

1000Rs.



Serial No. 1051/98
Presented at the Office of the
Sub-Registrar of Salcete
between the hours of 12.30 a.m.
and 1 p.m. on 21.5.98 19

Ramchandra Kulkarni

SUB-REGISTRAR
SALCETE

Received fees for: Rs. 1500.00

Registration

Stamping (Folio)

Stamping endorsements

Stamp

Total Rs.

1500.00
225.00
300.00
1975.00

DEED OF SALE

SUB-REGISTRAR
SALCETE

This Deed of Sale is executed on this 2nd day
of the month of May year One Thousand Nine
hundred and Ninety Eight BETWEEN:

1928 Place of birth: MARGAO, GOA. 38798
 Name of Stamp Paper: 200
 Name of Purchaser: N. L. M.
 Date of Purchase: 7
 Name of Stamp Vendor: L
 Signature of Vendor: L

-2-

(1)ANTONIO FILIPE SANTANA DO ROSARIO ANDRADE,
 Son of late Mr. Ludovico Andrade, major in
 age, married, retired, residing at Borda, Mar-
 gao, Goa and his wife (2) Mrs. ALICE CUNHA
 ANDRADE, daughter of Mr. Basilio Cunha, major
 in age, housewife, residing at Borda, Margao,
 represented in this act by their lawful



1000Rs.



-3-

attorney Mr. Ramesh Raghuvir Karekar, son of Mr. Raghuvir Karekar, major in age, businessman, married, residing at Margao, Salcete, Goa by virtue of the Power of Attorney dated 12/7/1996 executed before the Notary Mr. Mathew D'Sa at Margao (3) Mrs. NYPHA NAZARETH ANDRADE, widow of late Mr. Joaquim Jose Francisco do Rosario Andrade, daughter of late Mr. Victor Nazareth, major in age,

30498
 Value of Stamp Paper
 Name of Purchaser
 Signature
 Date
 Signature of Notary

-4-

housewife, residing at Bombay, represented in
 this act by her lawful attorney the said Mr.
 Ramesh Raghuvir Karekar by virtue of the
 Power of Attorney dated 5/8/1996 executed
 before the Notary Public Mr. K.S.Angle at
 Margao, Salcete Goa by her attorney Mr. Edgar
 Melo Furtado, son of late Dr. Alberto Melo
 Furtado, major in age, married, Civil En-



1000Rs.



-5-

gineer, residing at Miramar, Panaji, by virtue of the Power of Attorney dated 20/11/1992 executed before the Notary Public Dr. Fernando Jorge Colaco at Panaji which contains the Power to appoint another attorney, (4) FR. JOSE IAGO DO ROSARIO ANDRADE, SON OF LATE Mr. Ludovico Andrade, major in age, bachelor, catholic priest residing at Borda, Margao, (5) MR. CARLOS CORACAO DE JESUS DO ROSARIO

4926 30498
 VALUE OF STAMP PAGE 1
 NAME OF PERSONAL
 SIGNATURE
 REGISTERED
 SIGNATURE OF STAMP VENDOR
 SIGNATURE OF NOTARY

-6-

ANDRADE, son of late Mr. Ludovico Andrade ,
 aged 65 years, married, service, residing at
 Borda, Margao, Goa and his wife(6)MRS. RITA
 MARIA DE LOIOLA ANDRADE, daughter of late Mr.
 Octaviano Pereira, major in age,
 service, residing at Borda, Margao, the last
 three persons being represented by their
 lawful attorney the said Mr. Ramesh Raghuvir

1000Rs.



-7-

Karekar by virtue of the Power of Attorney dated 5/8/1996 executed before the Notary Public Mr. K.S.Angle at Margao, Salcete Goa by her attorney the said Mr.Edgar Melo Furtado, by virtue of the Power of Attorney dated 20/11/92 executed before the Notary Public Dr. Fernando Jorge Colaco at Panaji, containing the Power to appoint any other attorney,

1980 30498
 VALUE OF STAMP PAPER
 NAME OF PERSON
 RESIDENCE
 OFFICE
 SIGNATURE OF PERSON

-8-

(7) Mr. EDESEL ANDRADE, son of late Mr. Joaquim Jose Andrade, major in age, bachelor, service, residing at Bandra, Bombay, Maharashtra, India, (8) Mr. LESTER ANDRADE, son of late Mr. Joaquim Jose de Andrade, major in age, married, service, residing at Bandra, Bombay, Maharashtra and his wife (9) Mrs. THELMA ANDRADE, major in age, service, residing at

1000Rs.



-9-

Bandra, Bombay, all the above said three persons being represented in this act by their duly constituted attorney the said Mr. Ramesh Raghuvir Karekar by virtue of the Power of Attorney dated 5/8/1996 executed before the Notary Public Mr. K. S. Angle at Margao, Salcete Goa by their attorney the said Mr. Edgar Melo Furtado, by virtue of the Power of Attorney

1983
 Value of Stamp Paper: 38458
 Name of Purchaser: [Signature]
 [Signature]
 [Signature]
 [Signature]

-10-

dated 21/12/94 executed before the Notary Public Mr.M.S.Gaitonde, Greater Bombay at Bombay containing the Power to appoint any other attorney, (10) Mrs. YVONNE ANDRADE, daughter of late Mr.Joaquim Jose de Andrade, major in age, housewife, residing at Poona, Maharashtra, India, and her husband Mr.Vincent Monez, son of Mr. Leopoldino Monez major in

1000Rs.



-11-

age, service, residing at Pune, Maharashtra, being represented in this act by their duly appointed attorney the said Mr.Ramesh Raghuvir Karekar by virtue of the Power of Attorney dated 5/8/1996 executed before the Notary Public Mr.K.S.Angle at Margao,Salcete Goa by their attorney Mr.Edgar Melo Furtado,by virtue of the Power of Attorney dated 21/12/1995

1981 3.12.81
 Value of Stamp
 Name of Public
 Signature
 Stamp
 Signature of Notary

-12-

executed before the Notary Public A.N.Khurpe
 with power to appoint any other attorney,
 hereinafter called the "FIRST VENDORS" (which
 expression shall mean and include unless
 repugnant to the context their heirs, execu-
 tors, administrators, legal representatives,
 and assigns), ON THE ONE SIDE AND ON THE OTHER
 SIDE (1) Mr.RAMESH RAGHUVIR KAREKAR, son of

SUB-REG

1000Rs.



-13-

Mr. Raghuvir Karekar, major in age, business-
man, married, sole proprietor of KAREKAR
REALTORS residing at Margao, Salcete, Goa, AND
HIS WIFE SMT. ROSHAN RAMESH KAREKAR, daughter
of late Mr. Naguesh Lotlikar major in age,
service, residing at Margao, salcete, Goa
represented in this act by her attorney her
husband the said Mr. Ramesh Raghuvir Karekar,
by virtue of the Power of Attorney dated

1989 38428
 VALUE OF STAMP
 NAME OF PURCHASER
 7
 L

-14-

4/5/95 executed before the Notary Public Mr. Mathew D'sa at Margao, Salcete, Goa, hereinafter called the "SECOND VENDORS" (which expression shall mean and include unless repugnant to the context their heirs, legal representatives, successors and assigns) AND of the THIRD SIDE MR. RAMESH KAREKAR S/o Mr. Raghuvir Karekar, aged 49 years, Sole Proprietor of M/s. Karekar Realtors, Indian National, residing at House No. 1668, Golden Shower Estates, Gogol, Margao, Salcete - Goa,

NOTARIAL
 AND

1000Rs.



-15-

hereinafter collectively called the VENDEE
(which expression shall mean and include his/
her heirs, administrators, executor, and assigns:

WHEREAS there exists a property better
described in the Schedule No.I :

1992 30428
 VALUE OF STAMP PAID
 VALUE OF PAYMENT
 VALUE OF TRANSFERRING
 VALUE OF TAXES

-16-

WHEREAS the said property described in the Schedule No.I was purchased by late Mr. Caetano Filipe Joaquim Andrade from Joaquim Piedade Fernandes by a deed of Sale dated 10th September 1902 :

1000Rs.



-17-

WHEREAS by a will dated 19th. October 1904 the said Caetano Filipe Joao Andrade instituted as his universal heirs his brothers Fr.Joaquim Francisco do Rosario Andrade, Mr. Francisco Xavier Espirito Santo Andrade and Ludovico S.Ana das Dores e Andrade:

WHEREAS the said Mr. Caetano Filipe expired on 17/11/1918:

[Faint handwritten notes at bottom left]

1000Rs.



-19-

WHEREAS the said Mr. Francisco Xavier Espirito Santo Andrade expired on 8th. October 1943 leaving a will dated 21st November 1932 executed before the Notary Julio de Souza , instituting his heirs Joaquim Jose Francisco, Antonio Filipe, Jose Iago and Carlos Coracao de Jesus Andrade, all sons of his brother Ludovico Andrade:

1998 30498
Signature of [illegible]
Signature of [illegible]
Signature of [illegible]

-20-

WHEREAS on 7th February 1961 expired the
said Ludovico Andrade:

WHEREAS the said Ludovico was married in
his first nuptials to Maria de Jesus Adelaide
Rosalia Ismenia Libania Margarida Mariana
Clara Doroteia Araujo who passed away on 4th.
October 1931 :

1000Rs.



-21-

WHEREAS, the said Ludovico was married in his second nuptials to Maria Gaudencia Araujo e Andrade and as there was no issues of this marriage the said marriage, in terms of the antenuptial agreement between them, was in the

OF THE SUP

absolute separation of assets and she acquired no rights to the properties of the said Ludovico and upon his death his said sons were his heirs and this status has been confirmed by a deed of succession dated 5th. June 1964, executed at Margao before the Notary Antonio Vicente de Fonseca:

1000Rs.



-23-

WHEREAS the said Joaquim Jose Francisco do Rosario Andrade expired leaving behind him his widow the vendor No.3 and the Children the vendors No.7, 8 and 10 herein and thus all the Vendors are the Owners of the Property better described in the Schedule No. I:

2004
 Place of this: MARGAID, HINDU
 Value of Stamp Paper 3,250
 Date of Purchase 12/10/15
 Signature of Vendor
 Signature of Buyer

-24-

WHEREAS the first Vendors had agreed to
 sell and the second vendors has agreed to
 purchase the said property described in the
 Schedule No.I for the price of Rs. 14,85,000/-
 (Rupees Fourteen Lakhs eighty five thousand
 only):

-25-

WHEREAS the said property falls partly within the Municipal limits of Margao and partly within the Panchayat area of Navelim Village and the part falling within the Municipal area of Margao City is better described in the annexed Schedule No.II :

-26-

WHEREAS the said property was agreed to be sold to the SECOND VENDOR Ramesh Raghuvir Karekar by an agreement dated 27/7/1994 or to his nominees and the said Karekar has subdivided the said property into plots for residential purposes and has obtained the final approval for the subdivision which approval bears No.SGPDA/P/1479/77/96/97 and is dated 24/4/96, and N.O.C. for Sale of these plots bears No.SGPDA/R/1479/239/96-97 dtd. 9/7/96 :



WHEREAS the FIRST VENDORS have been fully paid the price of the said property in advance by the Second Vendor Ramesh Raghuvir Karekar and therefore they have executed General Power of Attorney in favour of the said Second Vendor Ramesh who represents now all the said First Vendors:

-28-

WHEREAS the Second Vendor Smt. Roshan Ramesh Karekar is married to the said Ramesh R.Karekar in the regime of the communion of assets and as the said Ramesh has developed the said property and now is selling the developed plots the said development constitutes immovable property as it is annexed to the soil and therefore the said Second Vendor Smt. Roshan Ramesh Karekar is added as one of the Second Vendors to this deed.

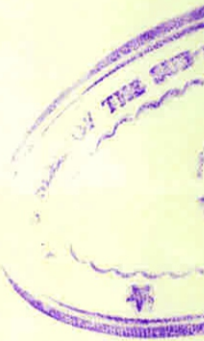
-29-

WHEREAS the Second Vendor Ramesh Raghuvir Karekar had entered into an agreement for sale of the plots of the said sub-division, which plots are better described in the Schedule No. III with the Vendee herein and accordingly this Sale Deed is being executed of the said Plot No.12 & 13 better described in the Schedule No. III in favour of the Vendee herein:

-30-

NOW THIS DEED WITNESSES AS UNDER :

1) In consideration of the above agreement and in consideration of the price of Rs.1,49,750/- (Rupees One Lakh Forty Nine thousand Seven hundred fifty only) and the SECOND VENDORS- do hereby acknowledge and admit having received the same and there from grant full discharge and forever acquit, release and discharge the vendee, the first and





-31-

second vendors do hereby sell , assign, convey and . assure unto the Vendee forever all that plot better described in the annexed Schedule No. III. The said plot belonging or in any way appurtenant to or with the same plot or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part thereof or be appur-

-32-

tenant thereto, AND ALL the estate, right, title and interest, use, inheritance, property, benefit, claim and demand whatsoever, both at law and in equity of the first and Second Vendors into, out of or upon the said plot or any part thereof, TO HAVE AND TO HOLD the said plot hereby sold to the vendee and all and singular and other premises hereby granted,



sold, released, conveyed and confirmed or intended so to be with their and every of their rights and appurtenances unto and to the use and benefit of the vendee subject to the payment of taxes, assessments, rates, duties now chargeable upon the same after signing this Deed or which may hereafter become payable in any respect thereof to the Government

-34-

or the Panchayat or any other local authority, which taxes, rates, assessments and duties shall be exclusively payable by the Vendees. The roads of the sub-division or scheme shall constitute easements to which every plot owner shall have the right to enjoy.



-35-

(2) AND THE FIRST AND THE SECOND VENDORS do hereby covenant with the vendee that notwithstanding any act, deed, matter or thing whatsoever, the Vendors or any person or persons lawfully or equitably claiming by, from or through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they

-36-

the Vendors now have in themselves good right, power and absolute authority to grant, sell, assign, convey and assure the plot described in the Schedule No.III hereby granted, sold, assigned, released, conveyed assured and confirmed and intended so to be unto and to the use of the Vendee in the manner aforesaid and that the vendee shall and may at all

-37-

times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said plot and receive the issues and profits thereof and of every part thereof and for his own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the vendors or any person or persons lawfully and equitably claiming or to claim

-38-

by, from, under or in trust for them and that
free and clear and freely and clearly and
absolutely acquitted, exonerated and forever
discharged or otherwise by the vendors well
and sufficiently saved, defended and kept
harmless and indemnified of and from and
against all former and other estates, titles,
charges and encumbrances whatsoever had made,



-39-

done, executed, occasioned or suffered by the vendors or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under or in trust for them and further that they the vendors and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said plot or any part and will from time to time

-40-

and at all times here after at the request and at the cost of the vendee do and execute or cause to be done or executed all such further and other acts, deeds, things, declarations, conveyances and assurances in the law whatsoever for better and more perfectly assuring the said plot and every part thereof unto and to the use of the vendee as shall be reasonably required.

41

-41-

3) In case the vendee is ever dispossessed from the plot hereby sold or any part thereof by reason of any defect in the title of the Vendors, the Vendors do hereby agree and undertake to repay to the vendee the whole sale price or, as the case may be, such portion thereof as shall bear proportion to the land wherefrom the vendee is dispossessed and shall keep the vendee fully saved and indemnified .

-42-

4) The Vendors have no objection whatsoever to the name of the vendee being entered by mutation or in any other manner in the survey records or in any other records or documents pertaining to the record of rights in respect of the property hereby sold under this Deed of Sale and hereby gives the vendee their consent for him to make any application and/or affidavit required or necessary for the purpose.



-43-

5) The Market price of the property described in the Schedule No. III is Rs. 1,49,750/- (Rupees One Lakh Forty Nine thousand Seven hundred fifty only).

6) The parties hereto are Indian Nationals.

-44-

SCHEDULE NO. I

All that property denominated Sirvodem, situated at Sirvodem, Navelim, Sub-district and Taluka of Salcete, District of South Goa, State of Goa bounded on the East with the property of Antonio Inacio Rodrigues, on the West with the property of heirs of Custodio Minguel Fernandes, on the North and South with the property of Agostinho Barreto, and stands



included in the survey records under chalta No.19,P.T.Sheet No. 278 of Margao City and Survey No. 208/2 of Navelim village. This property bears no. 8937 at pages 92 overleaf of Book B 23 of New Series of Salcete, and is not registered in the Matriz. The subdivision of these plots are approved by The South Goa Planning and Development Authority vide their Order No. SGPDA/P/1479/77/96-97 dtd. 24/4/96 and N.O.C. for Registration of Sale of the Plots vide Order No. SGPDA/R/1479/239/96-97 dtd. 9/7/96.

TRAR OF S

MARGAO

-46-

SCHEDULE NO. II

- North : Village Boundary of Navelim.
- South : Municipal road and Chalta No.1 to 4
of P.T.Sheet No. 296.
- East : Chalta No.28 and 48 of P.T.Sheet No.
279 and Village Boundary of Navelim.
- West : Village Boundary of Navelim and
chalta No. 3 and 4 of P.T.Sheet
No.295.



47-

-47-

SCHEDULE NO. III

All that plot bearing No.12 & 13 of the sub-division into which the property described in the Schedule No.I and II has been sub-divided, situated within the Municipal limits of Margao City of Salcette Taluka District of South Goa, State of Goa, measuring 598.85 sq. mts. and bounded :

PAR OF SAL

MARGAO

a) Plot No. 12

On the North : Village Boundary of Navelim,

On the South : By 8mts. wide road,

On the East : Plot No.13,

&On the West : Plot No.11,

b)Plot No. 13.

On the North : Village Boundary of Navelim,

On the South : 8mts. wide road,

On the East : Plot No. 14 ,

&On the West : Plot No. 12.

This property forms a part of the property described in the Schedule No.II, and shown in the Plan annexed hereto, which Plan shall form an integral part of this Deed.

49
-49-

IN WITNESS WHEREOF THE PARTIES HERETO SIGN
HEREUNDER :

SIGNED, AND DELIVERED BY THE)

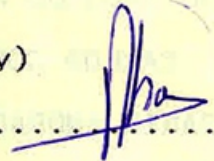
WITHINAMED FIRST VENDORS (ANTONIO)

FILIPE SANTANA DO ROSARIO)

ANDRADE and Mrs ALICE CUNHA)

ANDRADE) through their attorney)

RAMESH RAGHUVIR KAREKAR)



-50-

SIGNED AND DELIVERED BY (THE)
WITHINAMED FIRST VENDORS Mrs.
NYPHA NAZARETH ANDRADE, Fr.
JOSE IAGO DO ROSARIO ANDRADE,
MR. CARLOS CORACAO DE JESUS DO)
ROSARIO ANDRADE, MRS RITA MARIA)
DE LOIOLA ANDRADE, Mr. EDSEL)
ANDRADE, Mr. LESTER ANDRADE)



51

-51-

Mrs. THELMA ANDRADE, YVONNE)
ANDRADE AND VINCENT MONEZ) ,
all through their attorney)
the RAMESH RAGHUVIR KAREKAR)

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-52-

SIGNED, AND DELIVERED BY THE)
WITHIN NAMED SECOND VENDORS RAMESH)
RAGHUVIR KAREKAR AND SMT. ROSHAN)
RAMESH KAREKAR) through her attorney
Mr. RAMESH RAGHUVIR KAREKAR

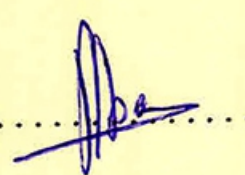


-53-

SIGNED SEALED AND DELIVERED)
BY THE WITHINNAMED VENDEE)

MR. RAMESH R.KAREKAR)

Gogol, Margao- Goa.



WITNESSES: 1.....

2.....

AR OF SA

GOA

1- Mr. Ramesh Raghuvir Karekar, s/o
Mr. Raghuvir Karekar, major, busi-
nessman, married, sole proprietor
of Karekar Realtors, 110 Mangas,
forself and as attorney of
Smt. Poshan Ramesh Karekar
and as attorney for the First
Vendors.

Executing party

admits execution of the so called

..... Sale deed

Ramesh Roshan Kap

Margao, dd 4/5/88

SUB-REGISTRAR
SALCETE

Registered No. 1042
at pages 1 to 56
Book No. 5 Volume No. 842
Date 25/5/98

Sub-Registrar



Date of return: 25/5/98

SUB-REGISTRAR
CALCUTTA

Sub-Registrar
Calcutta

Sub-Registrar
Calcutta

Sub-Registrar
Calcutta

SUB-REGISTRAR
CALCUTTA

STIMEL 22107 NO DEL 14210
BY THE WITNESSES (VITNESSE)
MR. RANNEY R. KANEKAR
GEO. J. H. H. H. H. H.

WITNESSES

