भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 15000

पन्द्रह हजार रुपये

FIFTEEN THOUSAND RUPEES

Rs. 15000

सत्यमेव जयते

INDIA

गोवा GOA

014206

Sl. No. 02 Place of Vend D.T.O. Margao Date of Issue 5/4/11

Value of Stamp Paper Rs 15000/-

Name of Purchaser Alexio Francisco D'mello

Residing at Curtorim Son of

As there is no one single stamp paper for the value of Rs. 30000/-

Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

DEED OF SALE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 15000

पन्द्रह हजार रुपये

FIFTEEN THOUSAND RUPEES

Rs. 15000

सत्यमेव जयते

INDIA

GOA

Sl. No. 02 Place of Vend D.T.O. Margao Date 5/4/11

014207

Value of Stamp Paper Rs. 15000/-

Name of Purchaser Aleixo Francisco D'mello.

Residing at Curtorim Son of

As there is no one single stamp paper for the value of Rs. 30,000/- Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

THIS DEED OF SALE is made at Margao – Goa, on this 8TH day of April, Two Thousand and Eleven.

BETWEEN

1. **MRS. ALDINA PERPETUA BRAGANZA E GOMES**, daughter of Mr. Mario Almeida Braganza, aged 40 years, married, lecturer, P.A.N card No: [redacted] and her husband,

2. **MR. VICTOR HUGO GOMES,** son of Mr. Angustias Gomes, aged 42 years, businessman, married, P.A.N Card No: [redacted] residing at H. No. 498, Peqino, Pulvaddo, Benaulim, Salcete-Goa, hereinafter referred to as the **"VENDORS"** (which expression unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, successors, executors, administrators and assigns) **OF THE ONE PART.**

A N D

1. **MR. ALEIXO FRANCISCO D'MELLO,** son of Mr. Manuel Felipe D'mello, aged 50 years, Service, married, P.A.N_[redacted] and his wife,

2. **MRS. MARIA JOAQUINA D'MELLO**, daughter of Mr. Nicholas Peter Fernandes , aged 45 years, housewife, P.A.N [redacted] both residing at Ximbata, Maina Curtorim, Salcete-Goa, hereinafter referred to as the **"PURCHASERS"** (which expression unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, successors, executors, administrators and assigns) **OF THE OTHER PART.**

Both parties named herein being Indian Nationals.

WHEREAS there exists a property known as **"SEMECHEM BHAT"** or **"SIMBHAT"** situated at Curtorim, within the Village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office under the Matriz No. 90, surveyed under Nos. 499/2 and 499/3 of Curtorim Village and more Particularly described in schedule 'A' hereinbelow.

AND WHEREAS originally the said property belonged to Mr. Aristides Bossuet da Gama alias Aristides Bossuet Condilac da Gama, on whose death Dr. Artur Antonio Xavier da Gama inherited the same by virtue of a Public Will dated 10-5-1948 which is recorded in Book of Testaments No. 18 at folio 2v, executed before Notary of Comarca of Salcete.

AND WHEREAS by a Deed of Gift dated 12-3-1960 recorded in the Book No. 1089 at pages 21v, the said Artur Gama gifted the property described in Schedule 'A' to his son, Mr. Woodrow Joseph D'Gama, who by the Deed of Acceptance dated 1-6-1960, recorded in Book No. 1161 at pages 26, accepted the said Gift.

AND WHEREAS the said Mr. Woodrow Joseph D'Gama and his wife Mrs. Maria Da Luz D'Gama who were owners and procession of the said property disannexed two portions of the said property each forming an independent and separate property and disposed of

the said portions by a Deed of Sale dated 17-12-1990, duly registered in the office of the Sub-registrar of Salcete, Margao under no. 622 at pages 118 to 127 of Book No. 1 Vol. No. 181 dated 6-5-1991 sold one portion to Mr. Vincent Noronha and Jose Luis Noronha of Curtorim and by a Deed of Gift dated 31-12-1990 duly registered in the office of the Sub-Registrar of Salcete, Margao under no. 267 at pages 505 to 512 of Book No. 1 Vol. 172 dated 6-2-1991 gifted the other portion to Mr. Bento Noronha of Curtorim.

AND WHEREAS the said Mr. Woodrow Joseph D'Gama and his wife Mrs. Maria Da Luz D'Gama by Deed of Sale dated 5-4-1991 duly registered in the office of the Sub-Registrar of Salcete under no. 794 at pages 468 to 479 of Book No. 1 dated 4-7-1991 sold all that remaining part of the said property described in Schedule 'A', which remaining part/portion of the said property is described in Schedule 'B' hereinbelow to Shri. Harish Anant Bhise.

AND WHEREAS by Deed of Sale dated 12-4-1995 duly registered under no. 803 at pages 561 to 586 of Book No. 1 Volume No. 480 dated 21-4-1995, Shri. Harish Anant Bhise sold a part/portion of the said property described in Schedule 'C' admeasuring an area of 1039 Sq. Mts. hereinafter shall be referred to as the said Plot C2 to Mrs. Lira Olinda Albuquerque.

AND WHEREAS by Deed of Sale dated 24-04-2008 duly registered under no. 3465 at pages 263 to 286 of Book No. 1 Volume No. 3032 dated 01-07-2008, Mrs. Lira Olinda

Albuquerque sold a part/portion of the said property described in Schedule 'C' admeasuring an area of 1039 Sq. Mts. hereinafter shall be referred to as the said Plot C2 to the **"VENDORS"**.

AND WHEREAS the **"VENDORS"** are the absolute owner in possession and title of the Plot C2 more particularly described in Schedule 'C' hereinbelow.

AND WHEREAS the **"VENDORS"** and the **"PURCHASERS"** have agreed to sell and purchase respectively the said Plot C2 more particularly described in the Schedule 'C' hereunder written for the total price of **Rs. 15,00,000/-(Rupees Fifteen Lakhs Only)** free from all encumbrances, charges, liens whatsoever and the **"PURCHASERS"** are willing to purchase the same at the aforementioned price which is its fair market price in the said locality and the parties hereto have mutually discussed the terms of sale and payment.

AND WHEREAS the parties hereto have mutually agreed upon the terms thereof.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the sum of **Rs. 15,00,000/-(Rupees Fifteen Lakhs Only)**, paid by the **"PURCHASERS"**, the **"VENDORS"** at the time of execution of this Deed of Sale, the receipt whereof the **"VENDORS"** hereby admits and acknowledge. The **"VENDORS"** hereby sell, transfer, conveys and assures in favour of the **"PURCHASERS"** the

said Plot C2 more particularly described in Schedule 'C' hereinbelow free from encumbrances, liens, charges, claim or interest of any nature AND TO HAVE AND TO HOLD THE SAME UNTO AND TO the use of the "**PURCHASERS**" absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

SUB-REGISTRAR OF SALCETE
MARGAO

2. The **"VENDORS"** hereby declares and covenant:

(a) That they are the absolute owner of the said Plot C2 and the same is in her possession.

(b) That the said Plot C2 is free from all encumbrances.

(c) That they have not received any notice of acquisition, requisition or reservation from the Government, Village Authorities or any other Public Body or authorities, in respect of the said plot or any part thereof, under any provision of law.

(d) That they have not entered into any Agreement and/or Sale Deed with any other person/s, builders, developers or PURCHASER and/or received from them any earnest money deposit, advance or deposit in respect of the said Plot C2.

3. The **"VENDORS"** has delivered lawful, peaceful, physical and legal possession of the said Plot C2 more particularly described in Schedule 'C' to the "**PURCHASERS**" and the **"PURCHASERS"** has taken lawful, vacant and peaceful, actual, physical and exclusive possession thereof.

4. From today the **"VENDORS"** ceases to have any right, title or interest in the said Plot C2 more particularly described in Schedule 'C' hereby sold and the **"PURCHASERS"** shall become the absolute and exclusive owner thereof and shall enjoy the same, as such without any interference from the **"VENDORS"** or anyone claiming by or through them.

5. The **"VENDORS"** hereby expressly admits and acknowledges the receipt of the price of **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)**, from the **"PURCHASERS"** as aforesaid and grant acquittance for the same.

6. The **"VENDORS"** covenants that she has clear, legal and marketable title to the said Plot C2 more particularly described in Schedule 'C' and has subsisting right and authority to sell the same and assure the **"PURCHASERS"** that they shall indemnify the **"PURCHASERS"** and shall keep him indemnified in future also in case of any defect or dispute as regards the said Plot C2 more particularly described in Schedule 'C'.

7. The **"VENDORS"** hereby indemnifies that if the **"PURCHASERS"** are evicted from the said Plot C2 more particularly described in Schedule 'C' hereby sold, the **"VENDORS"** shall refund to the **"PURCHASERS"** the consideration received, by him towards the Sale of their right under this Deed of Sale.

8. The **"VENDORS"** covenants that there are no lessees, tenants, etc in respect of the said Plot C2 more particularly described in Schedule 'C'.

9. All claims, taxes, land revenues and other dues of any authority, if any, payable in respect of the aforesaid said Plot C2 more particularly described in Schedule 'C' upto the date of this Deed of Sale shall be the responsibility of the **"VENDORS"**, and thereafter of the **"PURCHASERS"**.

10. That the **"VENDORS"** shall at all times and at the request of the **"PURCHASERS"** do, execute and perform all such further acts, deeds and things, as may be required by the **"PURCHASERS"** for the purpose of more perfectly conveying and assuring in favour of the **"PURCHASERS"** the said Plot C2 more particularly described in Schedule 'C' conveyed hereunder and/or for the purpose of recording and registering in the name of the **"PURCHASERS"** the said Plot C2 more particularly described in Schedule 'C' conveyed hereunder in all Government records, including Land Revenue and Land Survey Records.

11. The market value of the said Plot C2 more particularly described in Schedule 'C' hereinbelow is **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)**, and stamp duty is accordingly paid.

SCHEDULE – A

All that property known as **"SEMECHEM BHAT"** or **"SIMBHAT"** situated at Curtorim, within the Village Panchayat of Curtorim Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete , but enrolled in the Land Revenue Office of Salcete under the Matriz No. 90, surveyed under Nos. 499/2 and 499/3 of Curtorim Village and admeasuring 5,500 Sq. Mts. and is bounded as follows:

NORTH: By the property of Paulo Jose.

SOUTH: By the property of Comunidade and by the same property **"SEMECHEM BHAT"** of Jeronimo Emiliano.

EAST: By the morod land belonging to Paulo Jose de Veiga and property **"GIMALEM"** of the Comunidade.

WEST: By the road.

SCHEDULE – B

ALL THAT part and parcel of the property described in Schedule-A above and surveyed under Survey No. 499/2 admeasuring an area of 3459 Sq. Mts. and is bounded as follows:

NORTH: By the property surveyed under Survey No. 499/1 and Plot 'B'.

SOUTH: By the Plot 'A' and property surveyed under Survey No. 499/3, 499/4 and 499/5.

EAST: By the property surveyed under Survey No. 498/1 and boundary of Raia Village.

WEST: By the property surveyed under Survey No. 499/3 and boundary of Raia Village.

SCHEDULE – C

ALL THAT Plot C2, forming part of the property described in Schedule – B hereinabove, forming an independent and separate property surveyed under Survey No. 499/2 (part) and admeasuring area of 1039 Sq. Mts. and is bounded as follows:

NORTH: By Plot B.

SOUTH: By the property surveyed under Survey No. 499/4 and Survey No. 499/5.

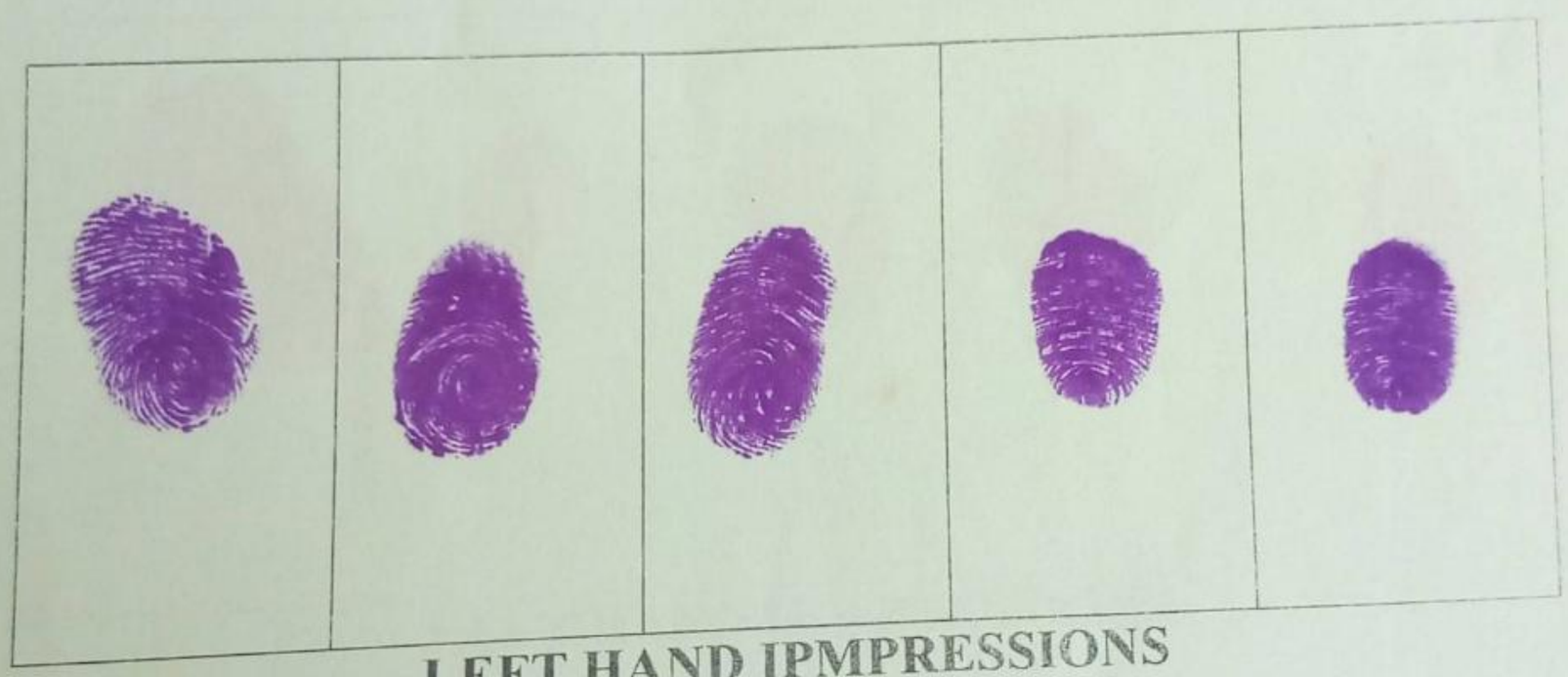
EAST: By Plot C-3 and Survey No. 499/5.

WEST: By Plot C-1 and the 3mts wide approach road.

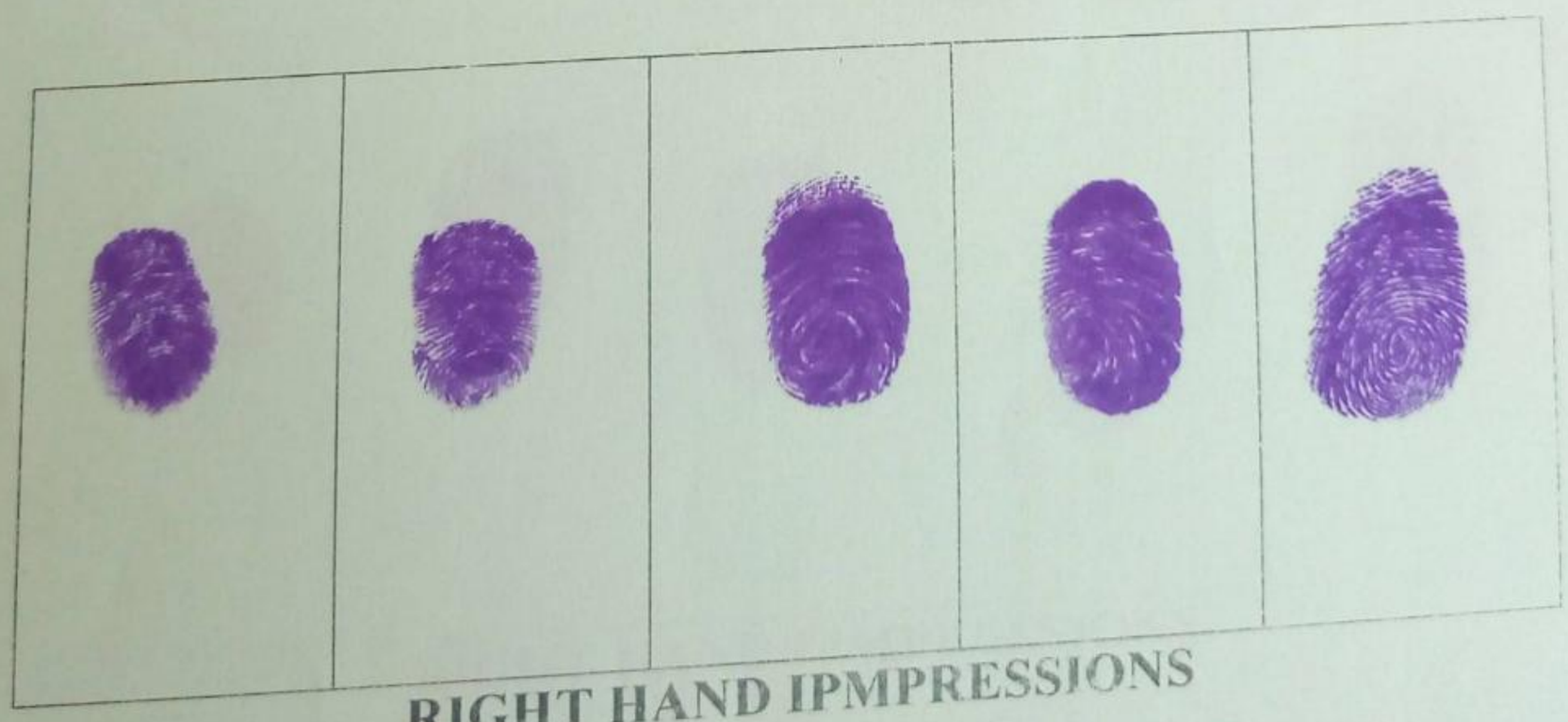
IN WITNESS WHEREOF the parties hereto have put their respective photos, signatures and fingerprints on the day, month and year first above-mentioned.

SIGNED AND DELIVERED
BY THE VENDORS:

1. MRS.ALDINA PERPETUA BRAGANZA E GOMES



LEFT HAND IPMPRESSIONS

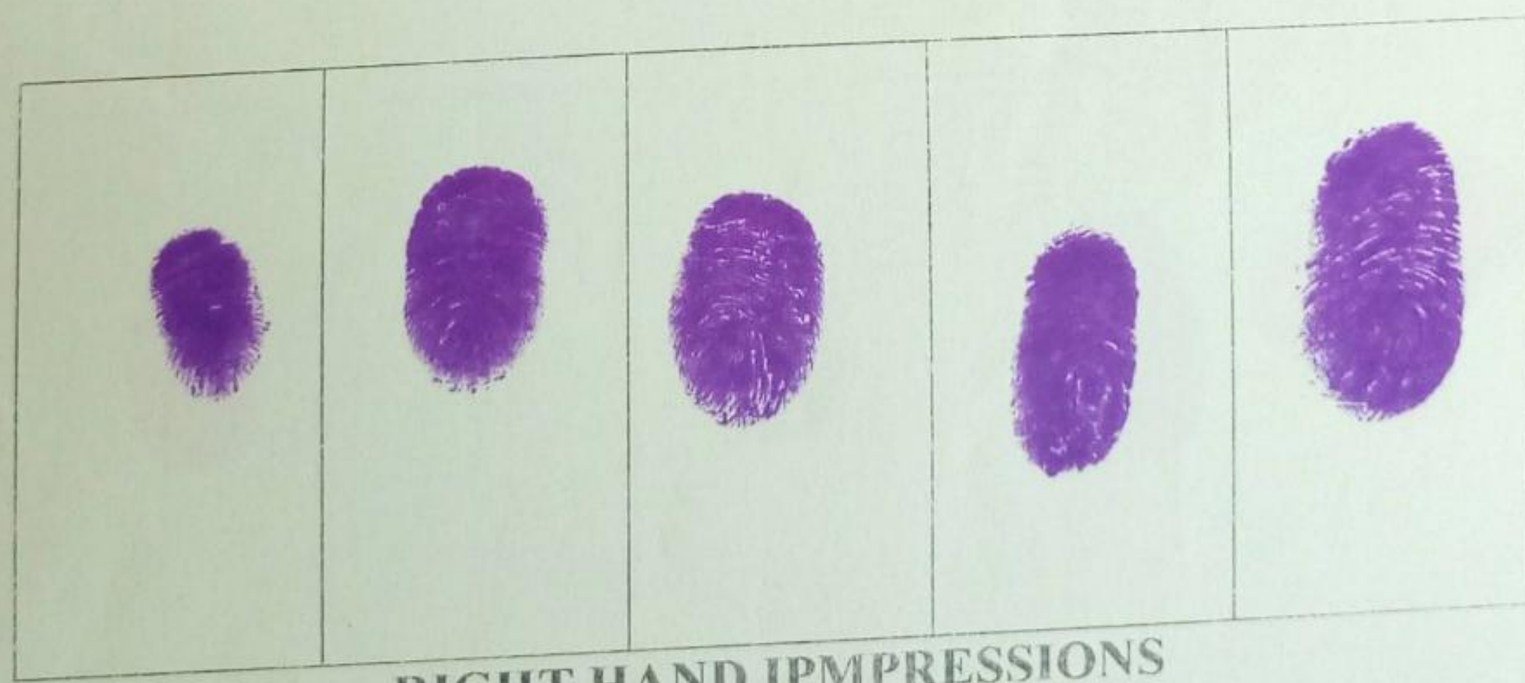


RIGHT HAND IPMPRESSIONS

SIGNED AND DELIVERED BY THE VENDORS:

2. MR. VICTOR HUGO GOMES

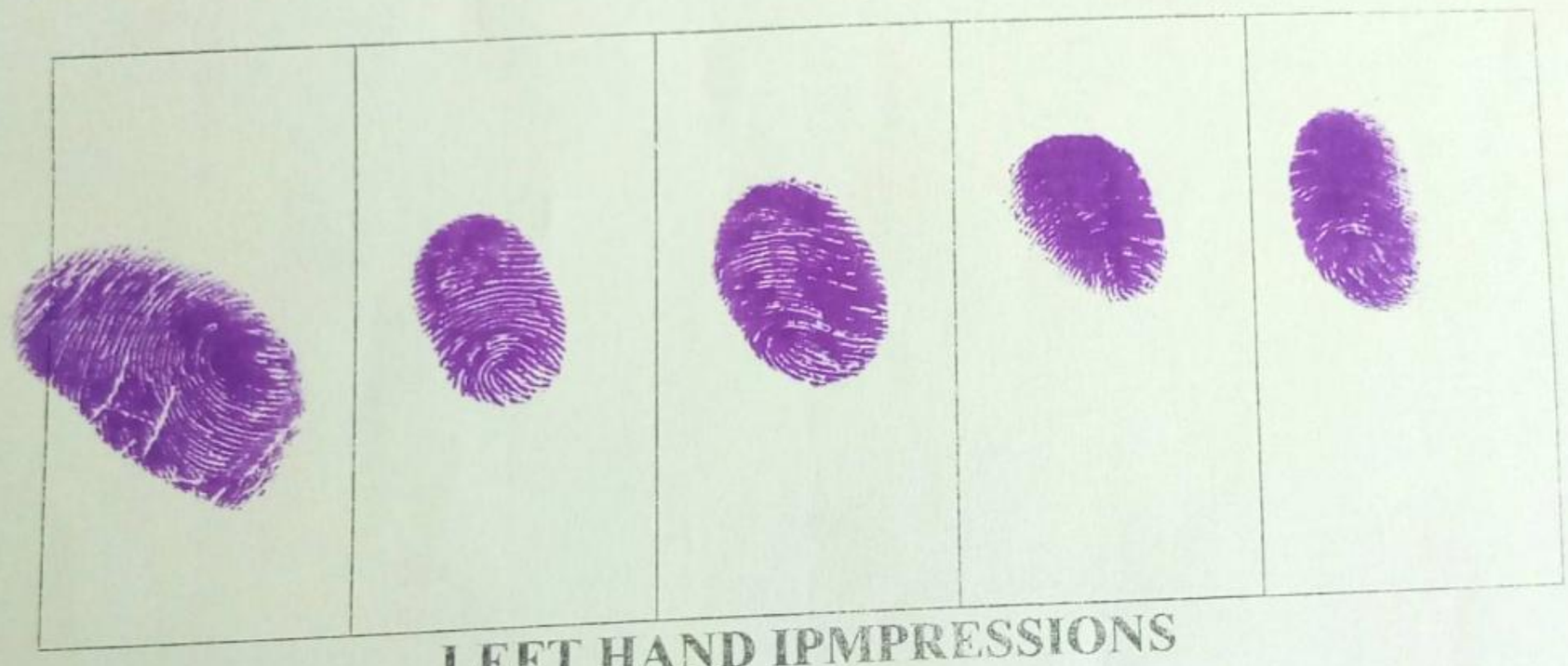
LEFT HAND IPMPRESSIONS



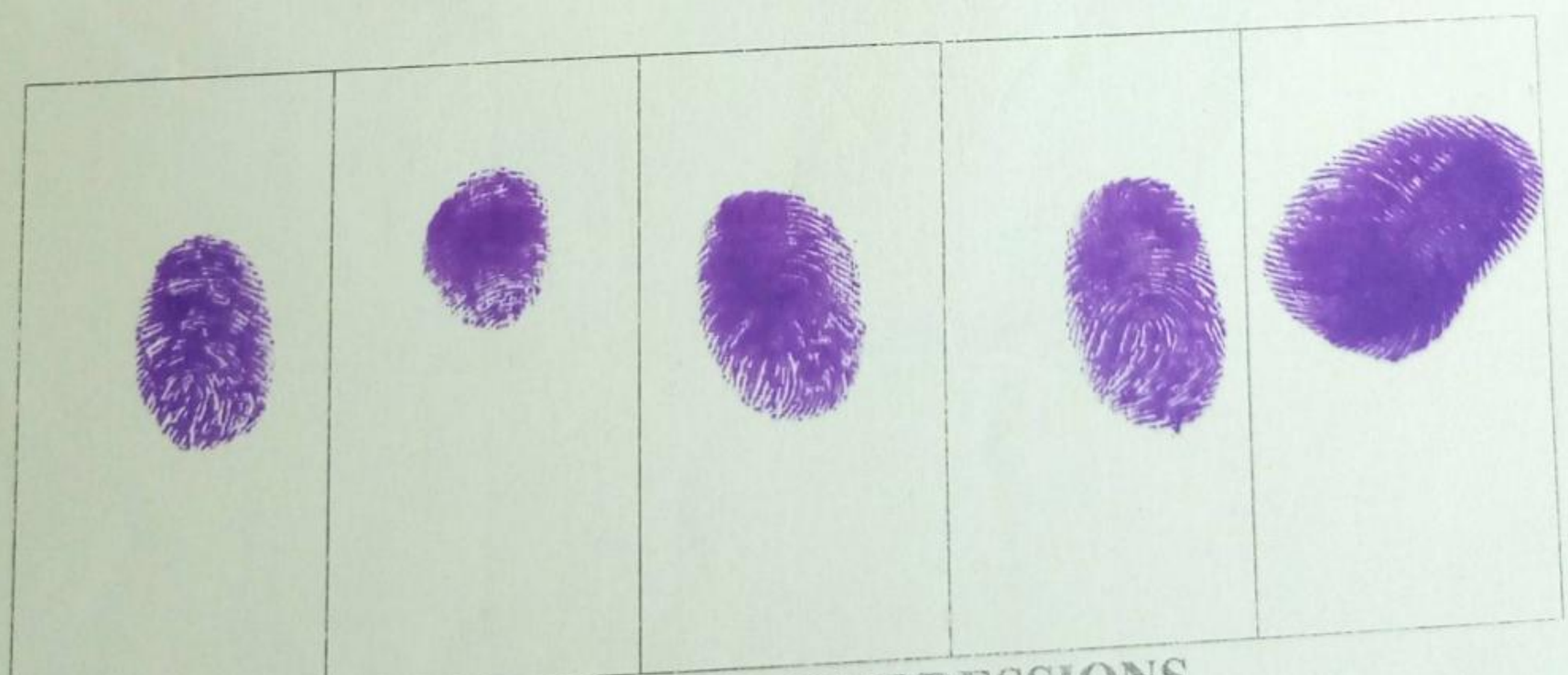
RIGHT HAND IPMPRESSIONS

SIGNED AND DELIVERED BY THE PURCHASERS:

MR. ALEIXO FRANCISCO D'MELLO



LEFT HAND IPMPRESSIONS

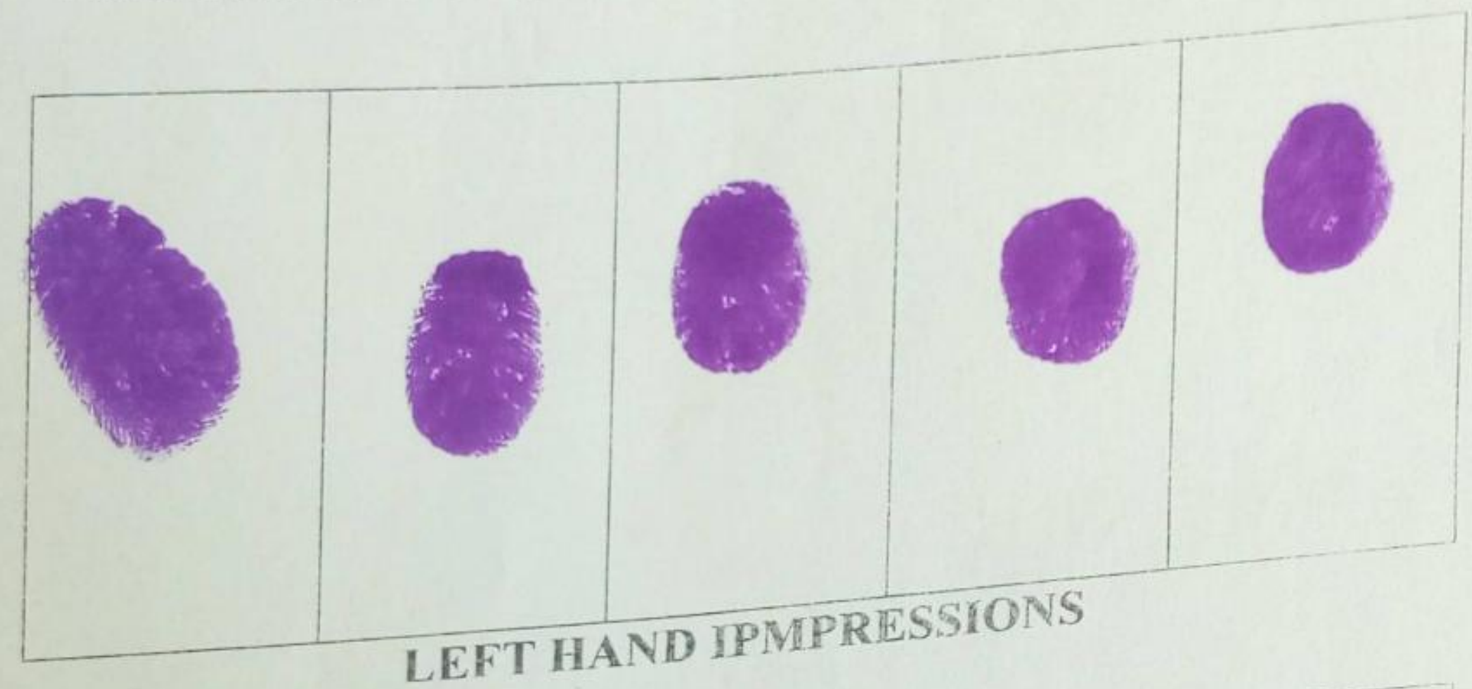


RIGHT HAND IPMPRESSIONS

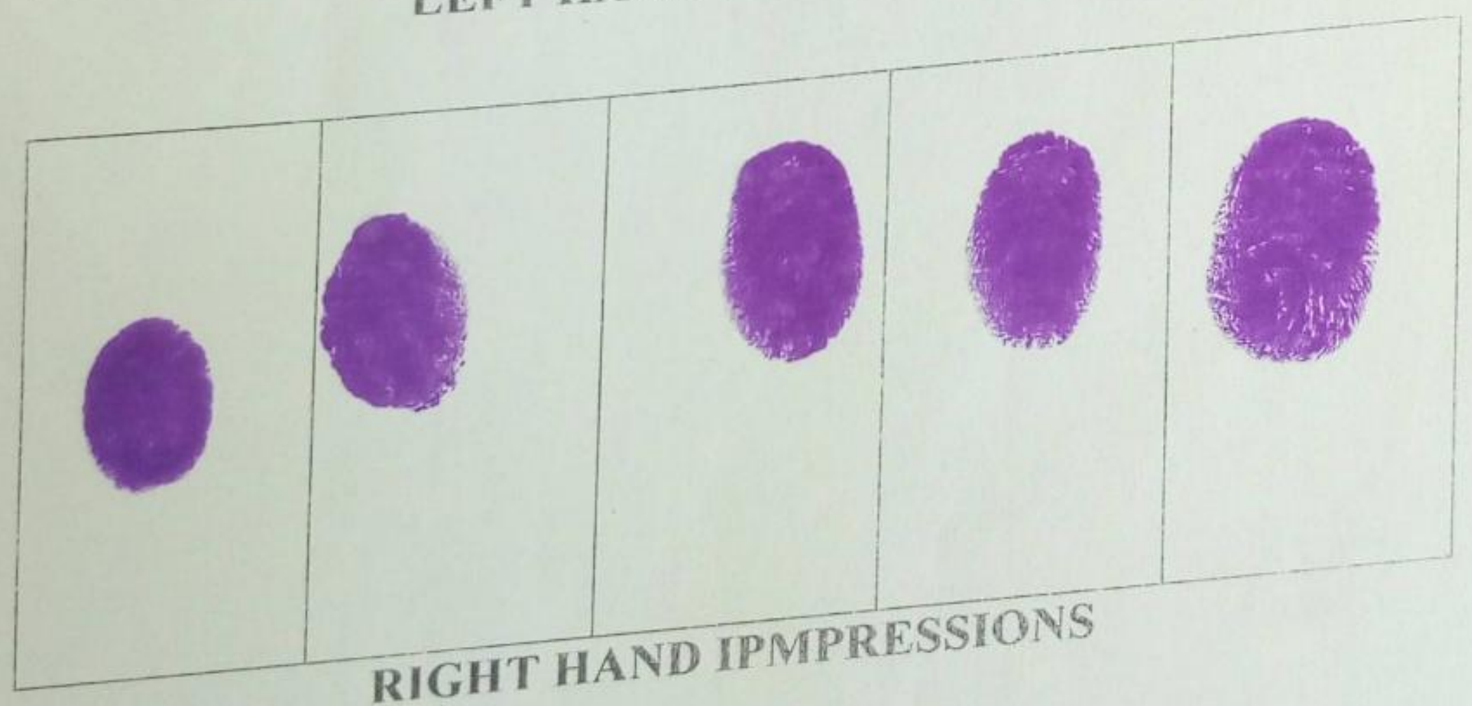
SIGNED AND DELIVERED BY THE PURCHASERS:

Maria Joaquina D'mello.

MRS. MARIA JOAQUINA D'MELLO



LEFT HAND IPMPRESSIONS



RIGHT HAND IPMPRESSIONS

WITNESSES

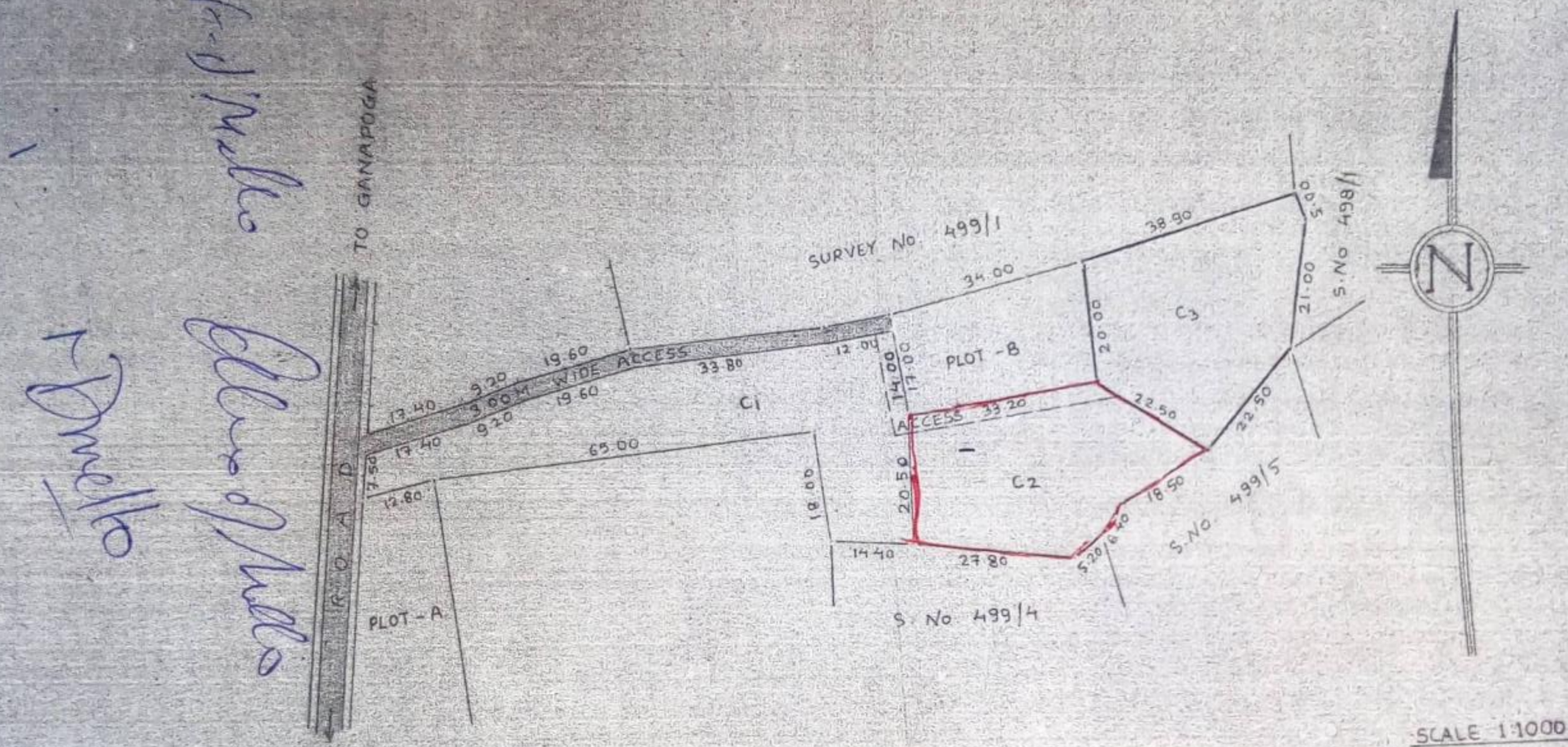
1.

2. Dias.

Eliza Dias

Margao - Goa.

PLAN SHOWING SUB DIVISIONS OF THE PLOT C (PART OF THE PROPERTY SURVEYED UNDER NO 499/2), SITUATED AT MAINA, CURTORIM VILLAGE OF SALCETE TALUKA.



SCALE 1:1000

AREA STATEMENT

Sr. No	Sub division No.	Area in sqm.
1	C_1	1341.00
2	C_2	1039.00
3	C_3	1079.00
	Total area	3459.00

Mario Fernandes

Olivia Pinto

Dmello

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 08-04-2011 03:46:06 PM

Document Serial Number : 2065

Presented at 02:42:00 PM on 08-04-2011 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	30000.00
2	Processing Fees	180.00
	Total :	30180.00

Stamp Duty Required: 30000.00 Stamp Duty Paid: 30000.00

Aleixo Francisco D'Mello presenter

Name	Photo	Thumb Impression	Signature
Aleixo Francisco D'Mello,s/o. Manuel Felipe D'Mello , Married,Indian,age 50 Years,Service,r/oXimbata, Maina, Curtorim, Salcete Goa.			

Endorsements

Executant

1 . Aldina Perpetua Braganza e Gomes , d/o. Mario Almeida Braganza, Married,Indian,age 40 Years,Lecturer,r/oH.no.498, Peqino Pulvaddo, Benaulim Salcete Goa.

Photo	Thumb Impression	Signature
		

2 . Victor Hugo Gomes , s/o. Angustia Gomes , Married,Indian,age 42 Years,Business,r/oH.no.498, Peqlno Pulvaddo, Benaulim Salcete Goa.

Photo	Thumb Impression	Signature
		

3 . Aleixo Francisco D'Mello, s/o. Manuel Felipe D'Mello, Married,Indian,age 50 Years,Service,r/oXimbata, Maina, Curtorim, Salcete Goa.

Photo	Thumb Impression	Signature
		

4 . Maria Joaquina D'Mello, d/o. Nicholas Peter Fernandes , Married,Indian,age 45 Years,House-Wife,r/oXimbata, Maina, Curtorim, Salcete Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shri Francis Braz , s/o. Marto Braz,Married,Indian,age 50 Years,Business,r/o Velim Salcete Goa	

Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-02056-2011
CD Number MGOD51 on
Date 08-04-2011

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

4728 4771

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 15000

पन्द्रह हजार रुपये

FIFTEEN THOUSAND RUPEES

Rs. 15000

सत्यमेव जयते

INDIA

गोवा GOA

Sl. No. 140 Place of Vend D.T.O. Margao Date of Issue 18/8/11 022684

Value of Stamp Paper Rs. 15000/-

Name of Purchaser Aleixo Francisco D'mello De mello

Residing at Maina Curtorim Son of

As there is no one single stamp paper for the value of Rs. 30000/-

Additional stamp paper, for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

ALEIXO FRANCISCO DEMELO

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

DEED OF SALE

Contd/2

Maria

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 15000

पन्द्रह हजार रुपये

FIFTEEN THOUSAND RUPEES

Rs. 15000

सत्यमेव जयते

INDIA

गोवा GOA

Sl. No. 140 Place of Vend D.T.O. Margao Date of Issue 18.8.11

022685

Value of Stamp Paper Rs 15000/-

Name of Purchaser Aleixo Francisco D'mella De melo

Residing at Maina Curtorim Son of

As there is no one single stamp paper for the value of Rs. 30000/-

Additional stamp paper for the completion of the value to attached along

Signature of Purchaser

Signature of the Ex-officio Vendor

SUB-REGISTRAR MARGAO

THIS DEED OF SALE is made at Margao – Goa, on this 20th day of August, **Two Thousand and Eleven.**

Contd/3

Maria

WHEREAS there exists a property known as **"SEMECHEM BHAT"** or **"SIMBHAT"** situated at Curtorim, within the Village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office under the Matriz No. 90, surveyed under Nos. 499/2 and 499/3 of Curtorim Village and more Particularly described in schedule -I hereinbelow.

AND WHEREAS originally the said property belonged to Mr. Aristides Bossuet da Gama alias Aristides Bossuet Condilac da Gama, on whose death Dr. Artur Antonio Xavier da Gama inherited the same by virtue of a Public Will dated 10-5-1948 which is recorded in Book of Testaments No. 18 at folio 2v, executed before Notary of Comarca of Salcete.

AND WHEREAS by a Deed of Gift dated 12-3-1960 recorded in the Book No. 1089 at pages 21v, the said Artur Gama gifted the property described in Schedule 'A' to his son, Mr. Woodrow Joseph D'Gama, who by the Deed of Acceptance dated 1-6-1960, recorded in Book No. 1161 at pages 26, accepted the said Gift.

AND WHEREAS the said Mr. Woodrow Joseph D'Gama and his wife Mrs. Maria Da Luz D'Gama who were owners and procession of the said property disannexed two portions of the said property each forming an independent and separate property and disposed of the said portions by a Deed of Sale dated 17-12-1990, duly registered in the office of the Sub-registrar of Salcete, Margao under no. 622 at pages 118 to 127 of Book No. 1 Vol. No. 181 dated 6-5-1991 sold one portion to Mr. Vincent Noronha and Jose Luis

Contd/5

Noronha of Curtorim and by a Deed of Gift dated 31-12-1990 duly registered in the office of the Sub-Registrar of Salcete, Margao under no. 267 at pages 505 to 512 of Book No. 1 Vol. 172 dated 6-2-1991 gifted the other portion to Mr. Bento Noronha of Curtorim.

AND WHEREAS the said Mr. Woodrow Joseph D'Gama and his wife Mrs. Maria Da Luz D'Gama by Deed of Sale dated 5-4-1991 duly registered in the office of the Sub-Registrar of Salcete under no. 794 at pages 468 to 479 of Book No. 1 dated 4-7-1991 sold all that remaining part of the said property described in Schedule I, which remaining part/portion of the said property is described in Schedule 'II hereinbelow to Shri. Harish Anant Bhise.

AND WHEREAS by Deed of Sale dated 12-4-1995 duly registered under no. 802 at pages 535 to 560 of Book No. 1 Volume No. 480 dated 21-4-1995, Shri. Harish Anant Bhise sold to Mr. Maurice Joseph Murray a part/portion of the said property described in Schedule-III admeasuring an area of 1079 Sq. Mts. hereinafter shall be referred to as the said Plot C3 to the **"VENDOR"** hereinbelow.

AND WHEREAS by Deed of Sale dated 08-08-2011 duly registered under Book 1 document bearing registration no. MGO-BK1-04275-2011 CD No.MGOD5, the said Mr. Maurice Joseph Murray sold to Vendor No. 2 a part/portion of the said property described in Schedule-III admeasuring an area of 1079 Sq. Mts. hereinafter shall be referred to as the said Plot C3 to the **"VENDORS"**.

AND WHEREAS the **"VENDORS"** are the absolute owner in possession and title of the Plot C3 more particularly described in Schedule 'III' hereinbelow.

AND WHEREAS the **"VENDORS"** and the **"PURCHASERS"** have agreed to sell and purchase respectively the said Plot C3 more particularly described in the Schedule 'III' hereunder written for the total price of **₹. 15,00,000/-(Rupees Fifteen Lakhs Only)** free from all encumbrances, charges, liens whatsoever and the **"PURCHASERS"** are willing to purchase the same at the aforementioned price which is its fair market price in the said locality and the parties hereto have mutually discussed the terms of sale and payment.

AND WHEREAS the parties hereto have mutually agreed upon the terms thereof.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the sum of **₹.15,00,000/-(Rupees Fifteen Lakhs Only),** paid by the **"PURCHASERS",** to the **"VENDORS"** prior to execution of this Deed of Sale, in two different cheques as follows:

   a. Cheque No: 789807 drawn on ICICI Bank, dated 09-04-2011 of **₹.5,00,000/-(Rupees Five Lakhs Only)**

   b. Cheque No: 789809 drawn on ICICI Bank, dated 11-08-2011 of **₹.10,00,000/- (Rupees Ten Lakhs Only)** the receipt whereof the **"VENDORS"** hereby admit and acknowledge. The **"VENDORS"** hereby sell, transfer, conveys and assures in favour of the **"PURCHASERS"** the said Plot C3 more particularly described in Schedule 'III'

Contd/7

Alex Maria

hereinbelow free from encumbrances, liens, charges, claim or interest of any nature AND TO HAVE AND TO HOLD THE SAME UNTO AND TO the use of the "**PURCHASERS**" absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

2. The **"VENDORS"** hereby declares and covenant:

a) That they are the absolute owners of the said Plot C3 and the same is in their possession.

b) That the said Plot C3 is free from all encumbrances.

c) That they have not received any notice of acquisition, requisition or reservation from the Government, Village Authorities or any other Public Body or authorities, in respect of the said plot or any part thereof, under any provision of law.

d) That they have not entered into any Agreement and/or Sale Deed with any other person/s, builders, developers or **PURCHASER** and/or received from them any earnest money deposit, advance or deposit in respect of the said Plot C3.

3. The **"VENDORS"** has delivered lawful, peaceful, physical and legal possession of the said Plot C3 more particularly described in Schedule-III to the "**PURCHASERS**" and the **"PURCHASERS"** has taken lawful, vacant and peaceful, actual, physical and exclusive possession thereof.

4. From today the **"VENDORS"** ceases to have any right, title or interest in the said Plot C3 more particularly described in Schedule 'III' hereby sold and the **"PURCHASERS"** shall

Contd/8

become the absolute and exclusive owner thereof and shall enjoy the same, as such without any interference from the **"VENDORS"** or anyone claiming by or through them.

5. The **"VENDORS"** hereby expressly admits and acknowledges the receipt of the price of **₹.15,00,000/- (Rupees Fifteen Lakhs Only),** from the **"PURCHASERS"** as aforesaid and grant acquittance for the same.

6. The **"VENDORS"** covenants that they have clear, legal and marketable title to the said Plot C3 more particularly described in Schedule 'III' and has subsisting right and authority to sell the same and assure the **"PURCHASERS"** that they shall indemnify the **"PURCHASERS"** and shall keep him indemnified in future also in case of any defect or dispute as regards the said Plot C3 more particularly described in Schedule 'III'.

7. The **"VENDORS"** hereby indemnifies that if the **"PURCHASERS"** are evicted from the said Plot C3 more particularly described in Schedule 'III' hereby sold, the **"VENDORS"** shall refund to the **"PURCHASERS"** the consideration received, by him towards the Sale of their right under this Deed of Sale.

8. The **"VENDORS"** covenants that there are no lessees, tenants, etc. in respect of the said Plot C3 more particularly described in Schedule 'III'.

9. All claims, taxes, land revenues and other dues of any authority, if any, payable in respect of the aforesaid said Plot

Contd/9

C3 more particularly described in Schedule 'III' upto the date of this Deed of Sale shall be the responsibility of the **"VENDORS"**, and thereafter of the **"PURCHASERS"**.

10. That the **"VENDORS"** shall at all times and at the request of the **"PURCHASERS"** do, execute and perform all such further acts, deeds and things, as may be required by the **"PURCHASERS"** for the purpose of more perfectly conveying and assuring in favour of the **"PURCHASERS"** the said Plot C3 more particularly described in Schedule 'III' conveyed hereunder and/or for the purpose of recording and registering in the name of the **"PURCHASERS"** the said Plot C3 more particularly described in Schedule 'III', conveyed hereunder in all Government records, including Land Revenue and Land Survey Records.

12. The market value of the said Plot C3 more particularly described in Schedule 'III' hereinbelow is **₹.15,00,000/- (Rupees Fifteen Lakhs Only),** and stamp duty of **₹.30,000/- (Rupees Thirty Thousand Only)** is accordingly paid.

SCHEDULE-I

All that property known as **"SEMECHEM BHAT"** or **"SIMBHAT"** situated at Curtorim, within the Village Panchayat of Curtorim Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office of Salcete under the Matriz No. 90, surveyed under Nos. 499/2 and 499/3 of Curtorim Village and admeasuring 5,500 Sq. Mts. and is bounded as follows:

Contd/10

NORTH: By the property of Paulo Jose.

SOUTH: By the property of Comunidade and by the same property **"SEMECHEM BHAT"** of Jeronimo Emiliano.

EAST: By the morod land belonging to Paulo Jose de Veiga and property **"GIMALEM"** of the Comunidade.

WEST: By the road.

SCHEDULE-II

ALL THAT part and parcel of the property described in Schedule-I above and surveyed under Survey No. 499/2 admeasuring an area of 3459 Sq. Mts. and is bounded as follows:

NORTH: By the property surveyed under Survey No. 499/1 and Plot 'B' of the said entire property and reserved access.

SOUTH: By the Plot 'A' and property surveyed under Survey No. 499/3, 499/4 and 499/5.

EAST: By the property surveyed under Survey No. 498/1 and boundary of Raia Village.

WEST: By the property surveyed under Survey No. 499/3 and boundary of Raia Village.

SCHEDULE-III

ALL THAT Plot C3, forming part of the property described in

Contd/11

Schedule–II hereinabove, forming an independent and separate property surveyed under Survey No. 499/2 (part) and admeasuring area of 1079 Sq. Mts. and is bounded as follows:

NORTH: By property surveyed under Survey No. 499/1.

SOUTH: By Plot C2 and the property surveyed under Survey No. 499/5.

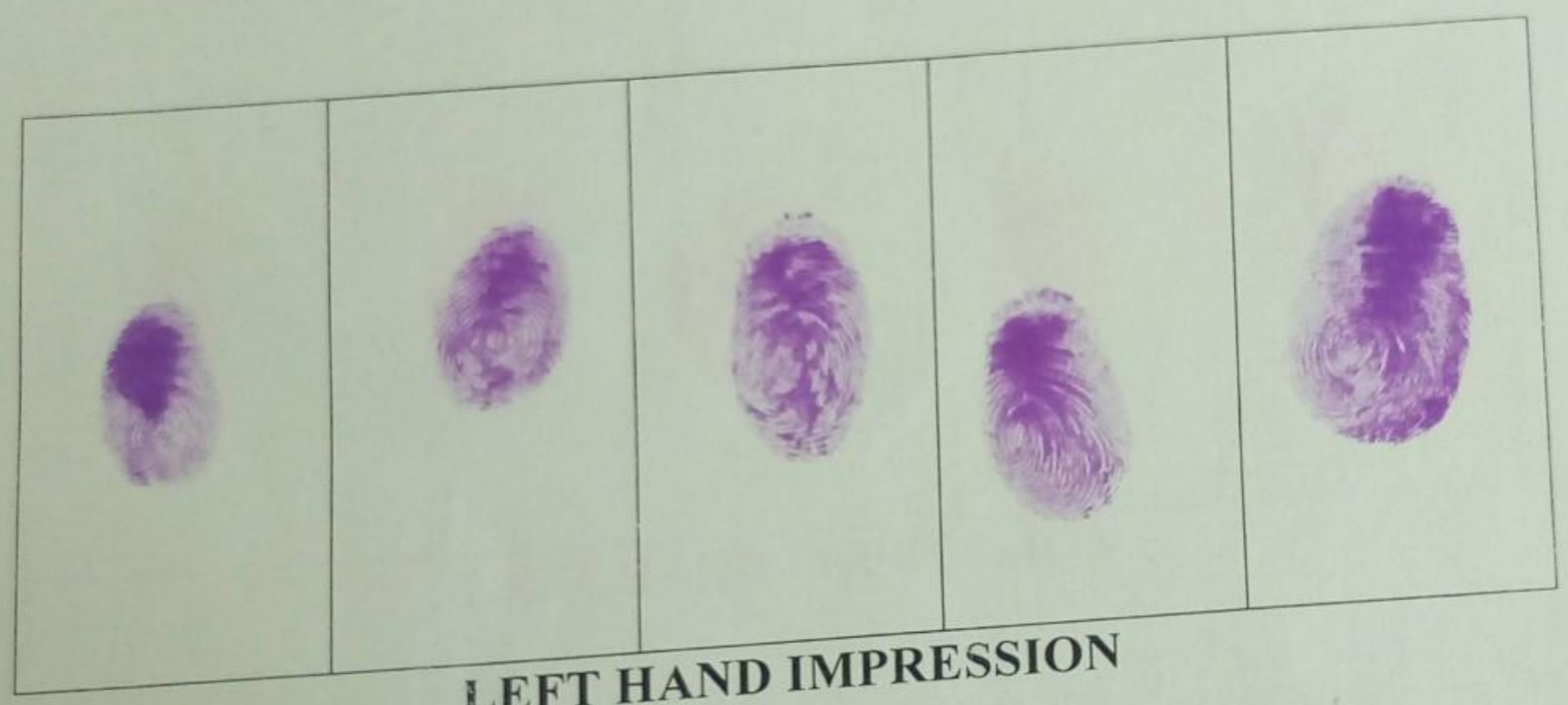
EAST: By property surveyed under Survey No. 498/1.

WEST: By Plot B of the entire property.

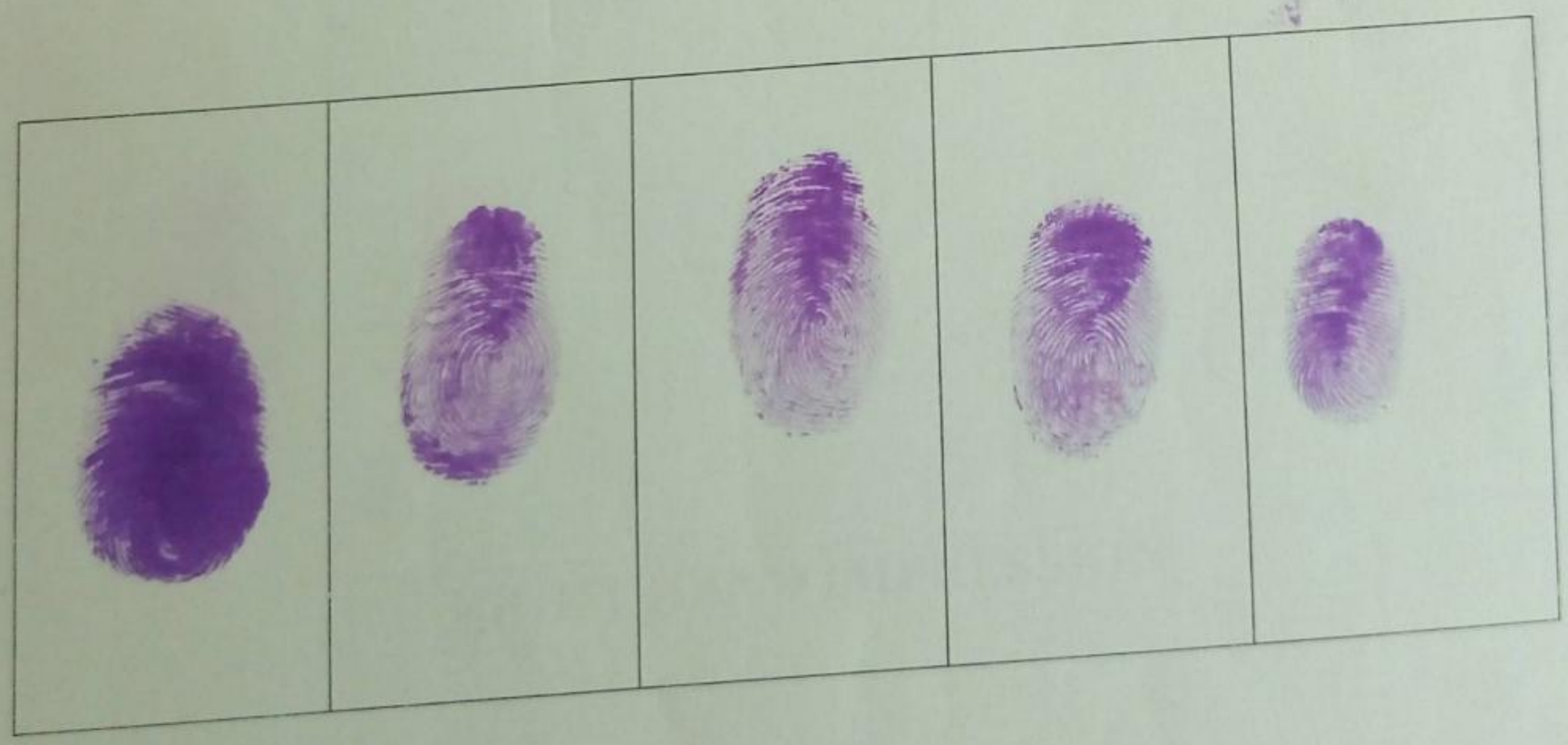
IN WITNESS WHEREOF the parties hereto have put their respective photos, signatures and fingerprints on the day, month and year first above-mentioned.

SIGNED AND DELIVERED
BY THE VENDORS:

1. MRS.ALDINA PERPETUA BRAGANZA E GOMES



LEFT HAND IMPRESSION

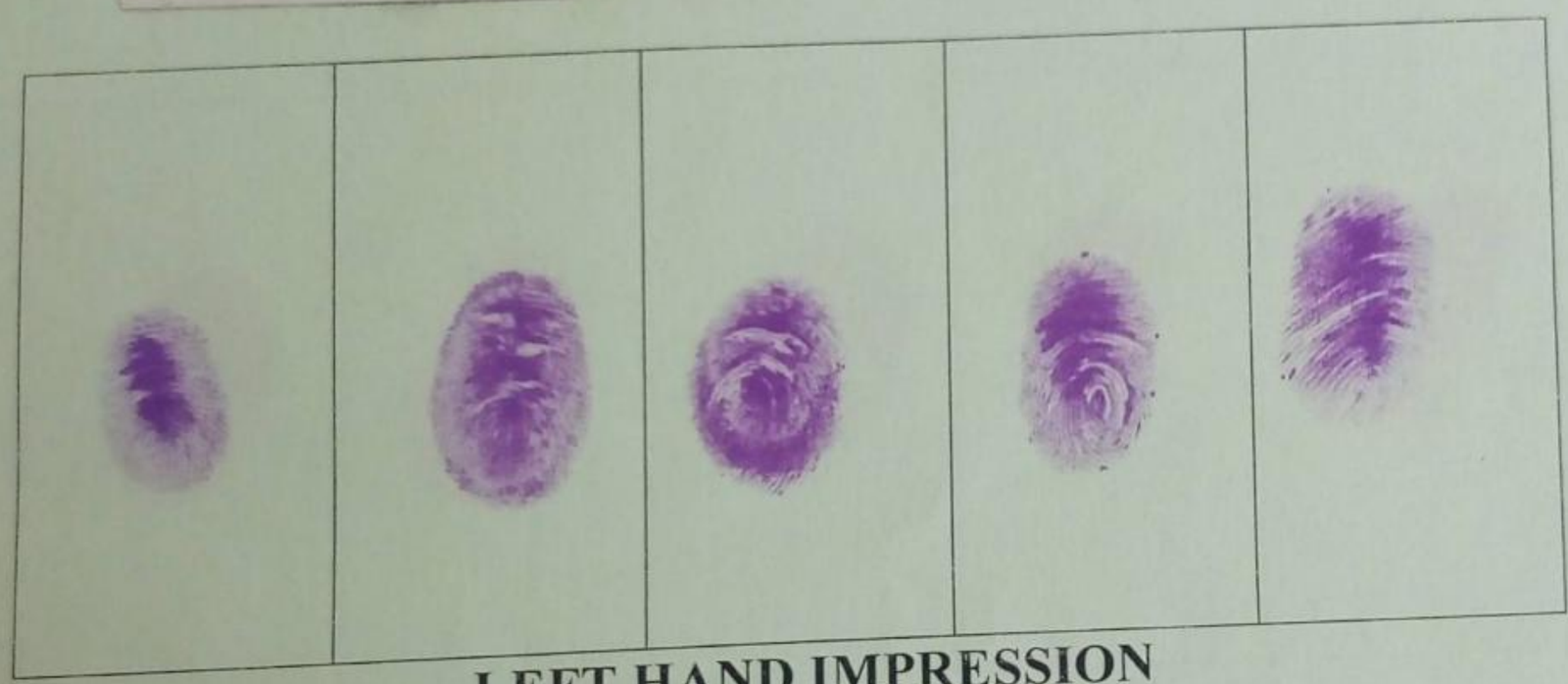


RIGHT HAND IMPRESSION

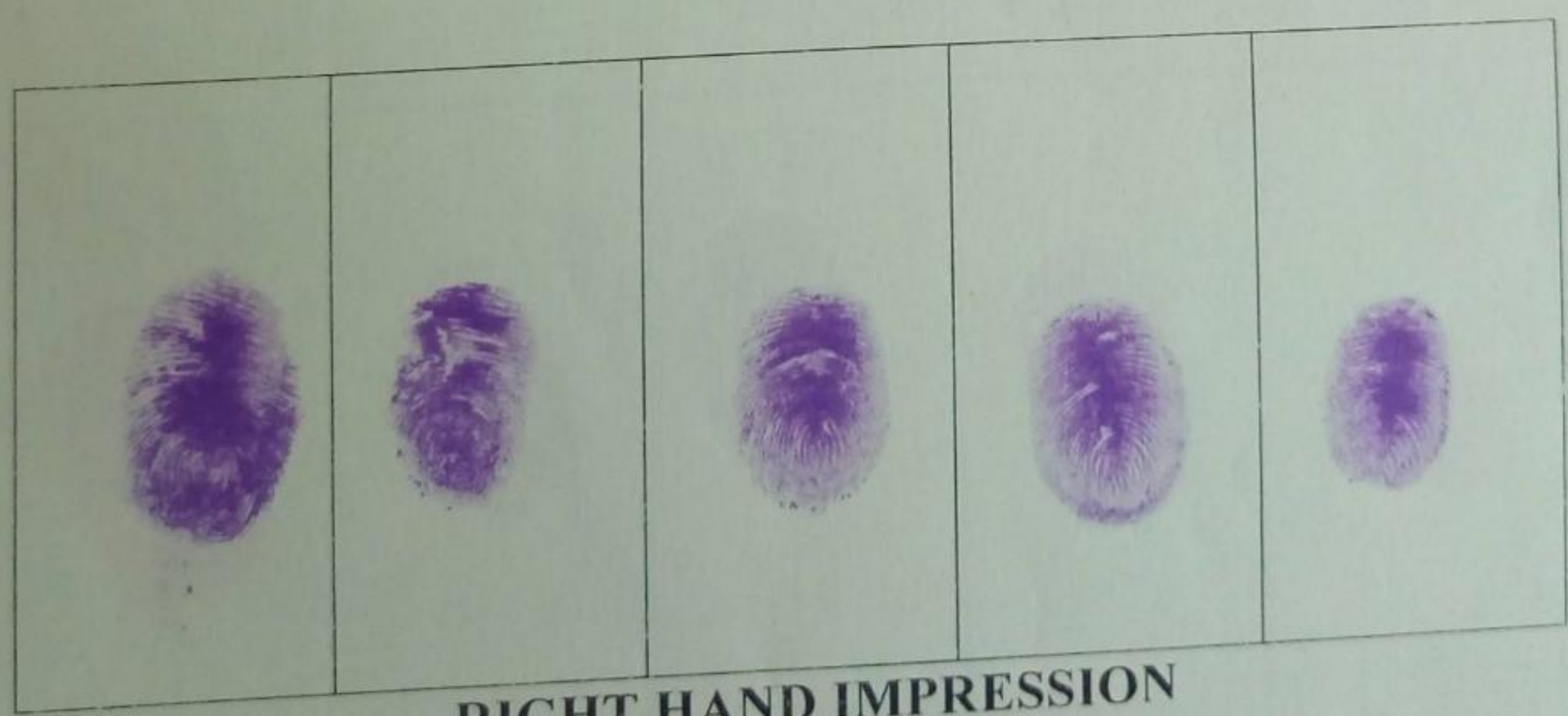
SIGNED AND DELIVERED

BY THE VENDORS:

2. MR. VICTOR HUGO GOMES



LEFT HAND IMPRESSION



RIGHT HAND IMPRESSION

SIGNED AND DELIVERED
BY THE PURCHASERS:

MR. ALEIXO FRANCISCO DE MELO

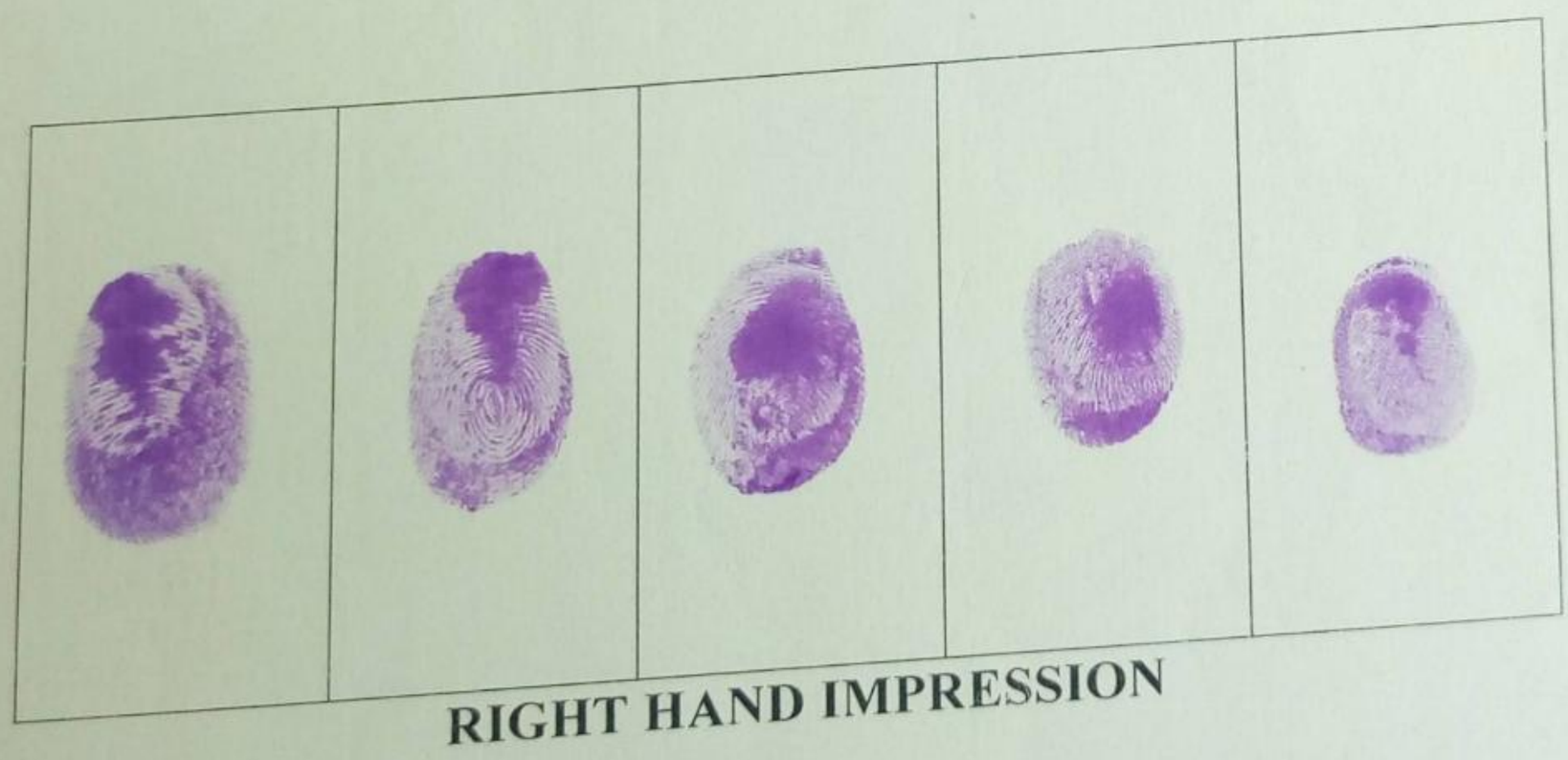
LEFT HAND IMPRESSION

RIGHT HAND IMPRESSION

SIGNED AND DELIVERED
BY THE PURCHASERS:

MRS. MARIA JOAQUINA D'MELLO

LEFT HAND IMPRESSION



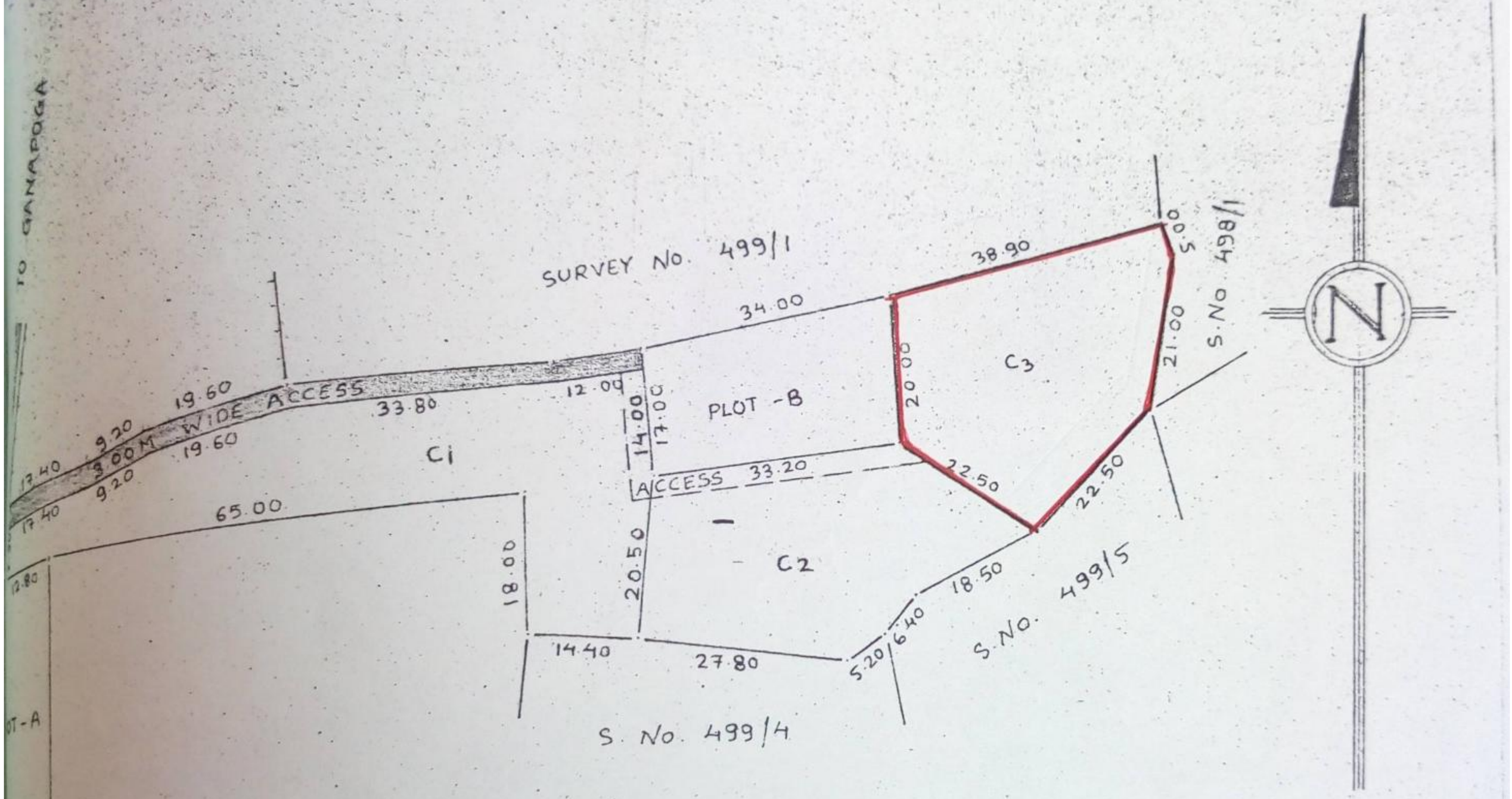
RIGHT HAND IMPRESSION

WITNESSES:

1. MISS. MARIA D'COSTA
   MACAZANA, SALCETE - GOA.

2. MISS. ELIZA DIAS
   BORDA, MARGAO, SALCETE - GOA.

PLAN SHOWING SUB DIVISIONS OF THE PLOT C (PART OF THE PR
UNDER NO. 499/2), SITUATED AT MAINA, CURTORIM VILLAGE OF SALC



SCALE 1:1000

Scanned by TapScanner

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 30-08-2011 10:08:35 AM

Document Serial Number : 4771

Presented at 10:00:00 AM on 30-08-2011 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	30000.00
2	Processing Fees	200.00
	Total :	30200.00

Stamp Duty Required: 30000.00 Stamp Duty Paid: 30000.00

Aleixo Francisco De Melo presenter

Name	Photo	Thumb Impression	Signature
Aleixo Francisco De Melo,s/o. Manuel Felipe D'Mello , Married,Indian,age 50 Years,Service,r/oXimbata, Maina, Curtorim, Salcete Goa.			

Endorsements

Executant

1 . Aldina Perpetua Braganza e Gomes , d/o. Mario Almeida Braganza, Married,Indian,age 40 Years,Lecturer,r/oH.no.498, Peqino Pulvaddo, Benaulim Salcete Goa.

Photo	Thumb Impression	Signature
		

2 . Victor Hugo Gomes , s/o. Angustias Gomes , Married,Indian,age 42 Years,Business,r/oH.no.498, Peqino Pulvaddo, Benaulim Salcete Goa.

Photo	Thumb Impression	Signature
		

3 . Maria Joaquina D'Mello, d/o. Nicholas Peter Fernandes , Married,Indian,age 45 Years,House-Wife,r/oXimbata, Maina, Curtorim, Salcete Goa.

Photo	Thumb Impression	Signature
		

4 . Aleixo Francisco De Melo, s/o. Manuel Felipe D'Mello, Married,Indian,age 50 Years,Service,r/oXimbata, Maina, Curtorim, Salcete Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shri Francis Braz , s/o. Marto Braz,Married,Indian,age 50 Years,Business,r/o Velim Salcete Goa	

Sub-Registrar

SUB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-04728-2011
CD Number MGOD54 on
Date 30-08-2011

Sub-Registrar (Salcete/Margao)

REGISTRAR
SALCETE

Scanned By:- Sandeep

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

4429

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

016161

Serial No. 3479 Place MARGAO Date 16/8/2016

Value of Stamp Paper Ten thousand only

Name of Purchaser A. F. D'Mello

4474/10

Residence Curtorim Father's Name

Purpose Deed Transaction

Part No.

A sheet is attached one single paper for the value of Rs. 20000 additional stamp papers for the completion of the value are attached alongwith

Sign Stamp Vendor CAMILO FRANCIS TREVOR BRAZ

License No. IND/S-CP/2/99/SA

Signature Of Purchaser

Lourinho Rebello

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

DEED OF SALE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

Serial No. 3479 Place MARGAO Date 16/8/2017 016162

Value of Stamp Paper Ten Thousand only

Name of Purchaser A. L. D'Mello

Residence Curtorim Father's Name

Purpose Deed Transaction

Part

As there is no one single paper for the value of Rs. 20,000 additional stamp papers for the completion of the value are attached alongwith

Sign. Stamp Vendor CAMILO FRANCIS TREVOR BRAGANZA License No. IUD/STP/2/99/SAL

Signature Of purchaser

REGISTRAR OF SALCETE

DEED OF SALE

THIS DEED OF SALE is made at Margao, Salcete Goa, on this 24th day of August of the year Two Thousand and Ten (24/08/2010)

BETWEEN

MR. LLOYD JOSEPH SIQUEIRA, aged 54 years, son of Thoulier Droucette Siqueira un-married businessman, residing at 'Green Fields', House No.865, Varic Vaddo, Curtorim, Salcete, Goa, hereinafter referred to as "the **VENDOR**", (which expression shall unless it be repugnant to the meaning or context thereof, include his heirs, executors and administrators and assign) of the **FIRST PART**.

A N D

(1) **MR. ALEIXO FRANCISCO D'MELLO** alias **ALEIXO FRANCISCO DE MELO**, son of Manuel Felipe D'Mello, aged 49 years, in service; and his wife

(2) **MRS. MARIA JOAQUINA D'MELLO** alias **MARIA JOAQUINA DE MELO,** daughter of Nicolau P.Fernandes, aged 44 years, housewife;

Both residing at Maina, Curtorim, Salcete, Goa hereinafter referred to as "the **PURCHASERS**" (which expression shall unless it be repugnant to the meaning or context thereof, include their heirs, executors and administrators and assign) of the **SECOND PART**, represented herein by their duly constituted Power of Attorney, Mr. Lourecinho Rebello, son of late Joao Salvador Rebello, aged 59 years, in service, residing at Maina Vaddo, Curtorim, Salcete Goa, vide General Power of Attorney dated 07/08/2008 executed before Notary Shri K.S.Angle at Margao.

ALL PARTIES TO THIS DEED ARE INDIAN NATIONALS

WHEREAS there exists a property at Curtorim, within the area of Village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, namely, property known as SEMECHEM BHAT or SIMBHAT, not described in the Land Registration Office of Salcete but enrolled in the Land Revenue Office of Salcete under Matriz No.90; hereinafter referred to as "the said property". The said property is originally surveyed under Nos. 499/2 and 499/3

of Curtorim village. The said property is more particularly described in the SCHEDULE 'A' hereunder.

AND WHEREAS originally the said property was belonging to Aristides Bossuet da Gama alias Aritides Bossuet Concilac da Gama, on whose death Dr. Artur Antonio Xavier da Gama inherited the same by virtue of Public Will dated 19/05/1948 recorded in Book of Testamento No.18 at folios 2V, executed before Shri Dinanata Sinai Narcornim, Assistant to the Notary Raul Gerson Purificacao de Santa Rita Vaz, Notary of Comarca of Salcete.

AND WHEREAS by Deed of Gift dated 12/03/1960 executed before the Notary Raul Gerson Purificacao de Santa Rita Vaz recorded in his book No.1089 at page 21V, said Artur Gama gifted the said property to his son, Mr. Woodrow Joseph D'Gama, who by Deed of Acceptance dated 01/06/1962 executed before the same Notary said Raul Gerson Purificacao de Santa Rita Vaz and recorded in his book No.1161 at page 26, accepted the said gift.

AND WHEREAS the said Mr. Woodrow Joseph D'Gama and his wife Mrs. Maria da Luz Da Gama, who were owners and possessors of the said property dis-annexed two portions of the said property, each forming an independent and separate property, and disposed of the said portions namely, by Deed of Sale

dated 17/12/1990 registered in the Office of the Sub-Registrar of Salcete, Margao under No. 622 at pages 118 to 127 of Book No.1 Vol. 181 dated 06/05/1991 sold one portion to Mr. Vincente Noronha and Jose Luis Noronha of Curtorim and by Deed of Gift dated 31/12/1990 registered in the same office under No.267 at pages 505 to 512 of Book No.1 Vol.172 dated 06/02/1991 gifted other portion to Mr. Bento Noronha of Curtorim.

AND WHEREAS the said Mr.Woodrow Joseph D'Gama and his wife by Deed of Sale dated 05/04/1991 registered in the office of the Sub-Registrar of Salcete under No.794 at pages 468 to 475 of Book No.l dated 04/07/1991 sold all that remaining part of the said property admeasuring an area of 1341:00 sq. meters to Shri Harish Anant Bhise. The said portion of the said property is hereinafter referred to as "the said plot". The said plot is more clearly described in SCHEDULE 'B' below.

AND WHEREAS the said Shri Harish Anant Bhise by Deed of Sale dated 12/04/1995 registered in the office of the Sub-Registrar of Salcete under No. 876/95 of Book No.1 sold the said property to the present **VENDOR**.

AND WHEREAS pursuant to the said Sale Deed the **VENDOR** herein applied for the survey partition by filing an application before the Dy. Collector South Goa at Margao bearing Case No. LRC/PART/77/2008. The Dy. Collect allowed

the said application by order dated 8th September, 2009, thereby allotting separated survey number to the said plot purchased by the VENDOR i.e, survey number 449/2-B of Village Curtorim.

AND WHEREAS by virtue of the said Sale Deed the present **VENDOR** is the absolute owner in title and in possession of the said plot surveyed under number 449/2-B of Village Curtorim, admeasuring an area of 1341:00 sq. meters.

AND WHEREAS at the request of the **PURCHASERS** the **VENDOR** has agreed to sell and the **PURCHASERS** have agreed to purchase the said plot having an area of 1341:00 sq.mts., more particularly described in the SCHEDULE 'B' hereunder for a total consideration of ₹ 10,00,000/- (Rupees ten lakhs only), which is the present market value of the said plot.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1) That in pursuance of the said agreement and in consideration of ₹ 10,00,000/- (Rupees ten lakhs only) which has already been paid by the **PURCHASERS** to the **VENDOR** by cheque bearing No. 753243 dated 23/08/2010, drawn on the ICICI Bank, Margao Branch, the receipt whereof the **VENDOR** hereby admits and acknowledges and discharges the **PURCHASERS** absolutely and forever, the **VENDOR**

as owner and possessor of the said plot described in SCHEDULE 'B' hereunder, do hereby grant, convey, transfer, assign and assure unto the **PURCHASERS** ALL THAT SAID PLOT having an area of 1341:00 sq.mts. forming part and parcel of the said plot known as SEMECHEM BHAT OR SIMBHAT situated at Curtorim, Salcete Goa, more particularly described in SCHEDULE 'B' hereunder written and shown in the plan annexed hereto in red colour TO HAVE AND TO HOLD the same unto the **PURCHASERS** absolutely and forever as sole and absolute owner thereof.

2) The **VENDOR** declares that every portion of the said plot being sold to the **PURCHASERS** is absolutely free from any encumbrances, charges, demands and liens of any nature whatsoever.

3) The **VENDOR** declares that he has clear and marketable title and is absolute owners in possession of the said plot hereby sold and have full right and power to sell the same.

4) The **VENDOR** covenants that the said plot is not subject to any attachment or liens of any Court or person whomsoever or mortgaged to any person/persons and not subject to land acquisition.

5) That on execution of this Deed of Sale, the **VENDOR** has put the **PURCHASERS** in possession of the said plot and the **VENDOR** further declares that they have No-Objection to mutation of the Survey records in the name of the **PURCHASERS**.

6) The **PURCHASERS** shall hereafter peacefully and quietly possess, hold, use and enjoy the said plot without any interference or disturbance, claim or demand on the part of the **VENDOR** and/or any person/persons claiming through or under him or claiming any independent right in the above mentioned property.

7) The **VENDOR** further declares that there is no tenent/s in the said plot hereby sold to the **PURCHASERS.**

8) The **VENDOR** covenants that he shall at the request and the cost of the **PURCHASERS** do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the above mentioned property hereby conveyed and every part thereof as also placing the **PURCHASERS** in possession of the same according to the true intent or meaning of this Sale Deed as shall or may be reasonably required.

9) That copy of the plans of the above mentioned property are attached to this Sale Deed showing the above mentioned property which is the subject matter of this Sale Deed, which forms an integral part of this Deed of Sale.

SCHEDULE 'A'
(Description of said property)

All that land known as SEMECHEM BHAT or SIMBHAT admeasuring approximately 5500:00 sq.mts. situated at Curtorim within the area of Village Panchayat of Curtorim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office under Matriz No.90 and surveyed under No.499/2 and 499/3 of Curtorim Village, bounded:

On the East: with the morod land belonging to Paulo Jose De Veiga and property Gimalem of Comunidade;

On the West: By the road;

On the North: By the property of said Paulo Jose; and

On the South: By property of Comunidade and property Semechem bhat of Jeronimo Emilano Parras.

SCHEDULE 'B
(Said plot now being sold)

All that part and parcel of the said property described in Schedule "A" above having an area of 1341:00 sq.mts. forming an independent and separate property identified in red colour in the plan annexed hereto surveyed under No.499/2-B of Curtorim Village and bounded:

On the East: by property surveyed under No. 498/1;

On the West: by property surveyed under No.499/3 and boundary of Raia village;

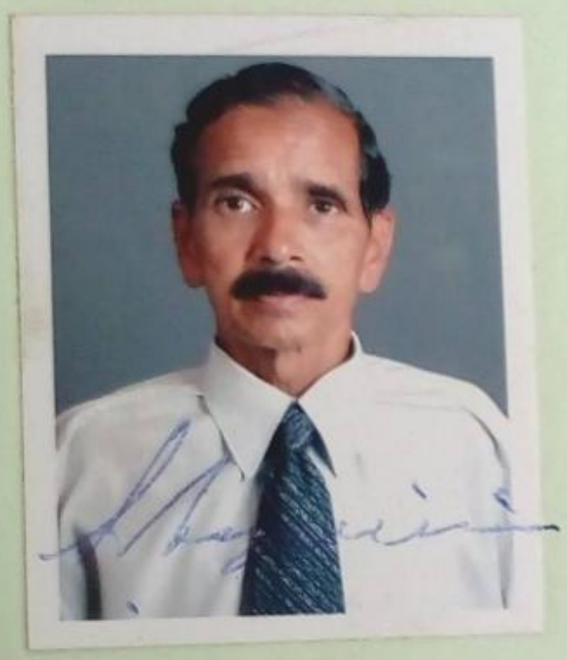
On the North: by property surveyed under No.499/2; and

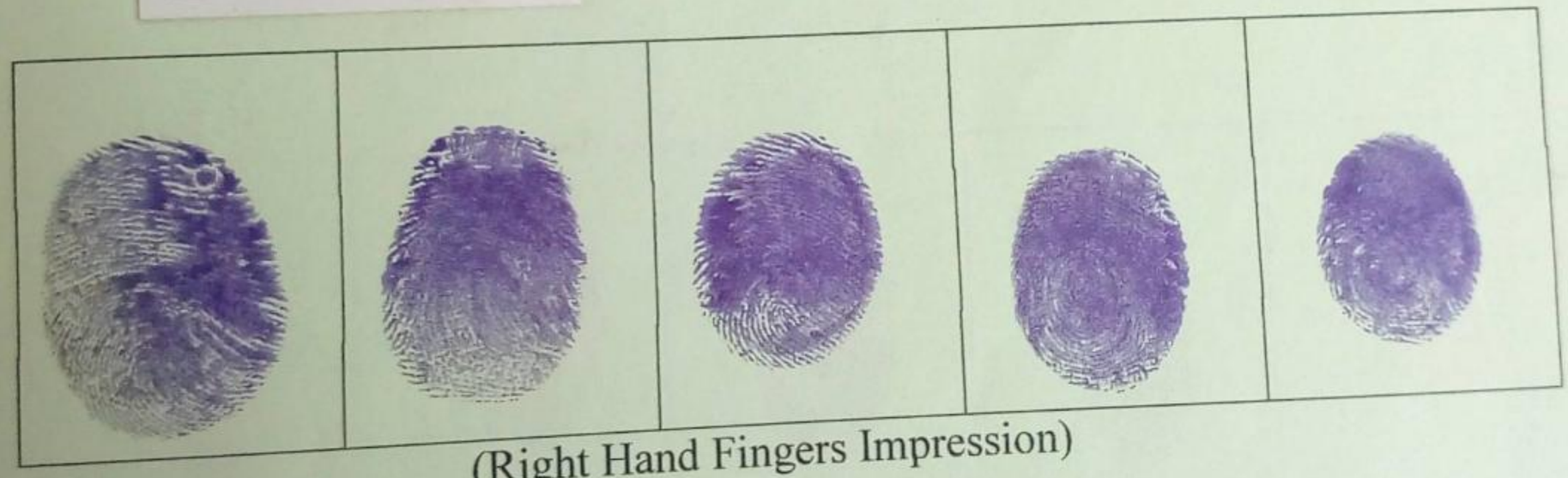
On the South: by property surveyed under No. 499/3 and 7.

IN WITNESS WHEREOF the parties hereto have signed this Deed on the day, month and year first hereinabove mentioned, at Margao.

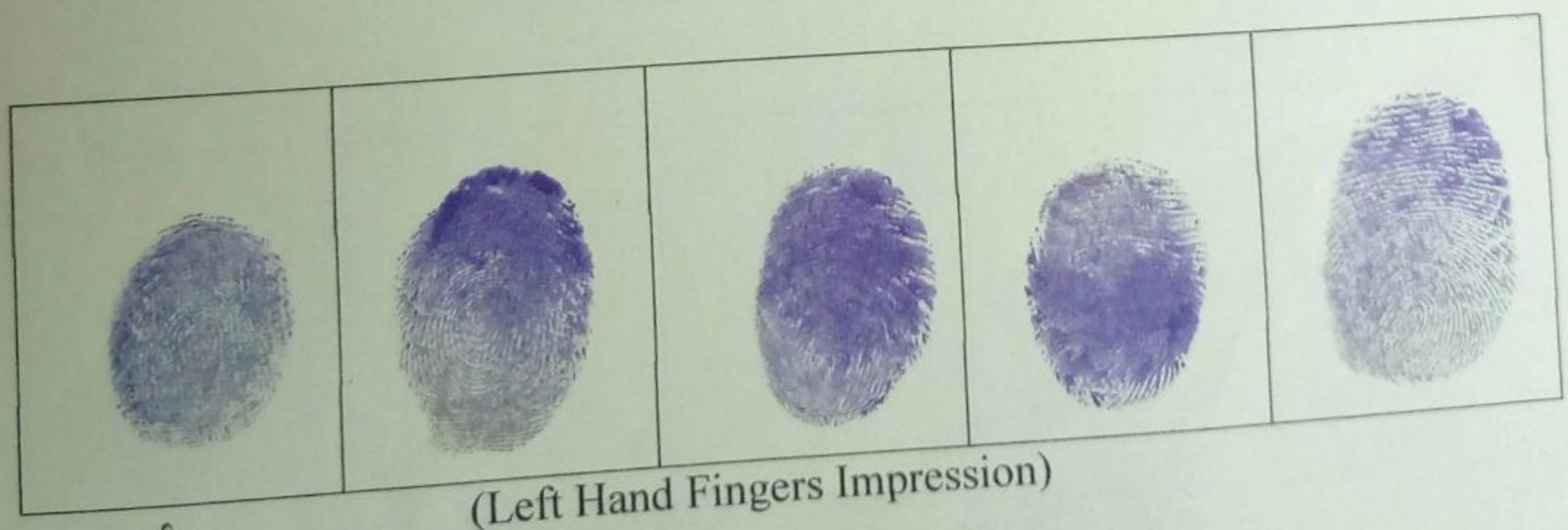
SIGNED, SEALED AND DELIVERED
BY THE WITHNAMED VENDOR

(MR. LLOYD JOSEPH SIQUEIRA)





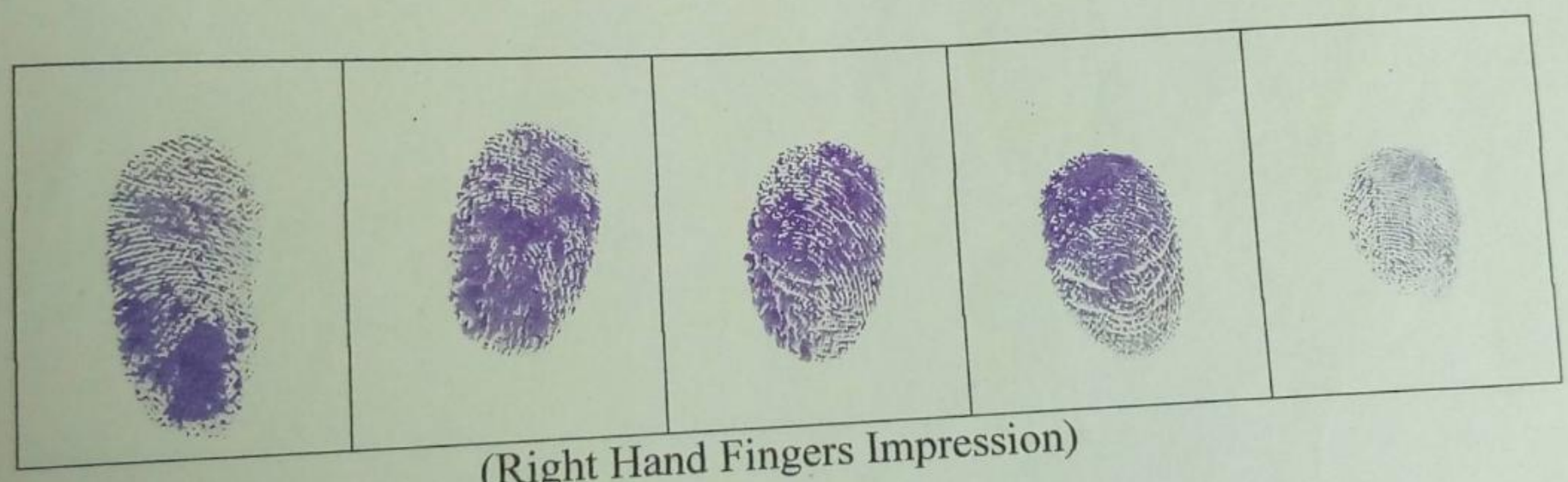
(Right Hand Fingers Impression)



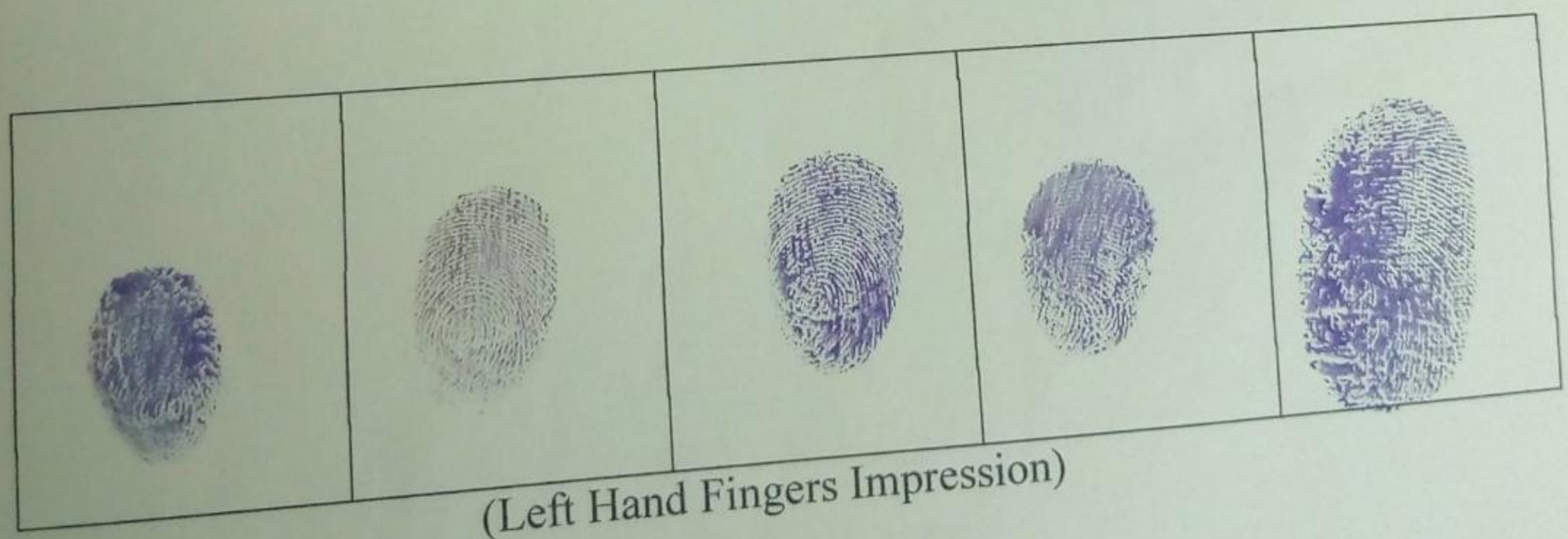
(Left Hand Fingers Impression)

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED PURCHASERS

(MR. LOURECINHO REBELLO)
As duly constituted P/Attorney of PURCHASERS namely,
1) Mr.Aleixo Francisco D'Mello &
2) Mrs. Maria Joaquina D'Mello



(Right Hand Fingers Impression)



(Left Hand Fingers Impression)

Witnesses:

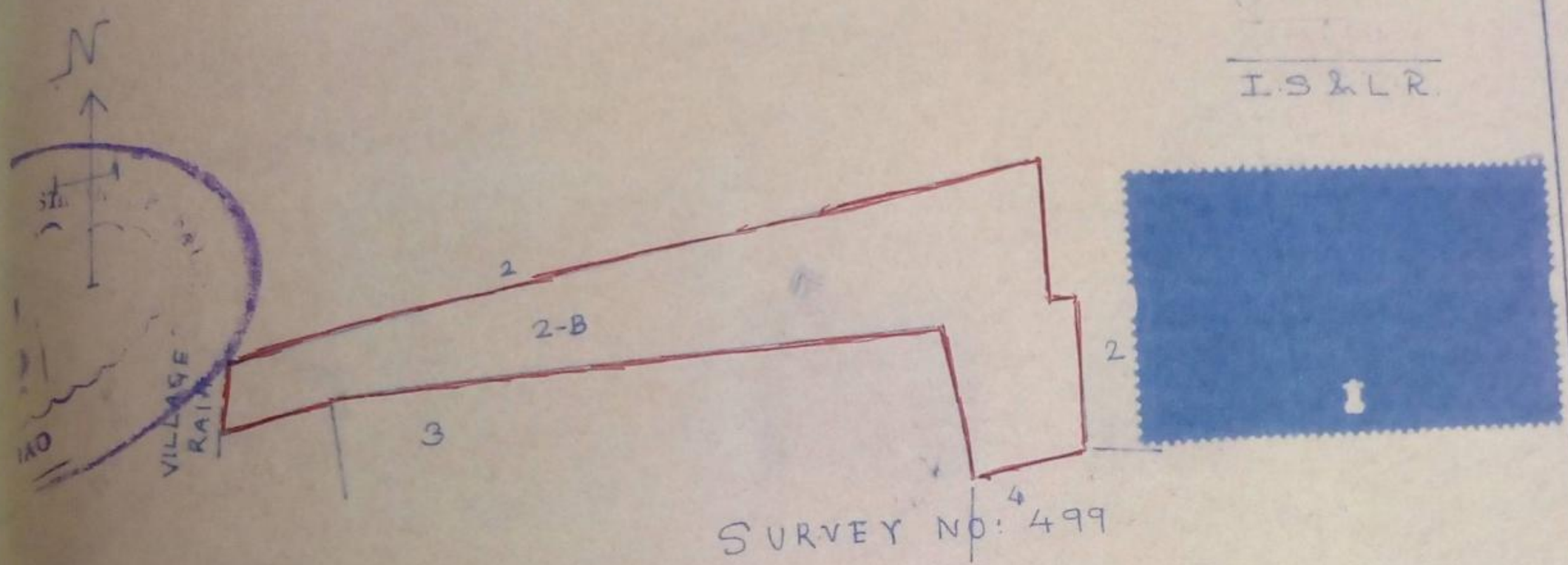
1) Manoj N. Dessai

2) Franny Rebello

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN
SHOWING THE PLOTS SITUATED
AT CURTORIM VILLAGE
OF SALCETE TALUKA
S. NO / SUB DIV. NO 499 / 2-B
SCALE - 1 1000

I.S & L.R.



VENDOR

P/A OF PURCHASER

CHECKED BY

TRACED FROM P.T. SHEET NOS 29
OF CURTORIM VILLAGE ON: 26/10/09
BY: A. R. Shinde (F.S.)
Patil

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 24-08-2010 03:30:46 PM

Document Serial Number : 4474

Presented at 03:18:00 PM on 24-08-2010 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	20000.00
2	Processing Fees	220.00
	Total :	20220.00

Stamp Duty Required: 20000.00 Stamp Duty Paid: 20000.00

Mr Lourencinho Rebello presenter

Name	Photo	Thumb Impression	Signature
Mr Lourencinho Rebello,s/o. late Joao Salvador Rebello , Married,Indian,age 59 Years,Service,r/oMaina Curtorim Salcete GOa as the POA of Purchase 1 & 2 by virtue of POA dated 07/08/2008 executed before Notary K.S. Angle at Margao			

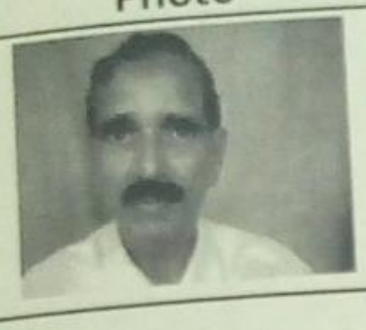
Endorsements

Executant

1 . Lourencinho Rebello, s/o. late Joao Salvador Rebello, Married,Indian,age 59 Years,Service,r/oMaina Curtorim Salcete GOa as the POA of Purchaser1 & 2 by virtue of POA dated 07/08/2008 executed before Notary K.S. Angle at Margao

Photo	Thumb Impression	Signature
		

2 . Lloyd Joseph Sequeira , S/o.Thoulier Drocette Sequeira, UnMarried,Indian,age 54 Years,Business,r/oH.No.865, Varic Vaddo, Curtorim, Salcete,Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Manoj Desai , s/o. Nilkanthdas Desai,UnMarried,Indian,age 37 Years,Adv.,r/o Cuncolim Salcete Goa	

Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-04429-2010
CD Number MGOD28 on
Date 24-08-2010

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune