

No: -4

1063/83

Emp. Borda, Margao (Goa)

No
4

Serial No. 1070
Presented at the office of the
Sub-Registrar of *Salcote*
between the hours of 12am -
and 1pm on 27-7-1971.

Received fees for:

	Rs.	P.
Registration	122	50
Copying (Folios) 18	7	20
Copying endorsement	0	80
Postage		

Total Rs. 130-50

Ramachandra Zorawar Vernekar

Doering A.C. Upoz
Sub-Registrar

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Sub-Registrar

Salcote

DEED OF SALE

THIS DEED OF SALE is made on this 27th day of July, 1971, at Margao, BETWEEN (1) MARZOOK CADAR LIMITADA, with head-office now at Panaji, represented by its Managing Director, XEC CADAR XEC USMAN, married, merchant, aged 49 years, residing at Panaji, son of Xec Usman, hereinafter referred to as the "VENDOR" of the One Part, and (2) THE STATE BANK OF INDIA CO-OPERATIVE HOUSING SOCIETY, Borda, Margao, Goa, registered under ced symbol No HSG-(b)-28-/Goa by the Registrar of Cooperative Societies, Goa, Daman and Diu, represented by Shri R. Z. VERENKAR,

Chief Promoter, State Bank of India Employees, Cooperative Housing Society, Borda, Margao, Goa, aged 37 years, married, son of Zeirama Purketoma Verenkar, residing at Chander, hereinafter referred to as the "PURCHASER" of the Other Part.

WHEREAS the Vendor is the absolute owner and is sufficiently seized and possessed of the First "Gleba" of the property known as DEPOIBATTA or NATIBATTA, situated at Margao, Sub-district of Salcete, District of Goa, non-described in the Land Registration Office of Salcete first "Gleba" which is bounded on the east by the heirs of Miguel Francisco de Noronha, on the west by the road reserved, on the north by the municipal road, and on the south by the second

"Gleba" of Vithal Jaganath Kamat, having a quadrilateral form admeasuring its eastern side 68 metres and 95 centimetres, its western side 69 metres and 23 centimetres, its northern side 36 metres its southern side 33 and 75 centimetres. The said plot represents 48/302 of the adjoining 2/3 of the southern side of both the properties described in the Land Registration Office of Salcete under n^{os} 11,163 and



26,033, of new series and 48/302 of enrolled in the Land Revenue Office under n^o 600.

WHEREAS the said First "Gleba" was purchased by the Vendor from Luciana Cardoso, spinster, residing at Raia, by deed dated 11th May, 1960, drawn up by public notary of Salcote, Santa Rita Vaz, having the said Luciana purchased by deed dated 16th July, 1956, drawn up by public notary of Salcote, Camotim, to Vithal Jaganath Kamat, bachelor, resident of Mar.



WHEREAS the said Vithal had purchased the above noted 2/3 of the southern side of the property n^o 26,033 by a sale deed dated 23rd December 1955, drawn up by the then notary, X. Camotim, from Francisco Xavier Barreto Miranda alias Francisco Xavier Piedade Barreto Miranda and his wife, Maria Antonieta Francisca Cornelia Luciana Fernandes, AND WHEREAS the said property belongs to the said Francisco Xavier by virtue of its allotment made to him in the inventory proceedings which took place after the death of his father, Jacinto Caetano Barreto Miranda, married, from Margao.

WHEREAS the said 2/3 of the south of the property nº 11.185 were purchased by the said Vithal by the said sale deed dated 23rd December, 1955, from Jacinto Caetano Barreto Miranda, bachelor, from Margao, to whom the whole property was allotted as one of the heirs of his uncle Roque Bernardo Barreto Miranda, bachelor from Margao, in the inventory proceedings which took place after the death of the said Roque, AND WHEREAS the said Roque had purchased the same property from Rosa Maria Lucinda Vas e Valadares, widow and her son Abelardo Agostinho Espirito Santo Valadares, bachelor, both from Margao, to whom was allotted in the partition made after the death of her husband and father, Shri Joaquim Vicente Francisco Valadares, alias Joaquim Francisco Valadares, married, from Margao, by deed dated 21st January, 1932 drawn up by the then notary of Salcete, Shri Souza.

WHEREAS the Vendor has sub-divided the First "Gleba" herein above described in plots meant for construction purposes,



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with the prior sanction of the Town Planning Committee, as conveyed to them by the Margao Municipal Council on 8.6.71,

WHEREAS the Vendor have sold the Plots n^o 2 and 3 by Deeds of Sale dated 28th June, 1971 and the Plot n^o 4 by Deed of Sale dated 16th July, 1971.

WHEREAS the Vendor is desirous of selling to the Purchaser the remaining plot of the said First "Gleba" admeasuring 1180.75 square metres in area, which is known as "PLOT N^o 1", bounded on the east by the property of the heir of Joaquim Cunha, on the west by the road reserved, and by the Plot n^o 2 of the same First "Gleba" of Caxinata Horicher dra Xete Sirodecar, on the north by the said Plot n^o 2 of the said Caxinata and by the Plot n^o 3 of the same First "Gleba" of Joaquim Santana Rebele, and on the south by the Secor "Gleba" of Vithal Jaganath Kamat, having an irregular shape admeasuring on the east side 45.50 metres, on the west side, the side adjoining the reserved road 31.50 metres and the side adjoining the Plot n^o 2 13.50 metres, on the north the side adjoining the Plot n^o three 5.50 metres, and the side adjoining the Plot n^o two 30 metres, and on the south 34.20 metres.



WHEREAS the Purchaser is desirous of purchasing the said "Plot n° 1", admeasuring 1180.75 square metres, for the price of Rs. 29,880/- (Rupees twenty nine thousand eight hundred and eighty only),

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH that in consideration of Rs. 29,880/- paid by the Purchaser to the Vendor, receipt whereof the Vendor does hereby admit and acknowledge and hereby give to the Purchaser full discharge of the payment received, thus

- (a) The Vendor hereby sells unto the Purchaser the said PLOT N° I of the entire First "Gleba" hereinabove fully described, free of liens, charges, encumbrances without restrictions or limitations, with all the accessions and easements thereof, and consequent upon the sale herein made;
- (b) The Vendor hereby transfers unto the Purchaser all his right, title, claim, enjoyment and possession in respect of the Plot n° I, for the Purchaser to have, hold, enjoy, possess and dispose of the same



as freely and as effectively as the Vendor had
hitherto done.

The Purchaser is exempted from the Stamp Duty by Notification published in the Govt. Gazette dated 3.9.64 n^o 36, I series.

IN WITNESS WHEREOF the Vendor and the Purchaser have set
their hands hereunto on the day and year first hereinabove
mentioned in the presence of two attesting witnesses.

Handwritten signature of the Vendor

THE VENDOR:

As the Managing Director of "MARZOOK CADAR LTDA."



Handwritten signature of the Purchaser

THE VENDEE: (PURCHASER) *(Handwritten signature)*

As the Chief Promoter, State Bank of India Employees Co-operative Housing Society, Borda, Margao, Goa.

WITNESSES:

- 1) *Handwritten signature of witness 1*
- 2) *Handwritten signature of witness 2*

(1) Yabrook Cedar himitaba with head office at Pavaaji, represented by its managing Director Xec Cedar Xec Munda, son of Kex Munda aged 49 years, married, businessman, residing at Pavaaji and (2) The State Bank of India Cooperative Housing Society, Borda, Yabgao, represented by its Chief Promoter R. Z. Velencar alias Ramacrisna Zorilama Velencar, son of Zorilama Mavotoma Velencar aged 37 years, married, Bank employee, residing at Chapora

Executing party

admits execution of the so called

and the said Xec. Cedar and Ramacrisna Mavotoma personally to the Sub-Registrar.

x Hada borden Xec Munda
x Ramacrisna Zorilama Velencar
(Ramacrisna)

Yabgao, 27th July 1971.

Domingo Antunes Lourenco

Sub-Registrar
Colaba

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I vol 83
Date 2nd September 1971
Domingo A.C. Lopez
Sub-Registrar

