



70  
x 5  
350

sale for Rs 75,000

50-00  
350-00

400-00

30 30-00

2-00  
432-00

Serial No. 528  
Presented at the Office of the  
Sub-Registrar of *Salcete*  
between the hours of 10 a.m.  
and 4 p.m. on 8.4.1988

*Soccorina Fernandes*

*Domingo A. Clephas*  
SUB-REGISTRAR  
SALCETE

Charging (Folios) 30 400-00  
Copying endorsements 30-00  
Postage ..... 2-00  
Total Rs. 432-00

*Domingo A. Clephas*

DEED OF SALE

THIS DEED OF SALE is made at Margao, on this 8th day of the month of April, in the Christian year One Thousand Nine Hundred and Eighty-eight (8-4-1988) BETWEEN:

(1) Smt. MARIA JULIA PATROCINIA COUTINHO alias MARIA JULIA COUTINHO, daughter of Pedro Tito Tertuliano Coutinho, aged 72 years, and her husband (2) Shri. CASIMIRO ROSA DE LIMA NORONHA, son of Pedro Santana Noronha, aged 75 years,



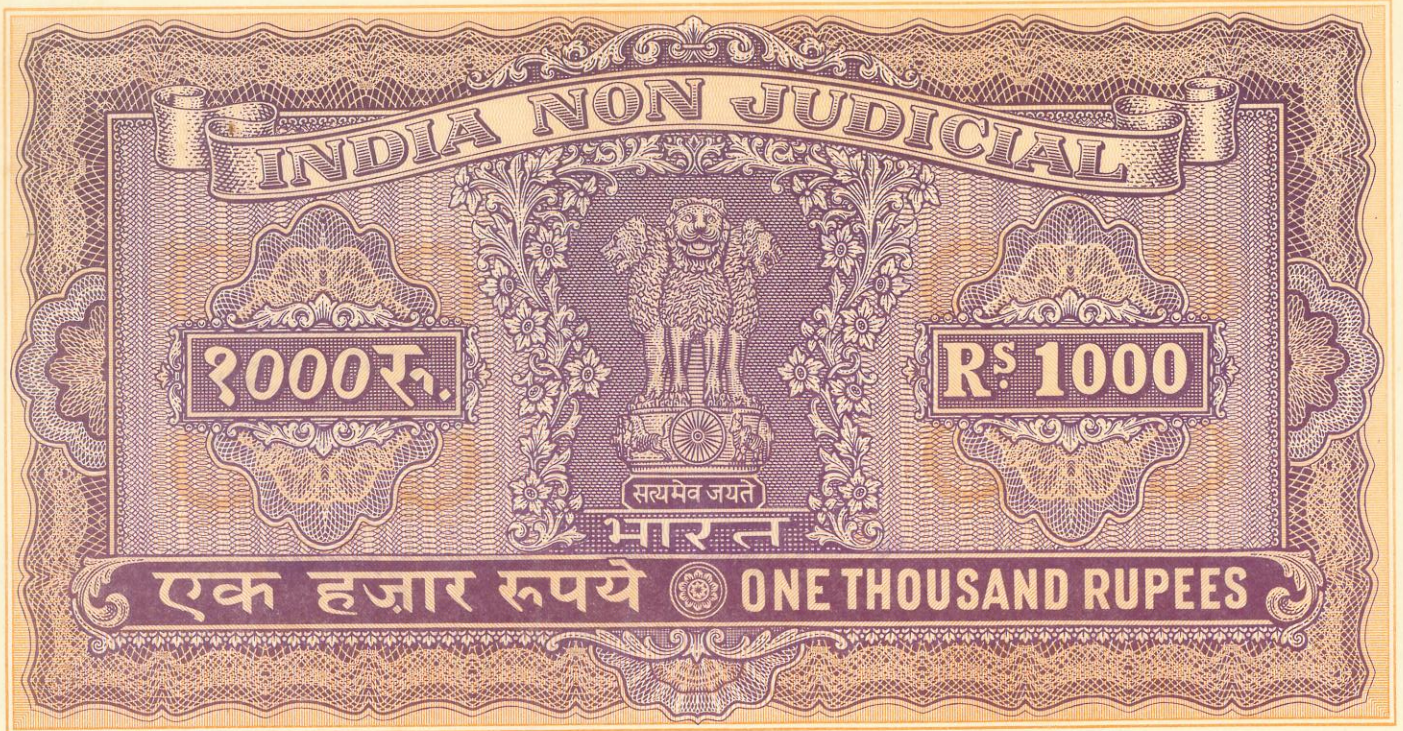
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both landlords, Indian Nationals, residing at Cuncolim, Taluka of Salcete, hereinafter called the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) OF THE ONE PART.

A N D

(3) Mrs. SOCCORINA FERNANDES, daughter of late Mr. Joaquim Piedade D'Costa, aged 30 years, married, housewife, and her husband (4) Mr. MOSES SEBASTAN FERNANDES, son of Mr. Rosario A. Fernandes, aged 33 years, service, both Indian Nationals, residing at Demane, Cuncolim, Salcete-Goa, hereinafter called the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) OF THE OTHER PART, as under:

WHEREAS the VENDORS are seized and possessed of or otherwise well and sufficiently entitled to the rustic property denominated "CODDUO" or "DIMANTE", situated at Cuncolim, within the limits of Cuncolim Municipal Council,



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Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the former Land Registration Office of Quepem now transferred at Salcete under no.2729 at pages 50 of Book B2 New not enrolled in the Land Revenue Office (Matriz Predial) and is bounded on the East by the property of Silvestre Coutinho, Antonio Coutinho and others, on the West by the properties of Custam Egdo and Govinda Egdo; on the South by the heirs of Lourenco Coutinho and on the North by the way of monsoon waters and surveyed under Survey No.390/2 of Cuncolim Village, with the denomination of "DEMANTI"

AND WHEREAS the VENDORS by virtue of Deed of Auction dated 19-1-1974 duly registered in the Office of the Sub-Registrar of Salcete, under no.110 at pages 264 to 267 of Book no.1, Vol.120 dated 2-2-74 has acquired 6/8ths of the above referred property by way of Auction occurred in the Court of Civil Judge Senior Division, Quepem and the remaining 2/8ths of the above referred property belongs

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to the VENDORS by virtue of Inventory Proceedings.

AND WHEREAS the VENDORS have sub-divided the said referred property known as "CODDUO" OR "DIMANTE" or "DEMANI", into various plots and has carried out the necessary development works by providing the said sub-divided plots with necessary access, road, open space etc.,

AND WHEREAS the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase one of the sub-divided plots, designated as Plot no.4 (four), admeasuring an area of 525.00 square metres (FIVE HUNDRED AND TWENTY-FIVE SQUARE METRES) or thereabouts, fully described below, for the total price of Rs.75,000/- (RUPEES SEVENTY-FIVE THOUSAND ONLY) which is the market value, free from any encumbrances, charges, liens and defects whatsoever.

AND WHEREAS the said Plot designated as Plot no.4 (four) of the above property known as "CODDUO" or "DIMANTE" or "DEMANI", admeasuring an area of 525.00 square metres or thereabouts, bearing Survey No.390/2(Part) as distinct and independent property/unit is bounded on the EAST by the property



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of Menino Fernandes & others and Open Space of the said property; on the WEST by the Plot No.3 of the said subdivision; on the NORTH by way of monsoon waters (regueiro) and on the SOUTH by the 8.00 metres access road; more clearly delineated in the plan annexed with the boundaries marked in red colour (hereinafter called for brevity's sake the SAID PROPERTY).

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1- That in pursuance of the said agreement and in consideration of the sum of Rs.75,000/- (RUPEES SEVENTY-FIVE THOUSAND ONLY) paid by the PURCHASERS to the VENDORS on the execution of these presents (the receipt of which the VENDORS do and each of them doth hereby admit and acknowledge as full and complete payment) they the VENDORS do and each of them doth hereby grant, convey and transfer forever free from any encumbrances, charges, liens and defects whatsoever by way of sale UNTO the PURCHASERS ALL THAT the SAID PROPERTY (Plot no.4 (four) of the above property known as "CODDUO" or "DIMANTE" or "DEMANI", ad-measuring an area of 525.00 square metres or thereabouts),

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fully described above and more clearly delineated in the plan annexed with the boundaries marked in red colour, situated at Cuncolim, within the limits of Cuncolim Municipal Council, Taluka and Sub-District of Salcete and District of South-Goa, State of Goa, TOGETHER WITH ALL the estate, right, title, interest, claim and demand whatsoever of the VENDORS in or to the SAID PROPERTY (Plot no.4 (four) of the above referred property) fully described above, TO HAVE, HOLD, OWN and ENJOY the same forever to the PURCHASERS, their heirs, administrators and assigns absolutely and forever.

2- That the VENDORS and the PURCHASERS covenant as under:

a) The PURCHASERS may hereafter peaceably and quietly possess the above SAID PROPERTY (Plot no.4 (four) of the above property) conveyed without any claim or demand whatsoever from the VENDORS or any person or persons claiming through or under them.

b) The VENDORS shall save harmless and keep indemnified the PURCHASERS from or against all encumbrances, charges, defects and equities whatsoever.

e) The above SAID PROPERTY (Plot no.4 (four) of the above property) is free from any encumbrances, claims and defects whatsoever and that they the VENDORS have absolute authority to convey and sell the above SAID PROPERTY (Plot no.4 (four) in the manner foresaid.

d) That the VENDORS further covenant that they shall at the request and cost of the PURCHASERS do or execute or cause to be done

or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying every part thereof in the manner aforesaid as also putting them in possession of the same according to the true intent and meaning of this Deed.

IN WITNESS WHEREOF the VENDORS and the PURCHASERS with the exception of Mr. Moses Sebastan Fernandes have hereunto at Margao set and subscribed their respective hands to this Deed of Sale, on the day, month and year first hereinabove written.

THE VENDORS:-

Maria Julia Coutinho  
(MARIA JULIA COUTINHO)

Casimiro Rosa de Lima Noronha  
(CASIMIRO ROSA DE LIMA NORONHA)

THE PURCHASER:

Soccorina Fernandes  
(SOCCORINA FERNANDES)

WITNESSES:

1) Joaquim Barreto  
(JOAQUIM BARRETO)

2) Gregorio d'Costa  
(GREGORIO D' COSTA)

① Smt. Maria Julia Patrocinio  
Maria Julia Coutinho, of Pedro Tito Tertu-  
loano Coutinho, aged 72 years, and her hus-  
band

② Jhuí Casimiro Rosa de Lima Noronha, of  
Pedro Santana Noronha, aged 75 years,  
both landholders residing at Cuncolim -

③ Mrs. Soccorina Fernandes, of late Joaquim  
Friedade D'Costa, aged 30 years, married,  
housewife, of Cuncolim

Executing party .....

.....

admits execution of the so called

..... deed



x Maria Julia Coutinho

x Casimiro Rosa de Lima Noronha

x Soccorina Fernandes



① Joaquim Barreto, of Sebastiao  
Barreto, tailor, major of age,  
of Buanilim

② Gregorio D'Costa, of Philip D'Costa,  
aged 60 years, mechanic, of Choralde.

State that they personally know

..... and identify him/them.

x Joaquim Barreto

x Gregorio D'Costa

Margao, dated the 8/4/88.

*Domingos C. Lopes*  
SUB-REGISTRAR  
SALCETE

Certificate

Income Tax Clearance  
Certificate has been produced  
today.

Margao, dated the 25/4/88.

*Domingos C. Lopes*  
SUB-REGISTRAR  
SALCETE

Registered No. 156  
at pages 41 to 50  
Part No. 1 Volume No. 6.1  
Date 31/1/89



Notes of return.

This document will be returned on  
31/1/89

SUB-REGISTRAR  
SALCETE