

TRUE COPY



गोवा GOA

Serial No. 1220 Place of Vendor MARGAO Date: 12/8/17

417678

Value of Stamp Paper: 1000/-

Name of Purchaser: Dielacke A. Baptista

Residence: Majorda Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 144000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign: [Signature]
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

[Signature]
Signature of Purchaser

[Signature]

[Signature]

DEED OF SALE

3868

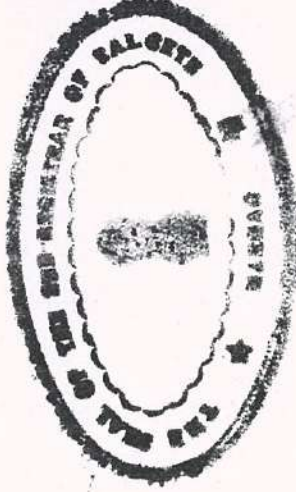
[Signature]

Uda Menares

[Signature]

T.S. Monteiro

[Signature] Capt. J. S. Baptista





गोवा GOA

Serial No. 1220, Place of Vendor MARGAO Date: 12-8/11A

Value of Stamp Paper: 1000/-

Name of Purchaser: Piccola A. Baptista

Residence: Rajaxda, Name of Father:

Purpose: Transacting } Parties

As there is no one single paper for the value of Rs. 144,000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. *Salcedo*
MRS SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/11/2016/AC-1
Margao-Goa
Baptista
Signature of Purchaser



THIS DEED OF SALE is made and executed at
Margao, Salcete, Goa, on this 14th Day of the
Month of AUGUST, in the year Two Thousand
and Seventeen [14.08.2017].

Witness
Witness
T.G. Monteiro
Piccola A. Baptista





गोवा GOA

Serial No. 1220, Place of Vendor MARGAO Date: 12/8/18

417676

Value of Stamp Paper: 1000/-

Name of Purchaser: *Piedade A. Baptista*

Residence: *Majorda*, Name of Father:

Purpose: Transacting }
Parties

As there is no single paper for the value of Rs. 144,000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. *Salvador*
MRS SALONI S. KOLWALKAR

Lic No JUD/VEN-LIC/1/2016/AC-1

Margao-Goa

Signature of Purchaser



BETWEEN

1. MRS. MARIA GUILHERMINA ANA DO
PERPETUO SOCORRO GOMES
MONTEIRO alias MEENA FERNANDES, d/o

Luiz Carlos *Ida Meneses*
Monteiro *T-G Monteiro* *Monteiro*
Dr. Baptista *Chap. 10/18*





गोवा GOA

417677

Serial No. 417677 Place of Vendor MARGAO Date: 12/8/21

Name of Purchaser: JOAO FENELON MONTEIRO FERREIRA

Name of Vendor: JOAO FERREIRA FERREIRA

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 1000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign: Mrs SALONI S. KOLWALKAR Lic No JUDIVEN-LIC/112016/AC-1 Margao-Goa

Signature of Purchaser



late Domingos Joao Fenelon Monteiro, and widow of late Newton Dalmia Barros Pereira e Fernandes, aged about 67 yrs., widow, Housewife, holding PAN No. AAGPF1324G,

Witnesses: Ulla Meneses, T.G. Monteiro, J. Monteiro





गोवा GOA

062927

Serial No. 1220 Place of Vendor MARGAO Date: 12/8/17
 Value of Stamp Paper: 20000/-
 Name of Purchaser: Piedade A. Baptista
 Residence: Majorda Name of Father:
 Purpose: Transacting } Parties
 As there is no one single paper for the value of Rs. 144000/-
 Additional stamp papers for the completion of the value are
 attached along with.
 Stamp Vendor's Sign. Noted
 Mrs SALONI S. KOLWALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-1
 Margao-Goa
RS
 Signature of Purchaser



AADHAAR CARD No. 4852 9442 0327, Mobile

No.; Resident of Bento Minguel Bldg., P.O.
 N.I.O., Dona Paula, Taluka, Tiswadi, Goa, and
 her children;

Margarida Ilda Mendes
Alfonso T.G. Monteiro
Ken Baptista Baptista





गोवा GOA

062928

Serial No. 1220, Place of Vendor MARGAO Date 12/8/19

Value of Stamp Paper: 20000/-

Name of Purchaser: Piedade A. Baptista

Residence: Margao Name of Father:

Purpose: Transacting } Parties

As there is no one single paper for the value of Rs. 10000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign. Acolvalcool

Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

[Signature]
Signature of Purchaser



1[a]. Mrs. KARISHMA NAZIA FERNANDES

CARDOSO, d/o late Newton Dalmia Barros

Pereira e Fernandes, aged about 34 yrs., married,

Occupation Service, holding PAN No. _____,

[Signature] Ida Menezes

Newton T.G. Monteiro Margao
[Signature] Baptista





गोवा GOA

Serial No. 1220, Place of Vendor MARGAO, Date: 12/8/11

074747

Value of Stamp Paper: 25000/-

Name of Purchaser: Piedade A Baptista

Residence: Margao, Name of Father:

Purpose: Transacting Parties }

As per one single paper for the value of Rs. 144000/-
 Additional stamp papers for the completion of the value are
 attached along with.

Stamp Vendor's Sign. [Signature]

Mrs SALONI S. KOLWALKAR

Lic No JUD/VEN-LIC/1/2016/AC-1

Margao-Goa

[Signature]
 Signature of Purchaser



AADHAAR CARD No. 492100457341, Mobile No. 9765663691

and her husband;

1[b]. MR. JEAN PAUL ANTONELLO
 COSTA CARDOSO, s/o Joao de Cruz Cardoso,

[Signature] [Signature] [Signature]
[Signature] T.G. Costa [Signature]
[Signature] T.G. Costa [Signature]
[Signature] T.G. Costa [Signature]





गोवा GOA

074748

Serial No. 1220 Place of Vendor MARGAO Date: 12/8/12
 Value of Stamp Paper: 25000/-
 Name of Purchaser: Dieolade A. Baptista
 Residence: blajorda Name of Father:
 Purpose: Transacting } Parties
 As there is no one single paper for the value of Rs. 121000/-
 a number of stamp papers for the completion of the value are
 attached along with.
 Stamp Vendor's Sign. Dieolade
 Mrs. SALONI S. KOLWALKAR
 Lic No JUDVEN-LIC/1/2016/AC-1
 Margao-Goa
 Signature of Purchaser



aged about 45 yrs., married, Art Director, holding

PAN No. not maintaining, AADHAAR CARD No.

not maintaining, Mobile No. 9798685862, both

Resident of Bento Minguel Bldg., P.O. N.I.O.,

Dona Paula, Taluka, Tiswadi, Goa; Mumbai

Mumbai Uda Nemer

Mumbai Tiswadi

Mumbai CRP



not maintaining
not maintaining
Mumbai
Mumbai
Mumbai
CRP



गोवा GOA

Serial No. 1220.....Place of Vendor MARGAO Date: 12/8/14

Value of Stamp Paper: 25000/-

Name of Purchaser: Piccola A. Baptista

Residence: Majorda Name of Father:.....

Purpose:..... Transacting } Parties

As there is no one single paper for the value of Rs. 25000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign. [Signature]
 Mrs SALONI S. KOLVALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-1
 Margao-Goa

Signature of Purchaser



074749

1[c]. Mrs. KRISHA NAARAH FERNANDES,

d/o late Newton Dalmia Barros Pereira e

Fernandes, aged about 38 yrs., married,

Occupation Service, holding PAN No. -----,

AADHAAR CARD No. 5402 0109 9861,

Mobile No. 9545429556, and her husband; [Signature]

[Signature] [Signature] [Signature]





गोवा GOA

Serial No. 1228 Date of Vendor MARGAO Date 12/8/17 074750

Name of Stamp Paper: 25000

Name of Purchaser: Pedro de S. Baptista

Residence: Mojas da, Name of Father,

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 14,400/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign. [Signature]
 Mrs SALONI S. KOLWALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-1
 Margao-Goa
[Signature]
 Signature of purchaser



1[q]. MR. PAUL ROBERT HEARMON, s/o

Mr, Christopher Peter Hearmon, aged about 42 yrs, married, Occupation Service, holding PAN

No. -----, AADHAAR CARD No. -----

-----, Mobile No. 9545489556, both Resident of

Bento Minguel Building, P.O. N.I.O., Dona

Paula, Ilhas, Goa;

[Signatures]
 T.C. Member
 T.C. Member
 T.C. Member
 T.C. Member



2. MRS. FATIMA FILOMENA NOEMIA ILDA

GOMES E MONTEIRO, d/o late Domingos Joao

Penelon Monteiro, and wife of late Carlos Mario

Antonio Menezes, aged about 65 yrs., widow,

housewife, holding PAN No. AENFEM06560Z,

AADHAAR CARD No. 5375 3754 9509, Mobile

No. 9822100886, Resident of H. No. 1588, B. B.

Borkar Road, Alto-Porvorim, Bardez, Goa, and her
Children;

2[a]. MRS. KARLA MENEZES, d/o late Carlos

Mario Jose Antonio Menezes, aged about 36 yrs.,

married, Service, holding PAN No.

ALUPM9131H, AADHAAR CARD No. 2380

3582 0179, R/o House no. 1588, B. B. Borkar

Road, Alto Porvorim, Bardez, Goa;

2[b]. MR. ROYDON ADRIANO ALPHONSO,

s/o Edward E. J. Alphonso, aged about 34 yrs.,

married, service, holding PAN No. AJUPA6184E,

AADHAAR CARD No. 9908 2914 1818, both

Resident of Flat No. 2, Builg. No. 2-B, Models

Millenium Vistats, Caranzalem, Tiswadi, Goa;

Ulda Menezes

Alphonso

Alphonso

T.C. Monteiro

Borkar Chopankar



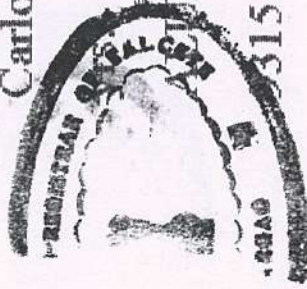
not
me

T.C.M
CB
me



2[c]. MISS KATIA MARIA MENEZES, d/o late

Carlos Mario Jose Antonio Menezes, aged about 32
spinster, Service, holding PAN No.
ACJPM9130G, AADHAAR CARD No. 3048
315 8777;



2[d]. MR. CRAIG ANTHONY MENEZES, s/o

late Carlos Mario Jose Antonio Menezes, aged
about 28 yrs., bachelor, Businessman, holding PAN
No. AVEPM3297L, AADHAAR CARD No. 8806
8043 6910, both Resident of H. No. 1588, B. B.
Borkar Road, Alto-Porvorim, Bardez, Goa,

3. MR. EVENCIO FRANCISCO MONTEIRO,

S/o late Domingos Joao Fenelon Monteiro, aged
about 64 yrs., Married, Marine Officer, holding
PAN No. ACJPM4426B, AADHAAR CARD No.
6706 3341 8535, Mobile No. 9892691206, and his

wife,



MRS. MARIA CELIA TEREZA DE
ALTINA GRACIAS E. MONTEIRO, wife of

Mr. Evencio Francisco Monteiro, aged about 56

Evencio Monteiro
Altina Monteiro
Francisco Monteiro

MA
TC-H
TC-H
TC-H

YRS., Married, Housewife, holding PAN No. ATPPPM



1816N, AADHAAR CARD No. 8501 5252 7798,
Mobile No. 9823288061; both R/o F-1, Roshelle, A-
Chidvilas Colony, Behind P.W.D. Water
Supply, St. Inez, Caranzalem, Tiswadi, Goa;

[Handwritten signatures and initials]
T.G.H.
* CB
SH

4. MR. EMIDIO FRANCISCO MONTEIRO,

S/o late Domingos Joao Fenelon Monteiro, aged
about 63 yrs., Married, ^{Retired} ~~Housewife~~, holding PAN
No. AGIPM3126, AADHAAR CARD No.
374453170821, Mobile No. 9326102819; and his
wife,

[Handwritten mark]

4[a]. MRS. TEREZA PERPETUA

MONTEIRO, wife of Mr. Emidio F. Monteiro,
aged about 61 yrs., Married, Housewife, holding
PAN No. AGXPM3279N, AADHAAR CARD No.
3636 8536 7956, Mobile No. 9326102819; both resident of

Upar, St. Estevam, Ilhas, Goa, who shall be

hereinafter jointly and collectively referred to as

THE LAND OWNERS/VENDORS [which

expression shall unless repugnant to the context or

meaning thereof, be deemed to include their heirs,

[Handwritten signatures and initials]
Uda Munez
Monteiro T.G. Monteiro
Bephas Chopra



[Handwritten signatures and initials]
T.G.H.
* CB
SH

NOTAR OF GOVT
 FIRST PART;

executors, administrators and/or assigns] of the

AND

5. **MR. PIEDADE ASSUMPCAO BAPTISTA**, s/o of Assumpcao Baptista, aged about 51 yrs., married, businessman, holding PAN No. AMFPB0529E, AADHAAR CARD No. 6389 8242 7384, Mobile No. 9822382958; and his wife,

6. **MRS. CECILIA DAMASCIANA D'SOUZA E BAPTISTA**, d/o of Anthony D'Souza, aged about 50 yrs., married, businesswoman, holding PAN No. ADSPB8041R, AADHAAR CARD No. 4967 4085 5412, Mobile No. 9822142004, booth Resident of House No. 172/1, Majorda, Salcete, Goa, who shall be

hereinafter jointly referred to as **THE PURCHASERS** which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and/or assigns] of the **SECOND**

PART;

AND WHEREAS, all the parties to this Deed of

Sale, are Indian Nationals.

Refer to Ida Menezes Menezes
Mentioned in the mention
Refer to Chap. 10



AND WHEREAS, The Land Owners/Vendors at



Nos. 1(a), 1(b) of the First Part, have appointed, Constituted and Nominated the Vendor at Sr. No.1, Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro, their mother/mother-in-law, aged about 67 years, Resident of P.O. N.I.O., Dona Paula, Taluka, Tiswadi, Goa, as their true and Lawful Attorney, by way of document of Power of Attorney, dated 05.08.2017, executed before Notary and Advocate, Mr.Fernando Jorge, having office at Manguirish, 18th June Road, Panjim, Goa, under his Reg. No. 2666.

AND WHEREAS, The Land Owners/Vendors at

Sr. Nos. 1(c), 1(d) of the First Part, have Appointed, Constituted and Nominated the Vendor at Sr. No.1, Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro, their mother/mother-in-law, aged about 67 years, Resident of P.O. N.I.O., Dona Paula, Taluka, Tiswadi, Goa, as their true and Lawful Attorney, by way of document of Power of Attorney, dated

Refered
Alta Mendes
Monteiro
Tiswadi
Perpetuo Socorro
Choplin

20.10.2012, executed before Notary and Advocate,
 Mr. Shridhar Tamba, having office at Panjim, Goa,
 under his Reg. No. 39995.

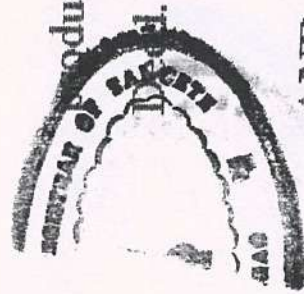


AND WHEREAS, The Land Owners/Vendors at
 Sr. Nos. 2(a), 2(b), 2(c) and 2(d) of the First Part,
 have Appointed, Constituted and Nominated The
 Prospective Land Owner/Vendor at Sr. No. 2, Mrs.
 Fatima Filomena Noemia Ilda Gomes e Menezes,
 d/o late Domingos Joao Fenelon Monteiro, and
 widow of late Carlos Mario Jose Antonio Menezes,
 aged about 65 yrs., widow, Housewife, holding
 AADHAAR CARD No. 5375 3754 9509, Resident
 of H. No. 1588, B. B. Borkar Road, Alto-Porvorim,
 Bardez, Goa, as their true and Lawful Attorney, by
 way of document of Power of Attorney, dated
 25.05.2017, executed before Notary and Advocate,
 Mr. Jaiprakash V. Naik, having office at Opp.
 Hotel Venit, Panjim, Goa, under his Reg. No.
 4582/17, dated 25.05.2017.

Notarized Copies of Power Of Attorney, dated
 05.08.2017, 20.10.2012 and 25. 05. 2017 are

Notarized
M. S. T. Monteiro
Notary
Signature
Chapote
Signature
Signature





roduced herewith thereby forming part of this

AND WHEREAS, the LAND OWNERS/
VENDORS have represented to the PURCHASER,
as follows :

[A]. There exists a Landed Property, known as
PERCONAICALEM COTUMBONA, situated at
Fernatalem, Village Calata, Salcete Taluka, South
Goa District, Goa, not described in the Land
Registration Office at Salcete, but inscribed in the
Taluka Revenue Office of Salcete, at Margao,
under Matriz No. 289 [Two Hundred Eighty Nine],
in which, the name of the Property is inscribed, and
and the same is shown to be bounded as under :

On the East : With Tepanaicalem of Jose S.

Teles da Silva;

On the West : With the Railway

On the North : With Percunaicalem of Inacio

Francisco Pereira, and ditto of

Crisostomo Gonsalves; and

Mendes
Alto Pereira
Alta Mendes
T. Gonsalves
Alto Pereira
Alto Pereira



On the South : With Dumpeachi Xir of Roque

Santana Gomes.



Which Landed Property is hereinafter referred to as the SAID LARGER PROPERTY for the sake of brevity and better convenience, which is more particularly described in the SCHEDULE-A, hereunder mentioned.

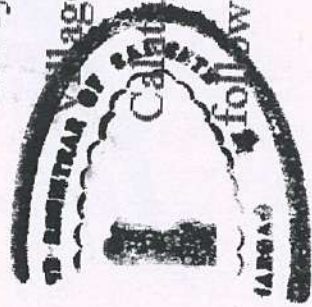
[B]. The Said Larger Property originally inscribed in the name of Tomas Estevam de Remegio de Mariano Jesus Gomes also known as Tomas Gomes, holding 1/12th Right of the Said Larger Property, equivalent to 1175 sq.mts. or thereabout, and Joao Minguel Gomes holding 11/12th Right to the Said Larger Property, as recorded in the Matriz Certificate, under No. 289.

[C]. The 1/12th Portion, having an area of 1175 sq.mts., of the said Larger Property, belonging to Tomas Gomes, wherein there exists an dilapidated House, bearing Village Panchayat of Calata House No. 86, admeasuring 149.2 sq.mts., came to be

Refered
Mention
1-6-1920
Olda Neves
Abel
Abel
Abel



surveyed for the purpose of Record of Rights of Village Calata, under Survey No. 15/5 of Village Calata, and presently the same is bounded as follows:



On the East : By the Property under Survey No.

15/6 of Village Calata;

On the West : By the Property under Survey No.

15/4 (part) & the Property under Survey No. 15/9 (part) of Village Calata ;

On the North : By Margao - Majorda Road ; and

On the South : By the Property under Survey No. 15/10 of Village Calata.

The 1/12th Portion, now surveyed under Survey No.

15/5 of Village Calata, is the subject matter of this

Deed, which is more particularly described in this

Deed in the SCHEDULE-B, hereunder, and shall hereinafter be referred to as **THE SAID PROPERTY.**



[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

The said Tomas Estevam de Remegio de Mariano Jesus Gomes alias Thomas Gomes, got married to Maria Luizinha Vas.

[E]. The said Tomas Estevam de Remegio de Mariano Jesus Gomes alias Thomas Gomes, expired on 04.03.1939, without any Will nor any disposition of his last wish, leaving behind his wife, Maria Luizinha Vas and his heirs, amongst others, his daughter, Consolacao Maria Pia Gomes.

[F]. The said Consolacao Maria Pia Gomes got married to Domingos Joao Fenelon Monteiro, who expired on 23.06.1968, intestate, leaving behind, as his widow and Moiety Sharer, the said Consolacao Maria Pia Gomes.

[G]. The said Consolacao Maria Pia Gomes, upon the death of her mother, Maria Luizinha Vas, who expired on 18.08.1968, instituted an Orphanological Inventory, bearing No. 11/970, before the Court of the Civil Judge Senior Division Bicholim [Judicial Tribunal of the Judicial Division

Referenda
Alta Menezes
Monteiro
T.G. Monteiro
CRB
CRB





[H]. In the said Orphanological Inventory

Proceedings, Mrs. Consolacao Maria Pia Gomes, widow of Domingos Joao Fenelon Monteiro, was appointed as Cabeça de Casal, wherein she has been allotted properties amongst other, the assets No. 1 to 8, as per List of Assets.

[I]. The Said Property [i.e. 1/12th Portion of the Said Larger Property] was enlisted as Item No. 6 [six] in the said List of Assets, and being so, the said Property came to be allotted to Mrs. Consolacao Maria Pia Gomes.

[J]. The said, Consolacao Maria Pia Gomes expired on 25.01.1989, and upon her death, Notarial Deed of Succession, dated 03.07.2017, was drawn, in the office of Special Notary, Tiswadi, Goa, duly recorded in Book No. 71 of Notarial Deeds, at page 88 onwards, in the office of Special Notary, Tiswadi, Goa, in terms of which the following children were declared as the universal heirs of late

Mrs. Alda Mendes
Maria Pia
António
Abeyta

Tiswadi





Consolacao Maria Pia Gomes and her husband, late Domingos Joao Fenelon Monteiro, Namely :

[i]. Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro and her husband, Mr. Newton Dalmia Barros Pereira e Fernandes.

[ii]. Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro and her husband, Mr. Carlos Mario Jose Antonio de Menezes.

[iii]. Mr. Evencio Francisco Monteiro and his wife, Mrs. Celia Tereza de Altina; and,

[iv]. Mr. Emidio Francisco Monteiro and his wife, Mrs. Tereza Perpetua Ferrao.

[k]. The husband of Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes Monteiro, namely, Newton Dalmia Barros Perreira e Fernandes expired on 13.02.2008, leaving behind, as his widow and Moiety Sharer, the said Mrs. Maria Guilhermina Ana do Perpetuo Socorro Gomes

Maria Guilhermina Ana do Perpetuo Socorro Gomes
Alta Menezes
Alta Menezes
T. C. Perpetuo
Alta Menezes





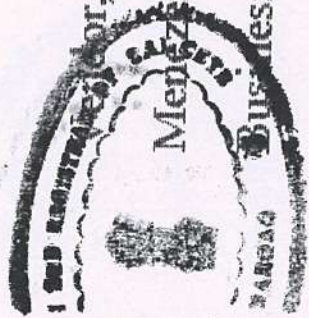
Monteiro, and his children, namely, [i]. Karishma Fernandes Cardoso, married to Jean Paul Antonello Costa Cardoso, and [ii]. Krisha Naarah Fernandes, married to Paul Robert Hearmon, as sole and universal heirs.

[L]. The husband of Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro, namely, Carlos Mario Jose Antonio de Menezes, expired on 22.05.2017, living behind, as his widow and Moiety Sharer, the said Mrs. Fatima Filomena Noemia Ilda Gomes Monteiro, and the following children, as his sole and universal heirs, namely,

[i]. Karla Menezes, d/o late Carlos Mario Jose Antonio Menezes, aged about 36 yrs., married, Service, [ii]. Mr. Roydon Adriano Alphonso, s/o Edward E. J. Alphonso, aged about 34 yrs., married, service, both Resident of Flat No. 2, Bulg. No. 2-B, Models Millenium Vistats, Caranzalem, Tiswadi, Goa; [iii]. Miss Katia Maria Menezes, d/o late Carlos Mario Jose Antonio Menezes, aged about 32 yrs., spinster, Service, and her brother; [iv]. Mr. Craig Anthony Menezes, the



Karla Menezes
Ulda Menezes
Mr. Roydon Alphonso
Miss Katia Menezes
Mr. Craig Anthony Menezes



...or, s/o late Carlos Mario Jose Antonio
Menezes, aged about 28 yrs., bachelor,
Businessman, both Resident of H. No. 1588, B. B.
Borkar Road, Alto-Porvorim, Bardez, Goa, as sole
and universal heirs.

[M]. The LAND OWNERS/VENDORS, as
aforesaid, being the Legal Heirs/Representatives of
said Thomas Gomes, are the exclusive owners in
possession of the Said Property

AND WHEREAS, the LAND OWNERS/
VENDORS, have further represented to the
PURCHASERS that:

(a). The LAND OWNERS/VENDORS are the
exclusive owners in possession of the Said
Property, and the Said Property is free from all



(b). The LAND OWNER'S/VENDOR'S title to the
Said Property is clean, clear, unencumbered,
marketable and subsisting;

Menezes
Alida Menezes
M. Gomes
Alida Menezes
Alida Menezes



(c). The LAND OWNERS/VENDORS have not agreed to sell the Said Property to any Third Party.

(d). There is no litigation or any other legal proceedings pending in any Court or Tribunal in respect of the Said Property.

(e). There are no difficulties, legal or otherwise, for sale of the Said Property on the condition of "AS IS WHERE IS BASIS" to the PURCHASERS.

(f). There are no dues / arrears payable to any Government or Semi-Government Authorities in respect of the Said Property.

AND WHEREAS, the PURCHASERS have approached the LAND OWNERS/VENDORS with a proposal to purchase THE SAID PROPERTY, by way of executing a Deed of Sale, and the LAND OWNERS/ VENDORS, have agreed to sell to the PURCHASERS, the SAID PROPERTY, which is fully described in the SCHEDULE-B, appearing herein-below, and which is more particularly

refer to *Wald Meneles*
Wald Meneles
Wald Meneles
Wald Meneles





mentioned in the Plan, annexed hereto, for a total sale consideration of Rs. 48,00,000/- [Rs. Forty Eight Lakhs only], which is also the prevailing market price.

NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS FOLLOWS:

1. THAT in consideration of sum of Rs. 48,00,000/- [Rs. Forty Eight Lakhs only], paid by the Purchasers to Land Owners/Vendors, by way of Demand Draft, drawn in favour of above referred Land Owners/Vendors, individually, bearing [i] D.D.No. 082756, dated 14.08.2007, Drawn on Canara Bank, Cansaulim, in favour of Maria Guilhermina Fernandes, for Rs. 12,00,000/-, [ii] D.D.No. 082755, dated 14.08.2077, Drawn on Canara Bank, Cansaulim, in favour of Fatima Ilda Menezes, for Rs. 12,00,000/-, [iii] D.D.No. 082754, dated 14.08.2017, Drawn on Canara, Cansaulim, in favour of Evencio Monteiro, for Rs. 12,00,000/-, and [iv] D.D.No. 082753, dated 14.08.2017, Drawn on Canara Bank, Cansaulim, in favour of Emedio F. Monteiro; the receipt whereof

the Land Owners / Vendors do hereby admit,

Witnesses Ilda Menezes Monteiro T.G. Monteiro
Witnesses [Signature] [Signature]





I hereby acknowledge and confirm to the Purchasers, they, Land Owners/Vendors hereby grant, transmit, sell, assign, release, convey, assure and transfer by way of Sale to the Purchasers, 1/12th Portion, admeasuring an area of 1175.00 sq.mts., of the said Larger Property, surveyed for the purpose of Record of Rights of Village Calata, under Survey No. 15/5 of Village Calata, referred in this Deed as SAID PROPERTY and is more particularly described in SCHEDULE-B, hereunder and identified in the Plan annexed, TOGETHER WITH all the rights, title, liberties, privileges, interest, possession, dominion, easements, open spaces, accesses, structure/s, house/s, roads and whatsoever appurtenant thereto and TOGETHER WITH all the fixtures and fittings, amenities/facilities to hold, occupy and enjoy the same forever as owners, absolutely and freely, as deemed fit, from any encumbrances, charges, liens, mortgages, claims or demands etc. from the Land Owners/Vendors or any other person/s or entity. The Land Owners/Vendors have to-day and simultaneously

with the execution hereof put the PURCHASERS

Indevar
Usha Muleer
Maleno
Manoj
T.G. MONTU
Rajesh
Chopla





possession of the Said Property.

2. THAT the LAND OWNERS/VENDORS covenant unto the PURCHASERS:

[a]. The Purchasers shall, as from to-day, lawfully and peaceably hold, possess and enjoy the Said Property with all appurtenances thereto and to receive profits therefrom for their own use and benefit without any interruption, claims or demands whatsoever from LAND OWNERS/VENDORS or any other person/s or entity lawfully or equitably claiming by, from, under or in trust for them.

3. THAT the LAND OWNERS/VENDORS freely, clearly and absolutely acquitted, released and forever discharged the Said Property to the PURCHASERS.



THAT in case, at any time in future, if any objection is raised to the present sale or the present sale is challenged in any Court of Law, by any Party claiming to be the Co-owner/s of the Said


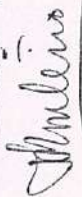

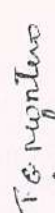


Robert *Ida Meneer* *Monkers*
Montan *T.C. Mouton*
Robert *Chapman*

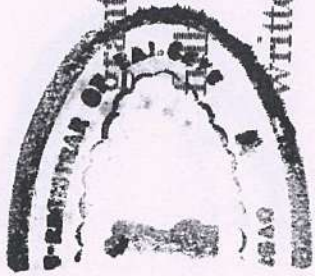


Property and/or of violation of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the said Property, the LAND OWNERS/VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the Said Property from the consideration paid herein.

5. THAT the physical possession of the said Property has been given to the PURCHASERS on the date of execution of this Deed of Sale and the PURCHASERS hereby confirm the same.

6. THAT notwithstanding any act, deed, matter or thing whatsoever by THE LAND OWNERS/VENDORS, or any person or persons lawfully or equitably claiming by, from, through, under or in trust for any of them made, done, committed or omitted or knowingly suffered to the contrary, THE LAND OWNERS/VENDORS, have good right, full power and absolute authority to

 Sada Mures 
 Sada Mures 
 Sada Mures  Sada Mures



grant, convey and assure the SAID PROPERTY, described in the SCHEDULE-B, hereunder written, hereby assured and intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.

7. THAT it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to enter upon, possess and enjoy the SAID PROPERTY described in the SCHEDULE-B, hereunder written, and every part thereof, and to receive all rents, issues and profits thereof, and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and/or demand whatsoever for or by him, THE LAND OWNERS/VENDORS, or by any person or persons lawfully or equitably claiming or to claim by /under or in trust for any of them and that; free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by THE LAND OWNERS/VENDORS,

well and sufficiency saved, defended and kept

Welford *Alda Mamerlan Montorio*
Alfonso *T. Montorio*
Kiri Redondo *Chop de la*





without any claimless and indemnified of, from and against all claims, demands, debts, liabilities, claims, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by THE LAND OWNERS/VENDORS, or any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them.

8. THAT the LAND OWNERS/VENDORS, and all persons having or lawfully or equitably claiming any estates or interest whatsoever in the SAID PROPERTY described in the SCHEDULE-B hereunder written or any part thereof, from, under or in trust for THE LAND OWNERS/VENDORS, shall and will and from time to time and at all times hereafter at the request and the cost of the executants all such further and other lawful reasonable acts, deeds, things, assurance in respect of the SAID PROPERTY whatsoever for the better and more perfectly assuring the title to the SAID PROPERTY and every part thereof unto and to the PURCHASERS in the manner aforesaid, as by the PURCHASERS shall be reasonably required.

Witness
 My hand & seal
 Sd/- *Abba Muneer*
 Sd/- *Abba Muneer*
 Sd/- *Abba Muneer*





THAT none of the Parties to this Deed of Sale belonging to the Scheduled Tribes or Scheduled Castes, as made applicable to the State of Goa, in terms of the Notification No: RD/ LND/ LRC / 318 / 77, dated 21.08.1978.

SCHEDULE - A

THAT LANDED PROPERTY, known as PERCONAICALEM COTUMBONA, situated at Fernatalem, Village Calata, Salcete Taluka, South Goa District, Goa, not described in the Land Registration Office at Salcete, but inscribed in the Taluka Revenue Office of Salcete, at Margao, under Matriz No. 289 [Two Hundred Eighty Nine], in which, the name of the Property is inscribed, and and the same is shown to be bounded as under :

On the East : With Tepanaicalem of Jose S.

Teles da Silva;

On the West : With the Railway

On the North : With Percunaicalem of Inacio

Francisco Pereira, and ditto of

Crisostomo Gonsalves; and

W. J. Pereira
Alida Menezes
Francisco Pereira
Francisco Gonsalves
Chap. 10/10





the South : With Dumpeachi Xir of Roque
Santana Gomes.

Which Landed Property is hereinafter referred to as
the SAID LARGER PROPERTY for the sake of
brevity and better convenience.

SCHEDULE - B

ALL THAT 1/12 Portion, admeasuring an area of
1175.00 sq.mts., forming part of the Property,
known as "P E R C O N A I C A L E M
COTUMBONA", situated at Fernatalem of Calata,
not described in the Land Registration Office at
Salcete, but inscribed in the Taluka Revenue
Office, under Matriz Number Two Hundred Eighty
Nine [No. 289], and Surveyed for the purpose of
Record of Rights, of Village Calata, and the same
is bounded as follows:

On the East : By Survey No. 15/6 ;

On the West : By Survey No. 15/4 (part) &

Survey No. 15/9 (part);

Almeida

Almeida

Almeida

Almeida





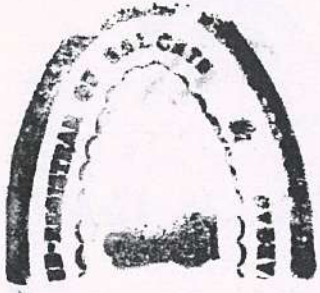
On the North : By Road ; and
On the South : By Survey No. 15/10.

The Said Property surveyed under Survey No. 15/5
of Village Calata is delineated in Red colour in the
Plan area and herewith signed by the Parties.

IN WITNESS WHEREOF the parties hereto have
set and subscribed their respective hands on this
DEED OF SALE on the day, month, year and place
first hereinabove mentioned.

[Signature]
[Signature] *[Signature]*
[Signature] *[Signature]*



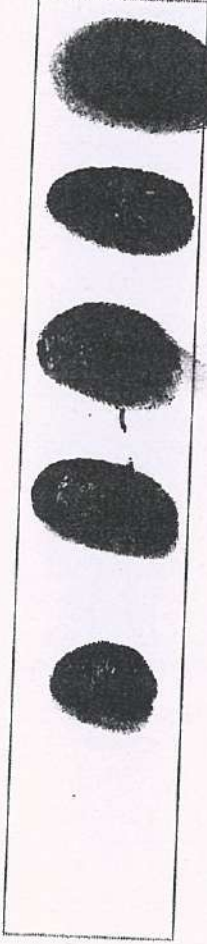


**SIGNED AND DELIVERED
BY THE WITHIN NAMED,
THE LAND OWNERS/Vendors.**

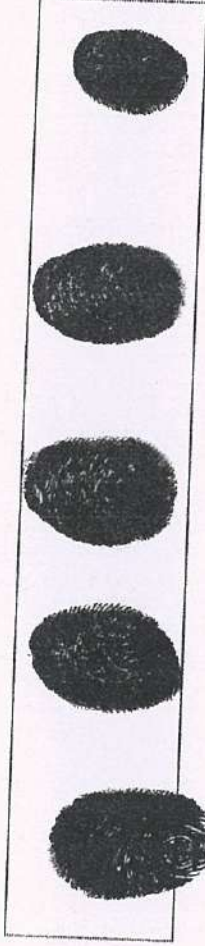


Maria Guilhermina A. do P. G. & Monteiro

1. Mrs. Maria Guilhermina A. do P. G. & Monteiro, for self and as constituted Attorney of the Land Owners/Vendors at Sr. Nos. 1(a), 1(b), 1(c) & 1(d).



Left hand finger prints of Mrs. Maria Guilhermina A. do P. G. Monteiro



Right hand finger prints of Mrs. Maria Guilhermina A. do P. G. Monteiro

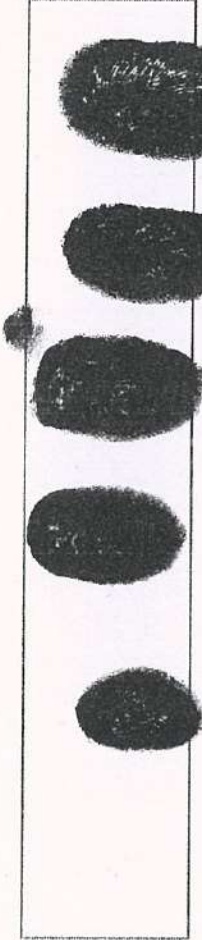
Maria Guilhermina A. do P. G. & Monteiro
Maria Guilhermina A. do P. G. & Monteiro





Sida Meneses Sida Meneses

2. Mrs. Fatima F. N. I.G. & Monteiro, for self and as constituted Attorney of the Land Owners/Vendors at Sr. Nos. 2(a), 2(b), 2(c) & 2(d).



Left hand finger prints of Mrs. Fatima F. N. I.G. & Monteiro



Right hand finger prints of Mrs. Fatima F. N. I.G. & Monteiro

refered to Sida Meneses
F. N. I.G. & Monteiro
Sida Meneses

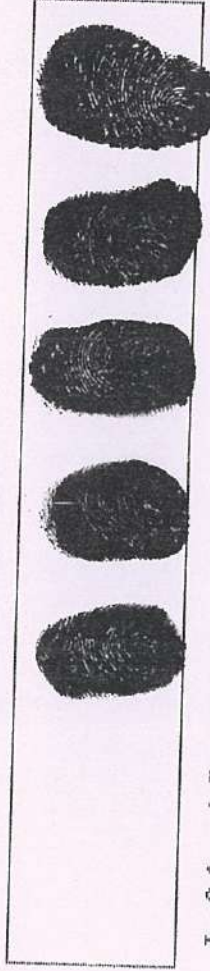




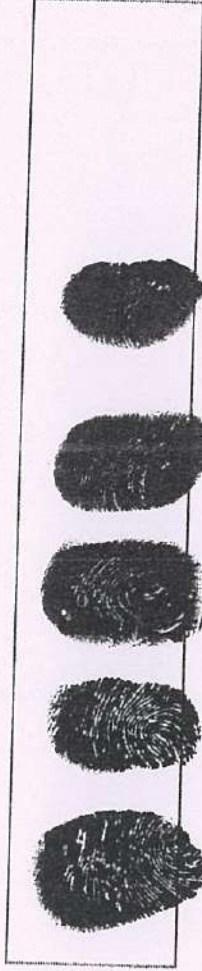
Monteiro

Monteiro

3. Mr. Evencio Francisco Monteiro



Left hand finger prints of Mr. Evencio Francisco Monteiro



Right hand finger prints of Mr. Evencio Francisco Monteiro

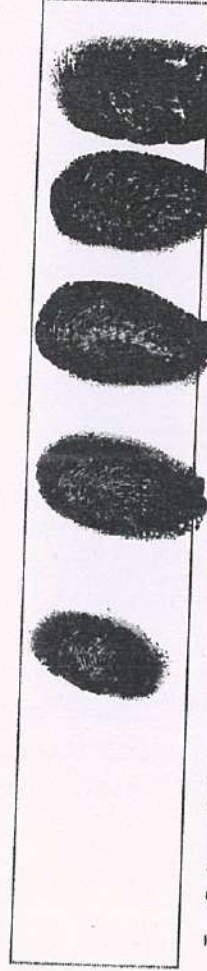
Refer to Uda Meneves Monteiro
Monteiro T. G. Monteiro
Monteiro R. B. Monteiro
Monteiro



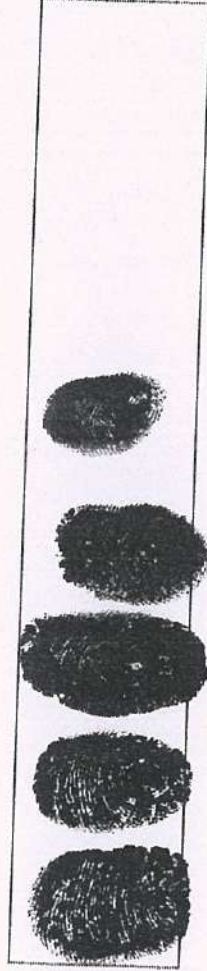


T.G. Monteiro

3[a]. Mrs. Maria Celia Tereza de Alfina



Left hand finger prints of Mrs. Maria Celia Tereza de Alfina



Right hand finger prints of Mrs. Maria Celia Tereza de Alfina

witnesses Uda Menezes Monteiro
T.G. Monteiro
Rafael Choptik



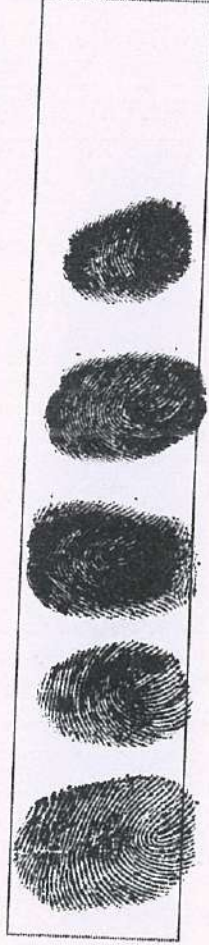


[Handwritten signature]

4. Mr. Emidio Francisco Monteiro



Left hand finger prints of Mr. Emidio Francisco Monteiro



Right hand finger prints of Mr. Emidio Francisco Monteiro

refer *Ada Nunes Monteiro*
Monteiro T-G. Monteiro
Nunes Baptista

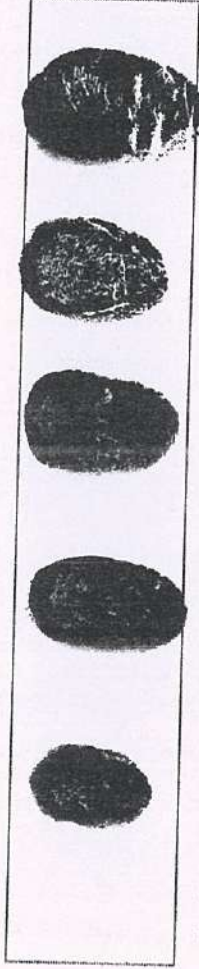




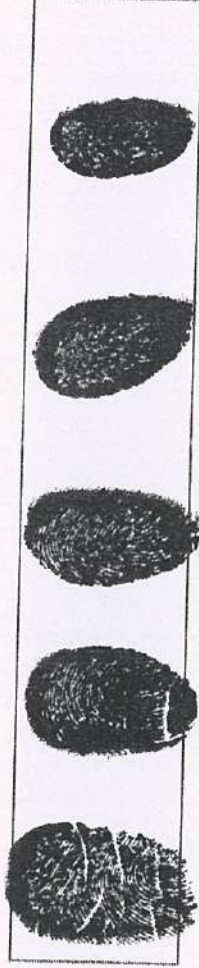
Tina

Monteiro

4[a]. Mrs. Tereza Perpetua Ferrao



Left hand finger prints of Mrs. Tereza Perpetua Ferrao



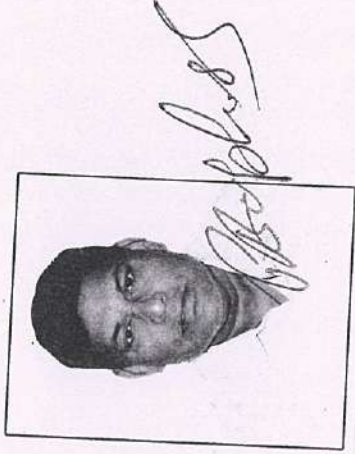
Right hand finger prints of Mrs. Tereza Perpetua Ferrao

Monteiro *Uda Meneses Monteiro*
Monteiro *T. Monteiro*
Monteiro *Beulah Monteiro*



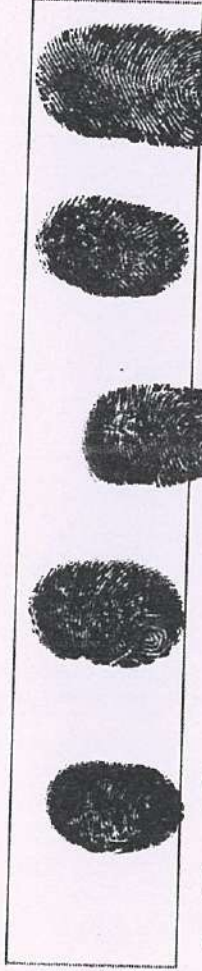


**SIGNED AND DELIVERED
BY THE WITHIN NAMED,
THE PURCHASERS.**

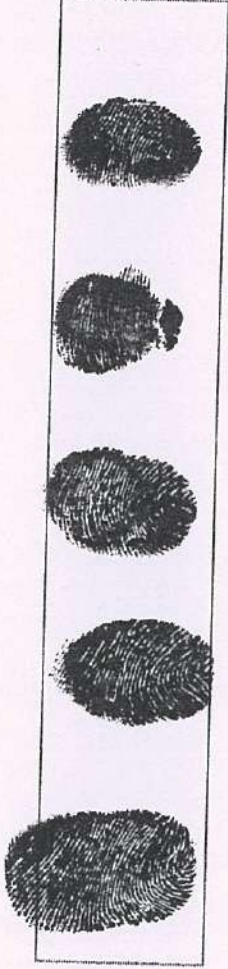


P. Baptista

5. Mr. Piedade A. Baptista



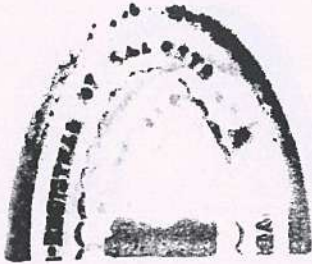
Left hand finger prints of Mr. Piedade A. Baptista



Right hand finger prints of Mr. Piedade A. Baptista

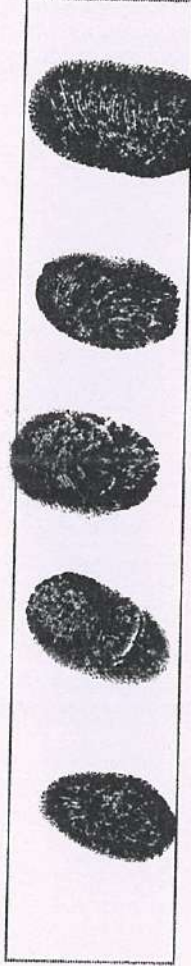
Attestada
M. Monteiro
M. Baptista
M. Baptista



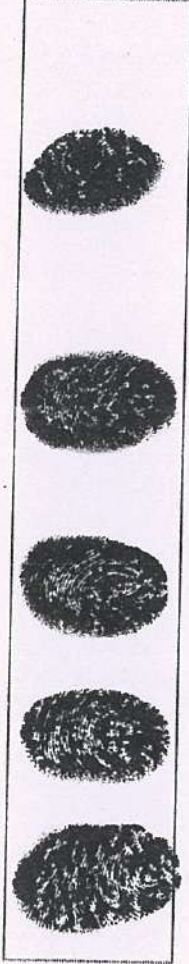


Cecilia D. D'Sousa e Baptista

6. Mrs. Cecilia D. D'Sousa e Baptista



Left hand finger prints of Mrs. Cecilia D. D'Sousa e Baptista



Right hand finger prints of Mrs. Cecilia D. D'Sousa e Baptista

WITNESSES:

1. Paulo
Name: Paulo
Address: Margarda - Soa,

De Baptista

2. _____
Name: Vanica Baptista
Address: Camacim Gro.

Alba Menezes
Alfonso Baptista
Alfonso Baptista



REG_1_50077_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 17-08-2017 11:10:19 AM




Document Serial Number : 3860

Presented at 10:15:00 AM on 17-08-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	96000.00
2	Processing Fees	930.00
	Total :	96930.00

Stamp Duty Required: 144000.00 Stamp Duty Paid: 144000.00

Piedade Assumpcao Baptista presenter

Name	Photo	Thumb Impression	Signature
Piedade Assumpcao Baptista, S/o. Assumpcao Baptista, Married, Indian, age 51 Years, Business, r/oHno.172/1, Majorda, Salcete, Goa			

Executant

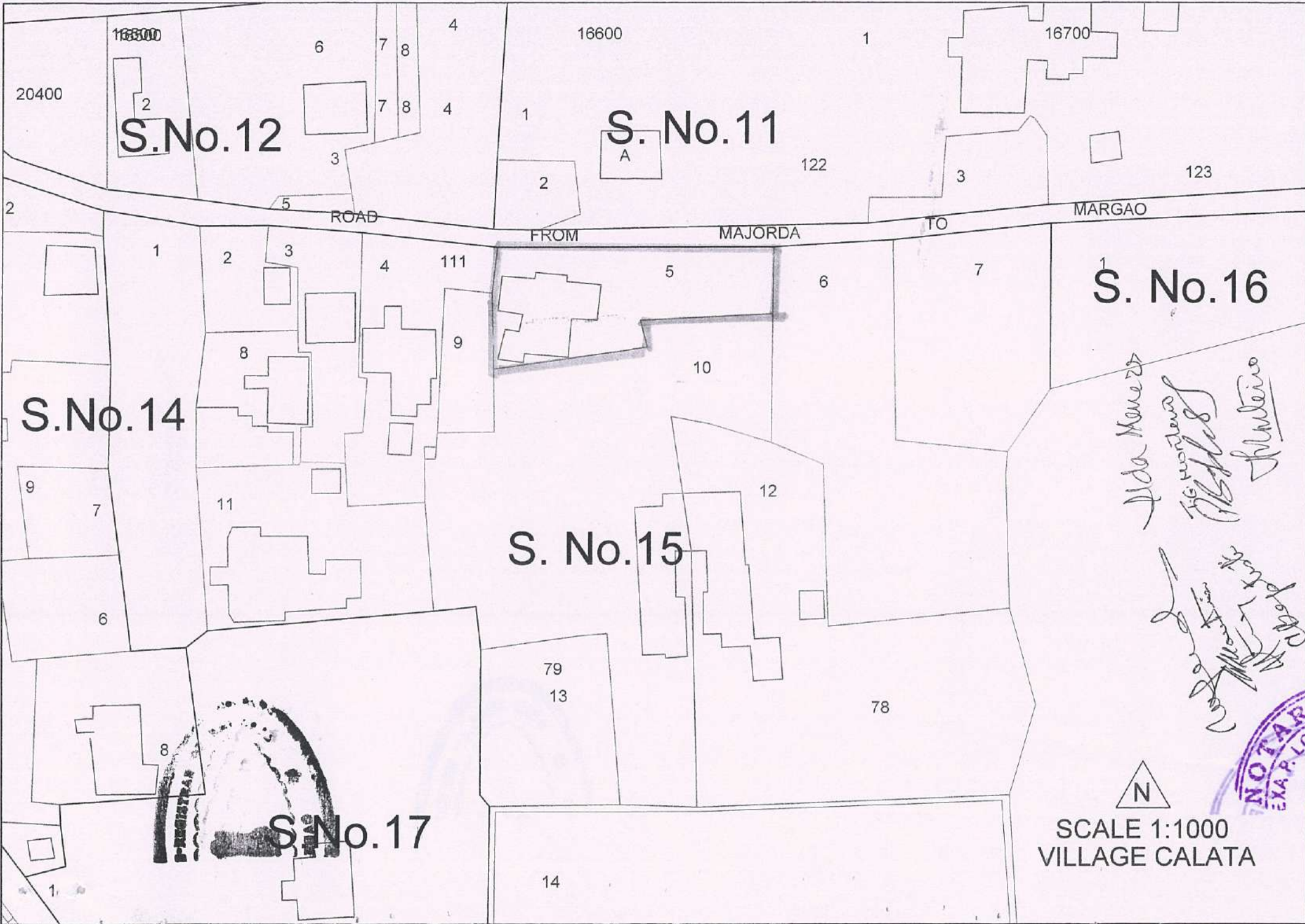
Endorsements

1 . Maria Guilhermina Ana Do Perpetuo Socorro Gomes Monteiro, D/o.Late Domingos Joao Fenelon Monteiro, Married, Indian, age 67 Years, House-Wife, r/oBento Minguel Bldg, P.OP.NIO, Dona Paula , Taluka, Tiswadi, Goa. Forself & as the POA for the Vendor No.1a,1b,1c, and 1d vide POA dtd: 5/8/2017 executed before Notary fernando Jorge, Panaji, Goa .Reg No.2666 and POA dtd: 20/10/2012 executed before Notary Shridhar Tamba, Panaji, Goa.Reg No.39995.

Photo	Thumb Impression	Signature
		

2 . Fatima Filomena Noemia Ilda Gomes E Monteiro, D/o.Late Domingos Joao Fenelon Monteiro, Married, Indian, age 65 Years, House-Wife, r/oHno.1588, B.B.Borkar Road, Alto Porvorim, Bardez, Goa. Forself & as the POA for the Vendor No.2a,2b,2c and 2d vide POA dtd: 25/5/2017 executed before Notary Jaiprakahs





Handwritten signatures:
Jida Menezes
Rajiv Menezes
Rajiv Menezes
Jubiano
Alberto
Antonio
Antonio



SCALE 1:1000
VILLAGE CALATA

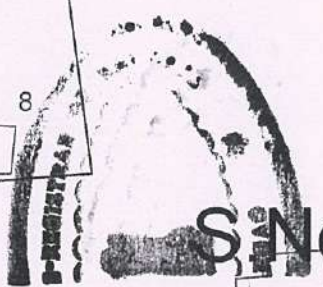


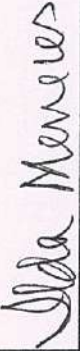





Photo	Thumb Impression	Signature
		

3 . Evencio Francisco Monteiro, S/o.Late Domingos Joao Fenelon Monteiro, Married,Indian, age 64
 Years, Marine Officer, r/oF-1, Roshelle, A- 14, Chidvilas Colony, Behind PWD Water
 Supply, St. Inez, Caranzalem, Tiswadi, Goa.

Photo	Thumb Impression	Signature
		

4 . Maria Celias Tereza De Altina Gracias E Monteiro, W/o.Evencio Francisco Monteiro, Married, Indian, age 56
 Years, House-Wife, r/oF-1, Roshelle, A- 14, Chidvilas Colony, Behind PWD Water
 Supply, St. Inez, Caranzalem, Tiswadi, Goa.

Photo	Thumb Impression	Signature
		

5 . Emidio Francisco Monteiro, S/o.Late Domingos Joao Fenelon Monteiro, Married, Indian, age 63
 Years, Retired, r/oUpar St. Estevem Ilhas, Goa.

Photo	Thumb Impression	Signature
		

6 . Tereza Peretua Monteiro, w/o.Emedio F.Monteiro, Married, Indian, age 61 Years, House-Wife, r/oUpar
 St. Estevem Ilhas, Goa.



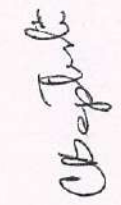
Photo	Thumb Impression	Signature
		

7 . Piedade Assumpcao Baptista, S/o.Assumpcao Baptista, Married, Indian, age 51
 Years, Businesswoman, r/oF-1, 72/1, Majorda, Salcete, Goa

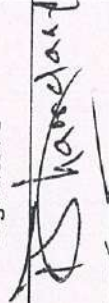


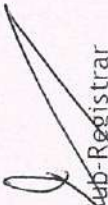
Photo	Thumb Impression	Signature
		

8 . ~~Cecilia~~ ~~Prasiana~~ D'Souza E Baptista, D/o. Anthony D'Souza, Married, Indian, age 50 Years, Business, Plot No. 172/1, Majorda, Salcete, Goa

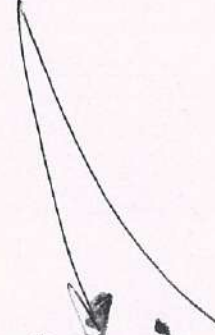
Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Prakash Bhandari , S/o. Late Bhaskar Bhandari, Married, Indian, age 67 Years, Advocate, r/o Margao, Salcete Goa	


Sub-Registrar
CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE

Certified that Mutation Fees of
Rs. 2500/- has been paid
Vide Chellan No. 2017 00608035
Dated 17.08.2017


CIVIL REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE


NOTARY
X.A.P. LOTLEKAR
SALCETE
Goa
No. 147
14-06-2021
(INDIA)



Book-1 Document
 Registration Number MGO-BK1-03791-2017
 CD Number MGOD115 on
 Date 17-08-2017

[Signature]
 Sub-Registrar (Salcete/Margao)

Scanned By:-

[Signature]

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

**REGISTRAR
 - CUM -
 - REGISTRAR
 SALCETE**

Certified to be a True
 Copy of the Original

[Signature]
 SUREXA P. LOTLECAR
 NOTARY, MARGAO
 SALCETE TALUKA
 STATE OF GOA (INDIA)
 Reg. No. 7968/2017
 Date: 13/09/2017

