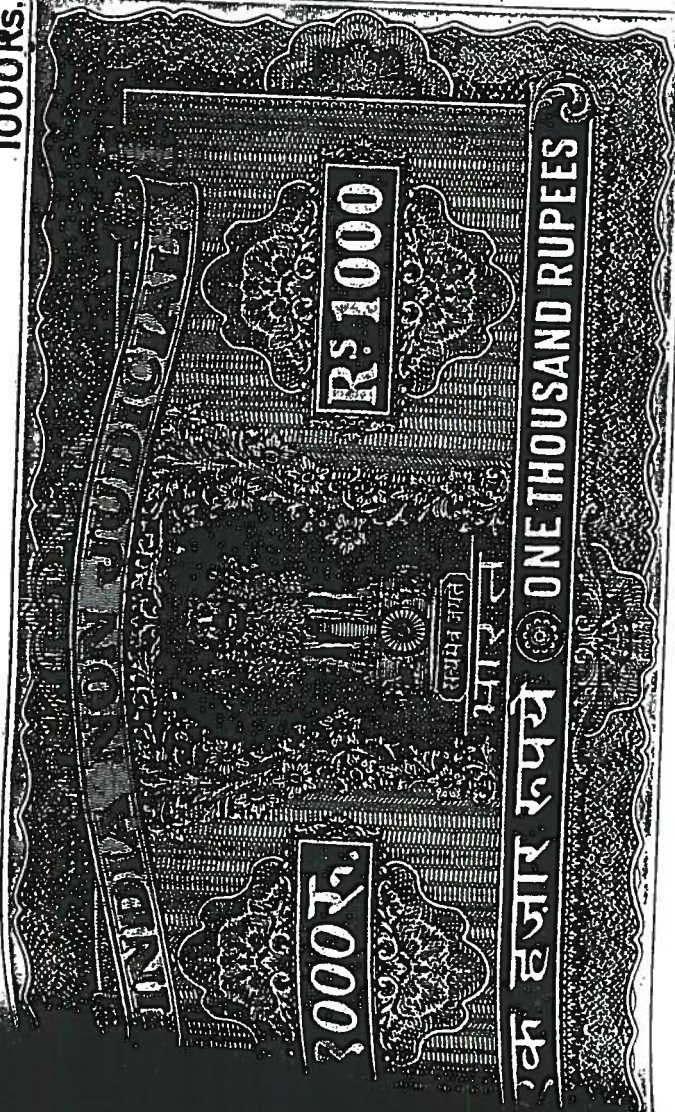
WHEREAS on 30-9-1976 the said Xavier Antonio

Sauy Sula
 D. S. Fardella
 Fardella

Aleixo Santana do Rozario Lourdes de Assuncao Souza
 Martins died being survived by his widow and among

Sauy Sula
 19
 D. S. Fardella
 Fardella

1000 RS.



Copy of ... 1193 ...
Book Contains ... 21 ...

SUB REGISTRAR

Ar. No. 526
Place of vend. ...
Name of the purchaser ...
Residing at ...
Additional ...

Signature of Purchaser
Sauwal

21
20

other heirs the Lady Vendor hereto.
WHEREAS by order dated 30-4-1988, confirming the

Sadraj S'varin
20

D. S. Kandalkar

Kandalkar

Partition of the assets of the deceased Xavier
Antonio Aleixo Santana do Rozario Lourdes de
Assuncao Souza Martins in Inventory Proceedings
Sadraj S'varin
21

D. S. Kandalkar
Kandalkar

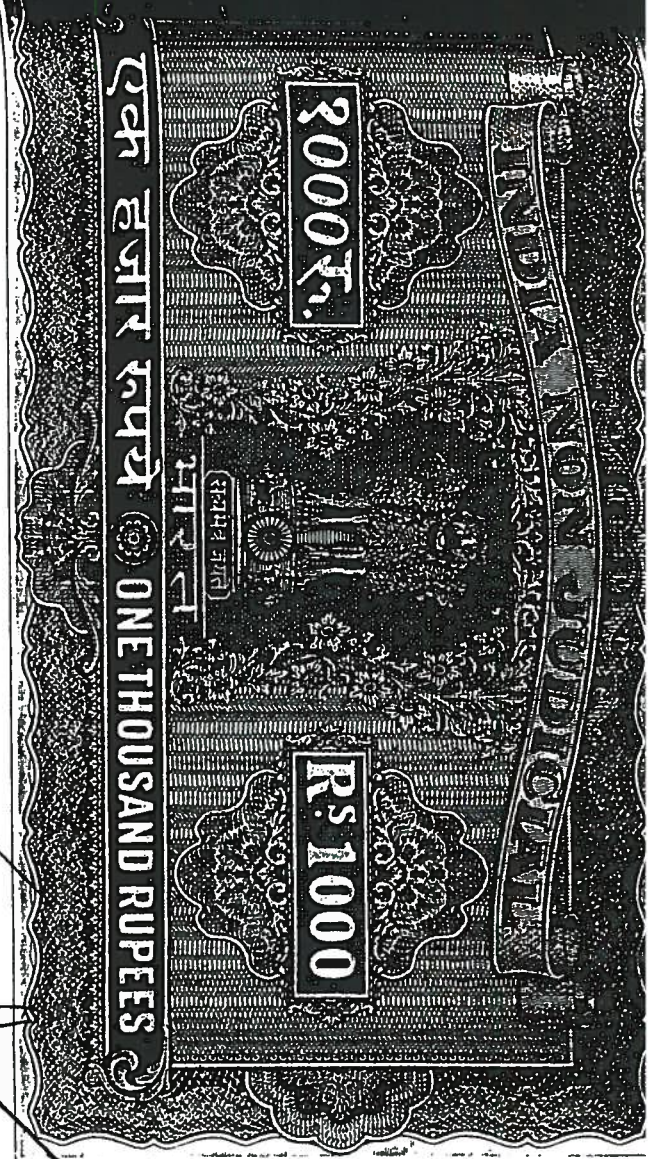
7511

Range

S. S. S. S. S.

RTI: 3000

S. S. S.



1193 of 1999

SUB REGISTRAR

Responsible

Steps

Responsible

No. 29/11 in the Court of Civil Judge Senior

Division: Panaji, 1/16th share of Survey No: 235/1

22

S. S. S. S. S.

A. S. Handbell

A. S. Handbell

223

whole property was allotted to the Lady Vendor hereto married to the Male Vendor hereto under the

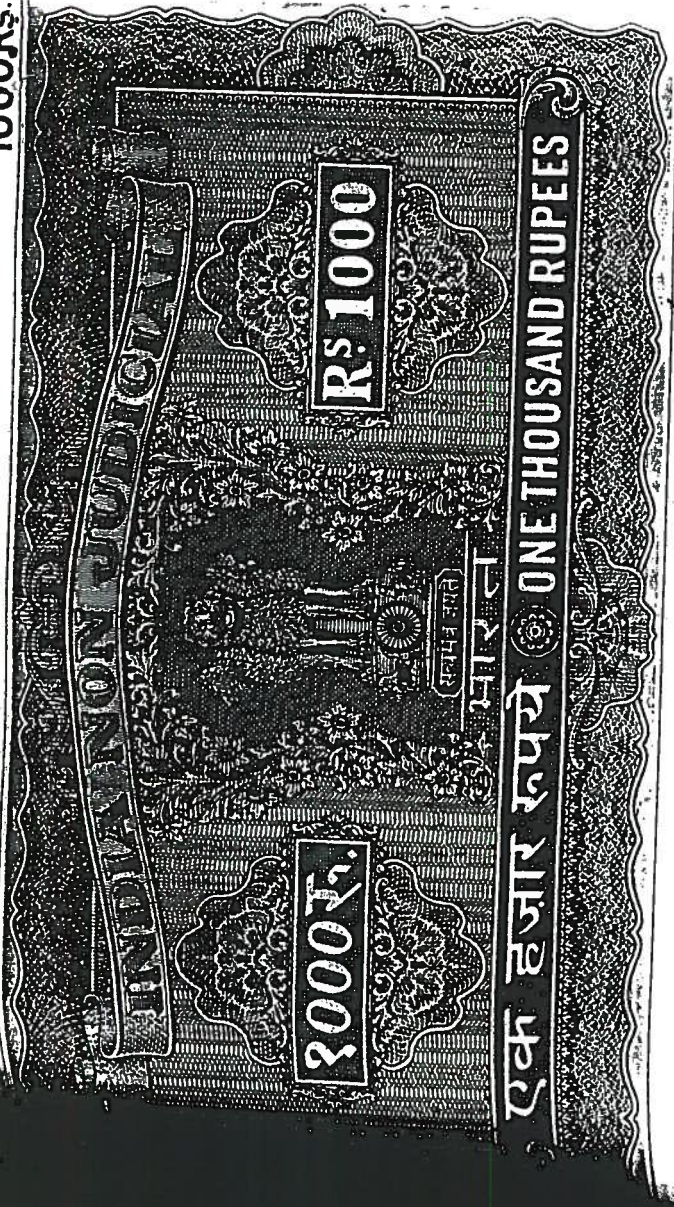
S. S. S. S. S.

A. S. Handbell

A. S. Handbell

out of the said

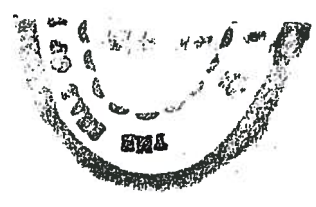
1000Rs



1982
S. Sankar
S. Sankar
1983-1984
Sankar

1193 1993
Sankar

SUB REGISTRAR



SS Sankar
+
Regime of Communion of Assets as prevalent in Goa.

WHEREAS the Vendors hereto as rightful owners in

Sankar
24

S. S. Sankar

Sankar

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+
st. 25

possession of the said 1/16th share in the said
whole property ODXEL, entered into an agreement
on 6/12/1993 with the Purchasers and both these

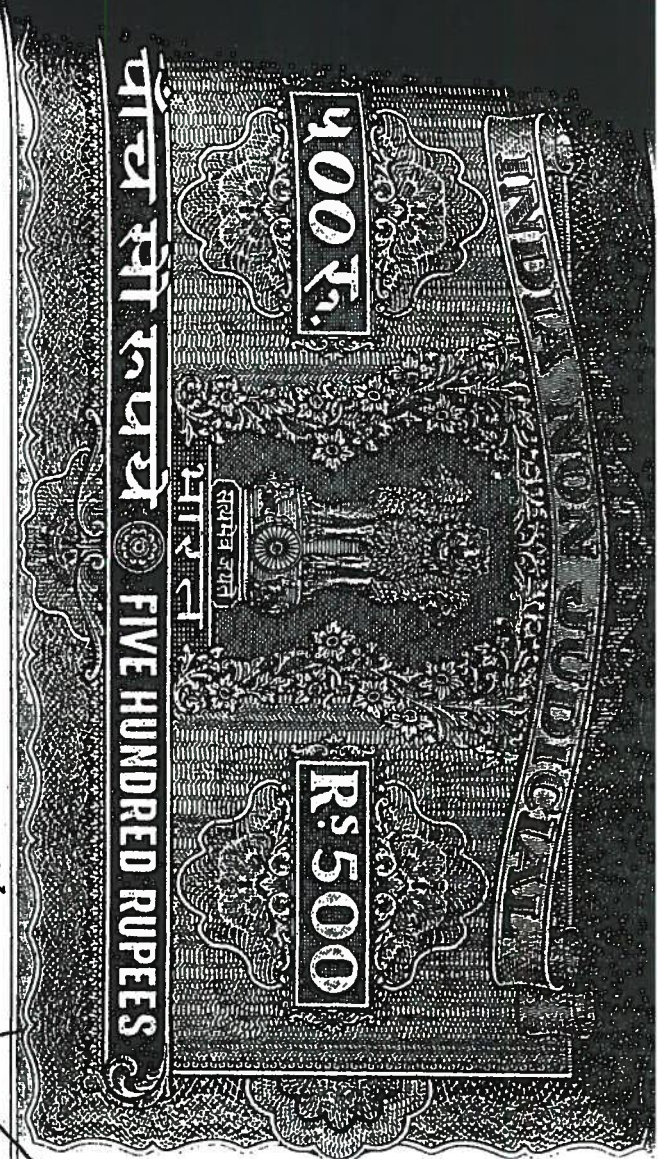
Sankar
25

S. S. Sankar

Sankar

1999-2000
Pravara S. Sarda

RE 195774
Sarda



SUB REGISTRAR

1193
21.11.1996



parties later added/ executed an addendum to the said agreement on 15/09/96 for the sale of a part

Sardar Sivara
26

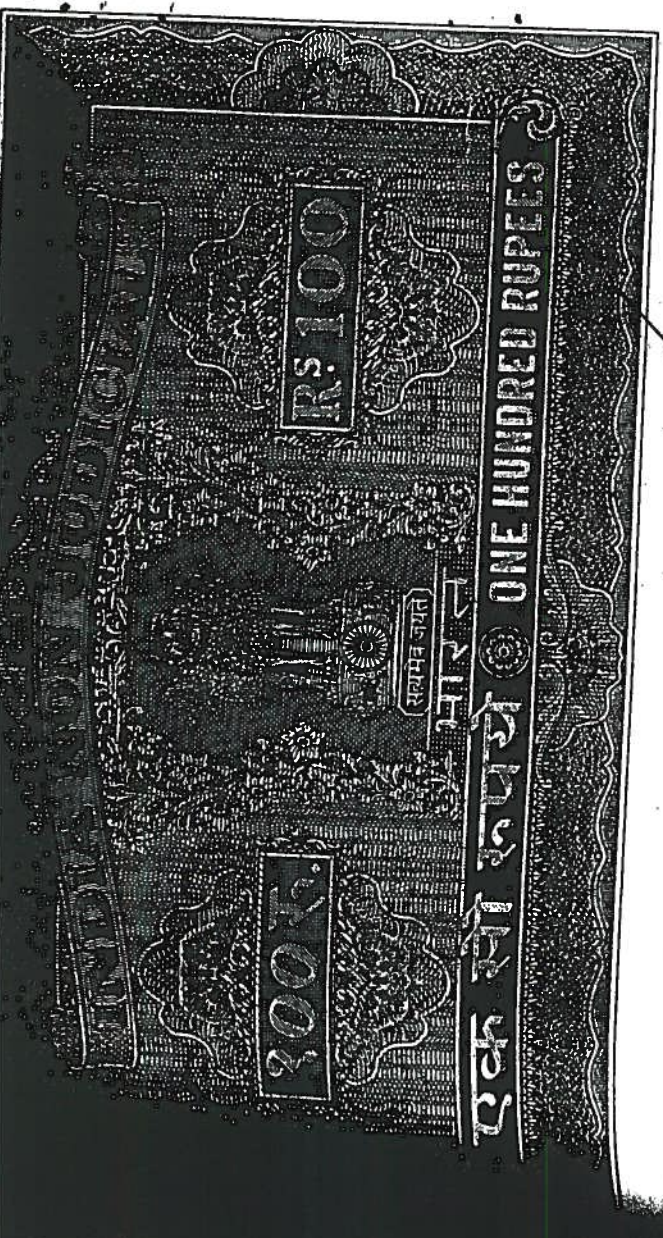
P. S. Fawcottle
P. S. Fawcottle

of their 1/16th share i.e. 6451.62 m2 out of a total share of 8051.62 m2. in the said whole property; to the Purchasers herein and the balance

Sardar Sivara
27

P. S. Fawcottle
P. S. Fawcottle

1233 Jani
 Mem. of Share Vendor
 [Signature]
 Mem. of Purchaser
 [Signature]



1193
 1359

SUB REGISTRAR



29
 28

28

area of 1600 m2 the total share of 8051.62 m2
 was retained for themselves by the vendors herein.
 Sachy [Signature]

28
 D. S. Kaudolkar
 [Signature]

WHEREAS in the same agreement dated 06/12/1993 and
 it's addendum dated 15/09/1996 the Purchasers had
 Sachy [Signature]

D. S. Kaudolkar
 [Signature]

11-93
 Office of Estate Agent
 Name of the Vendor: S. S. Sherick
 Name of the Purchaser: S. S. Sherick
 Date of Stamp: 11-93
 Date of Purchase: 11-93

SUB REGISTRAR
 Office of Registrar

Copy of document No. 1193 of 1997
 1321 Con. 21 Sheets



undertaken to develop a part of the whole property
 Vendors, including the 1600 m² retained by the
 into sub-divided plots. It was also agreed
 30

S. S. Sherick
 S. S. Sherick

S. S. Sherick

that the sale of the 6451.62 m² by the vendors to
 the purchasers was to be made against/ in lieu of
 the cost of developing the said area of 1600 m²
 retained by the vendors herein, into sub-divided
 plots duly authorised by the North Goa Planning &
 Development Authority and the Panjim Municipal
 Council, along with roads, gutters, electricity and
 water supply arrangements.

AND WHEREAS it was agreed that the cost of this
 development work in respect of the area of 1600 m²
 would be Rs. 4,80,000/- (Rupees four lakhs and
 eighty thousand only) and that this cost would be
 adjusted against the sale of the balance area of
 6451.62 m² out of the 1/16th share, to the
 purchasers as this balance area of the undeveloped
 land admeasuring 6451.62 m² was valued at Rs.
 4,80,000/- (Rupees four lakhs eighty thousand only)
 being its fair market value at that time.

AND WHEREAS the purchasers herein have completed
 the development works of a part of the said whole
 property and have duly obtained the approvals of
 the North Goa Planning and Development Authority
 vide their letter No: NGPDA/T/534/644/97 dated 7-
 10-1997 and which sub-division plan was revised and

S. S. Sherick
 S. S. Sherick

S. S. Sherick

SUB REGISTRAR

land area of 1600 sq. mts which is approximately valued at Rs. 4,80,000/- (Rupees four lakhs eighty thousand only) and having obtained the necessary approvals of the North Goa Planning and Development Authority vide their Letter No:NGPDA/T/534/786/99 dated 31-05-99 and of the Panjim Municipal Council vide their Letter No: 4/204/TS/96-PMC/2086 dated 03-06-1999 in respect of this development and having demarcated an area of 1600 m2 consisting of the four developed plots numbered 17(368 m2); 18(401.2 m2); 19(401.2 m2); 20 (429.6 m2); which is being retained by the Vendors herein, the Vendors do hereby sell and convey unto the Purchasers all the said area of 6451.62 m2 (better described in schedule I) of the Vendors 1/16th share in the said whole property ODXEL together with all the development rights to the said remaining 6451.62 m2 share along with all the rights of access and easement pertaining to the said portion and along with all any trees, bushes, structures, pathways, fountains, springs, waterways, open spaces, wells lying in the said area of 6451.62 m2 to be held and enjoyed by the Purchasers forever, peacefully and without any hindrance or interference from the Vendors or any other person through the Vendors.

Sadiy Shauk


D. S. Kandolkar

approved vide Order No:NGPDA/T/534/786/99 dated 31/05/99 and also approved by Panjim Municipal Council vide letter no:4/204/TS/96/PMC/2086 dated 03/06/1999.

AND WHEREAS the said area retained by the Vendor's herein is divided into four plots numbered 17 (368 m2), 18 (401.2 m2), 19 (401.2 m2) and 20 (429.6 m2), in the plan approved by the NGPDA and the PMC.

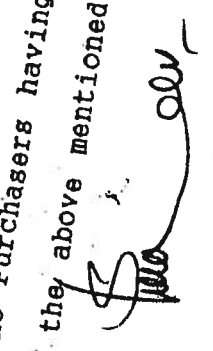
AND WHEREAS the Purchasers are already the co-owners of the said entire property.

AND WHEREAS an area of approximately 1500 m2 has been acquired by the government for setting up of a school.

AND WHEREAS the parties hereto have agreed to execute the Deed of Sale in respect of the above mentioned area of 6451.62 m2 BEING IN FACT THESE PRESENTS:

NOW THIS DEED WITNESSETH :-

1. That in consideration of the Purchasers having completed development work of the above mentioned

Sadiy Shauk


D. S. Kandolkar

D. S. Kandolkar

SUB REGISTRAR

2. The Vendors assure the Purchasers that they hold absolute and valid right and title to the said undivided 1/16th share and to transfer the proportionate right unto the Purchasers. And the Purchasers assure the Vendors of having obtained the final NOC for sub division of Plots in Survey No: 235/1 vide letter No: NGPDA/T/534/644/97 dated 7-10-1997 and which sub-division plan was revised and approved vide Order No: NGPDA/T/534/786/99 and dated 31/05/99 received from the North Goa Planning and Development Authority and vide letter No: 4/204/TS/96-PMC/2897 dated 28-10-1997 and subsequently revised and approved vide letter No: 4/204/TS/96-PMC/2086 dated 03/06/1999 received from the Panjim Municipal Council.

3. The area of 1600 m² retained by the vendors herein is marked in red on the copy of the plan finally approved sub-division plan (NGPDA/T/534/786/99 dated 31/05/1999) of the North Goa Planning and Development Authority, attached hereto as Annexure 'A' and is better described in schedule II herein. The Purchasers covenant with the Vendors that the Vendors shall have the right to use all common roads, gutters, parking spaces, easementary access/ traditional access to the river banks/ beaches and

Saidy Shetler
34
du

B. S. Faudelle

B. S. Faudelle

4. The Vendors assure the Purchasers that there are no arrears of any tax and/or dues payable on the said land to the Village Panchayat Taleigao or Panaji Municipal Council or Planning and Development Authority or any other local or Government body. The Purchasers shall be liable to pay all the taxes on the said area of the land levied by the Government of Goa or any other Government or civil body as from this date.

5. The Vendors hereby for themselves and/or their heirs, successors, representatives and assigns covenant with the Purchasers that notwithstanding any act, deed or thing whatsoever done by them the Vendors they have in themselves good right and authority to transfer the said land unto the Purchasers and the Purchasers shall

Saidy Shetler
35
du

B. S. Faudelle

B. S. Faudelle

17, 18, 19, 20 as earmarked in revised plan approved by North Goa Planning & Development Authority vide approved under ref no: NGPDA/T/534/786/99 dated 31/05/99.

forever hereafter peaceably and quietly enter upon, hold, possess and enjoy the aforesaid land and accept and own all its profits, rent and benefits without any claim or interruption from the Vendors.

6. The vendors do hereby assure the Purchasers that the said land sold under this Sale Deed is not a subject matter of any acquisition proceedings or Revenue Code or Transfer of Property Act, except for the 1500 m2 (approx) acquired by the government of Goa for construction of a school.

7. The Vendors shall indemnify the Purchasers against any claim that may be made by any third party against the Vendors causing defect to the marketability of the title of the Vendors and/or causing hindrance or obstruction to the Vendors and/or for peaceful use and occupation to the Purchasers land sold under this Sale Deed.

8. The Purchasers hereby covenant with the Vendors that they have no objection to and shall not in any residential or commercial construction of operation/running of the same, by the Vendors wherein, in the above mentioned plots bearing nos. 36

Sadiq Sheru
P. S. Kaudolkar

Jaudolkar

9. The Vendors and Purchasers do hereby declare their mutual consent and No Objection to and assure their full co-operation as may be necessary for the partition of their respective shares in the entire property ODXEL and for the mutation for getting their respective names recorded in the Survey Records of Rights of City Survey, Panaji.

SCHEDULE I

(Description of the property hereby sold)

All that undivided portion of land admeasuring 6451.62 m2, which is the resultant part after the deduction of an area of 1600 m2 retained by the Vendors herein, from their entire 1/16th portion of 8051.62 m2 owned by the Vendors, out of the whole property identified as ODXEL situated at Village Taleigao, presently within the limits of Panaji Municipal Council, Taluka Tiswadi and

Sadiq Sheru
P. S. Kaudolkar

P. S. Kaudolkar

Jaudolkar

SUB REGISTRAR

Registration Sub-District of Ilhas, District North
Goa in the State of Goa which property is described
in the office of Land Registrar Ilhas under no. 19,684 at folio 138 (R) of book B-53 (new) and is enrolled in the Taluka revenue Office under Matriz No. 1258. The said whole property is surveyed under nos. 235/1 of Village Taleigao, (Annexure B), admeasures 1,28,826 m2 and is bounded as under:-

Towards the North : Property belonging to Comunidade of Taleigao & Goa University.
Towards the South : By the River Zuari.
Towards the East : By the Property of Salesian Society and another.

Towards the West : With the Property of Olivia Pinto.

SCHEDULE II

Description of the Property (developed plots) retained by the Vendors herein.

All that portion of land admeasuring 1600 m2 shown on the plan attached hereto as annexure 'A', which

[Signature]

Sandy Sherkar

38

[Signature]

R.S. Kaudalkar

[Signature]

plan is a copy of the Finally Approved sub-division plan issued by the North Goa Planning and development Authority vide their letter No: NGPDA/T/534/644/97 dated 7-10-1997, and which sub-division plan was revised and approved vide letter NGPDA/T/534/786/99 dated 31/05/99 and also approved by the Panjim Municipal Council vide letter no: 4/204/TS/96-PMC/2086; constituting of plot no.17 (368 m2), plot no. 18 (401.2m2), plot no. 19 (401.2m2) and plot no. 20 (429.6m2) which portion of land is part of Survey no. 235/1 of Village Taleigao and which individual plots are bounded as follows:-

Plot No 17 (368 m2)
On the Northern boundary : By Survey No. 237/ Land belonging to the Goa University.

On the Southern boundary : By 10 mts. wide road of 16 mts.

On the Eastern boundary : By Plot No.18 of 23 mts.

On the Western boundary : By Plot No.16B of 23 mts.

Sandy Sherkar

39

[Signature]

R.S. Kaudalkar

[Signature]

SUB REGISTRAR

Plot No 20 (429.6 m2)

On the Northern boundary of 20 mts.

: By Survey No. 237/ Land belonging to the Goa University.

On the Southern boundary of 17.5 mts.

: By 10 mts. wide road

On the Eastern boundary of 23 mts.

: By Plot No.21

On the Western boundary of 23 mts.

: By Plot No.19

IN WITNESS WHEREOF the Parties hereto have signed this Deed of Sale on the day, month and the year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS :

1. SMT. ELVIRA LOURDES DE ASSUNCAO XAVIER MARTINS VIEGAS *Elvira Martins Viegas*
2. SHRI. ANTONIO XAVIER B. VIRGAS *Antonio Xavier B. Virgas*

SIGNED AND DELIVERED BY THE

Sady Sheria
D. S. Kandolkar
Kandolkar

Plot No 18 (401.2 m2)

On the Northern boundary of 17.4 mts.

: By Survey No. 237/ land belonging to the Goa University.

On the Southern boundary of 17.5 mts.

: By 10 mts. wide road

On the Eastern boundary of 23 mts.

: By Plot No.19

On the Western boundary of 23 mts.

: By Plot No.17

Plot No 19 (401.2 m2)

On the Northern boundary of 17.4 mts.

: By Survey No. 237/ Land belonging to the Goa University.

On the Southern boundary of 17.5 mts.

: By 10 mts. wide road

On the Eastern boundary of 23 mts.

: By Plot No.20

On the Western boundary of 23 mts.

: By Plot No.18

Sady Sheria

D. S. Kandolkar
Kandolkar

1578
150 196
I 796
24-9-1999
Sd/- J. A. L. Rodrigues.

13

Note of Return :-

This document will be returned on 24-9-1999

Notes of corrections: Nil.

Number of mistakes: Nil.

This is the true copy of the original.

Endorsement copied by: Handwritten Signature

True copy and endorsement compared by: Handwritten Signature

Reader / Examiner: Handwritten Signature

Handwritten Signature



Copy of Endorsement and certificate

- 1) Smt. Elvira Lourdes also known as Smt. Elvira Lourdes de Assuncao Xavier Martins Viegas, major housewife, r/o Xavier. Antunes Almeida Esquitava da Rosario Lourdes de Assuncao Martins, r/o Ithas.
- 2) Shri. Antonio Xavier B. Viegas, Major, Service, r/o Casuarina, Ithas.
- 3) Shri. Sadiq Shaukat Sheikh, major, married, r/o Shaukat Ali Sheikh, businessman, r/o Miramar.
- 4) Smt. Sadiya Sheikh, major, r/o Miramar.

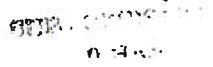
- Sd/- Elvira Martins Viegas.
- Sd/- A. X. B. Viegas.
- Sd/- Sadiq S. Sheikh.
- Sd/- Sadiya Sheikh.

Paqim, dated the 12/7/1999

Sd/- J. A. L. Rodrigues.



NOC from NGPDA / S/T / 885 / 1761 / 99
 dt. 15/9/99 furnished today.
 Paqim, dated: 21/9/99
 Sd/- J. A. L. Rodrigues.



1578
150 196
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