

27/12/03 @ 18/12/03



Serial No. 27779

00CC 662603

Filed at the Office of the

Sub-Registrar of Ilhas

Between the hours of 9.30am

Received for Rs. 30,000/-

30/05/04

and 4/12/2003  
M/S. MADKIKAR BUILDER & DEVELOPERS,  
Maddur

Post

Rs. 30,080/-

*Beelk*  
SUB-REGISTRAR  
ILHAS

*Beelk*  
SUB-REGISTRAR  
ILHAS

DEED OF SALE

THIS DEED OF SALE is made on this 1<sup>st</sup> day of  
December, 2003 at Ilhas, Panaji-Goa.

B E T W E E N

28/11/03

Special No.. 66395

Rs. 20,000/-

MAXIMILIAN BUILDERS + DEVELOPERS

Value of Stamp  
Name of Purchaser  
Residence: Old Goa  
Purpose.....

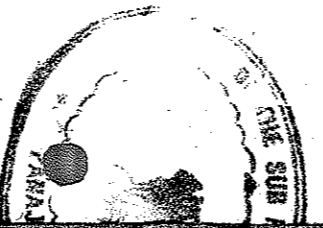
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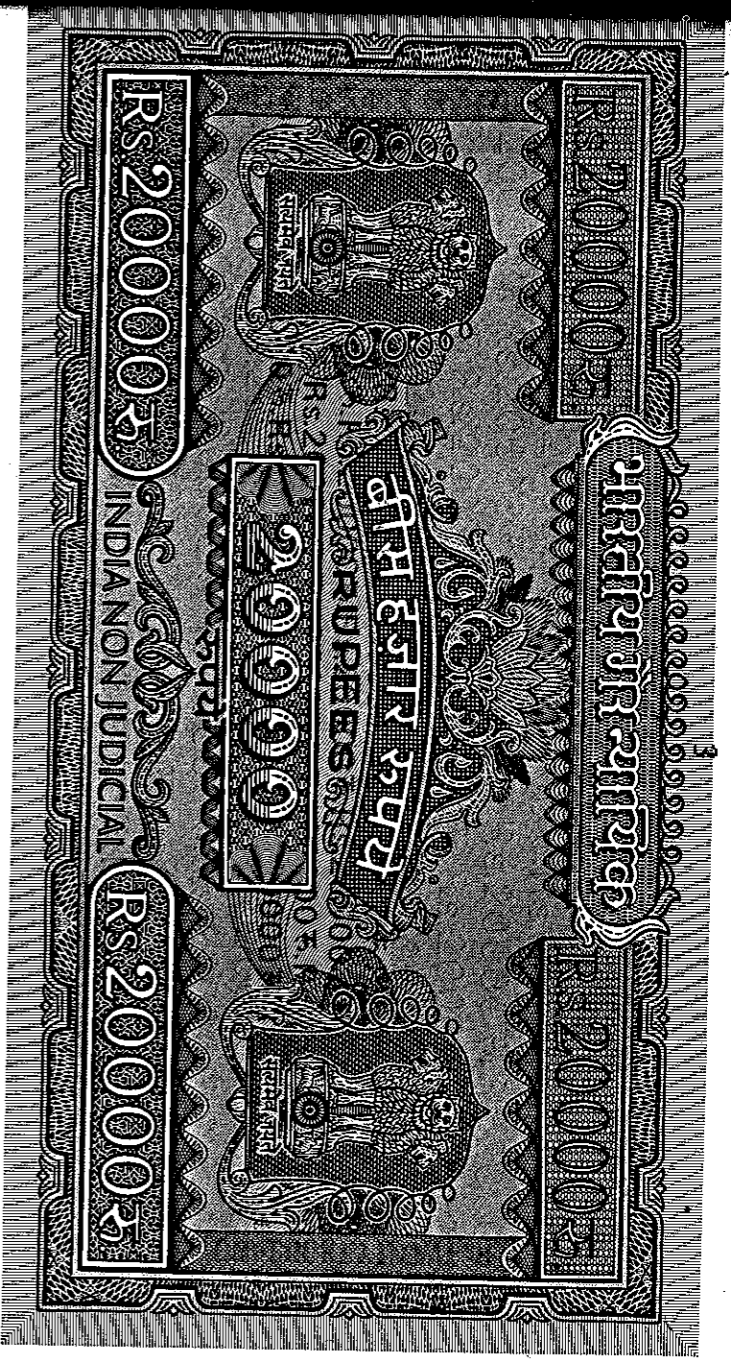
*Maximilian*

Stamp of Stamp Vendor

Sign. of Purchaser

- (I) (a) MR. JOAQUIM INACIO DE SOUZA, son of late Pedro Andre de Souza, aged 52 years, in business and his wife (b) MRS. ISABELA PERPETUA MARTHA DE SOUZA, aged 43 years, daughter of Late Maximiano D'souza, housewife, both Indian Nationals and residents of Sand Dunes Apartments, Miramar, Panaji-Goa, hereinafter called as the "FIRST VENDORS" (which expression shall unless repugnant to the context or meaning





00CC 662602

thereof include their heirs, successors,  
executors, administrators and assigns) OF  
THE FIRST PART.

- (II) (a) MR. OLIVER PASCOAL DE SOUZA, son of  
late Pedro Andre de Souza, aged 48 years,  
in business and his wife (b) MRS. CHRISTINE  
DE SOUZA, aged 43 years, daughter of Late  
Custodio/ De souza, housewife/inservice,  
both Indian Nationals and residents of Flat

Serial No..... 66396

28/11/02

Value of Stamp Paid..... R.S. 20,000/-

Name of Purchaser..... MADHAKKAR BUILDERS & DEVELOPERS

Residence of G.A. Genl.....

Purpose.....

Particulars:

✓

*Pradeep Kumar*

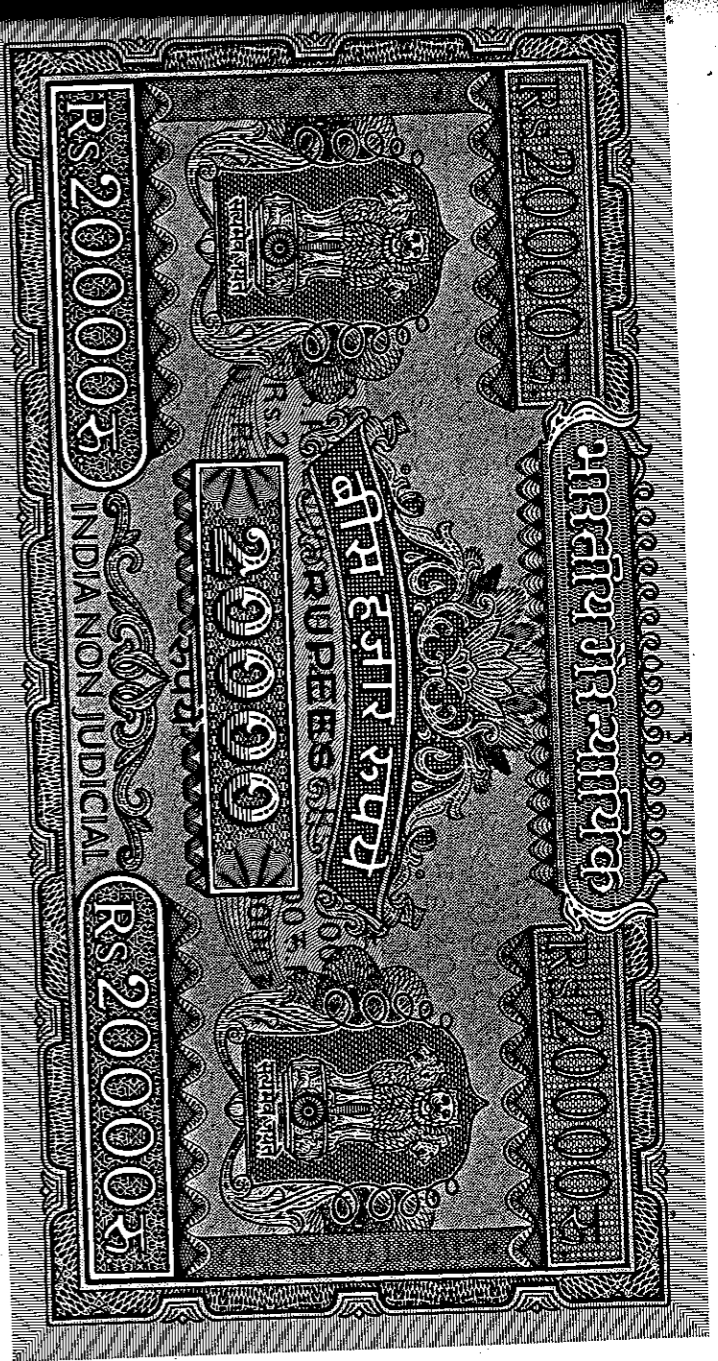
Name of Stamp Vendor

Sign. of Purchaser

No.102, Luisa Apartments, St. John Baptista Road, Bandra Mumbai, hereinafter called as the "SECOND VENDORS" (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, executors, administrators and assigns) OF THE SECOND PART.

(III) MR. NORTON AGNELLO DE SOUZA, son of late Pedro Andre de Souza, aged 48 years, in





00CC 662601

business and his wife (b) MRS. MART A DE  
SOUZA, aged 33 years, daughter of Late  
Pascoal Mascarenhas, Govt. Servant, both  
Indian Nationals and residents of H.No.  
108, Cumberjua, Tiswadi Taluka, Ilhas-Goa,  
hereinafter called as the "THIRD VENDORS"  
(which expression shall unless repugnant to  
the context or meaning thereof include  
their heirs, successors, executors, admini-  
strators and assigns) OF THE THIRD PART.



28/11/2011

Serial No... 66397

Date... 28/11/2011

Value of Stamp... 14,20,000/-

MAKMYE BUILDERS & DEVELOPERS

Name of Purchaser... MR. GOA

Residence... MR. GOA

Purpose.....

✓

*[Signature]*  
Sign. of Purchaser

Name of Stamp Vendor

(IV) MR. ANTHONY DE SOUZA, son of late Pedro Andre de Souza, aged 44 years, in business and his wife (b) MRS. CIOTILDA DE SOUZA, aged 39 years, daughter of late Roque Crasto, housewife/in service, both Indian Nationals and residents of H.No. 108, Cumberjua, Tiswadi Taluka, Goa, hereinafter called as the "POURTH VENDORS" (which expression shall unless repugnant to the context or meaning thereof include their





00BB 814646

heirs, successors, executors,  
administrators and assigns) OF THE FOURTH  
PART.

A N D

(V) M/S MADKAIKAR BUILDERS & DEVELOPERS, a  
proprietary concern of MR. PANDURANG ARJUN  
MADKAIKAR, aged 37 years, married, son of  
Shri Arjun Madkaikar, having its office at  
"ASHYANA" Behind St.Cathedral Church, Old-

REGISTRAR OF

28/11/03

Serial No... 66398

Date... 28/11/03

Value of Stamp... R. 18,000/-

Name of Purchaser... MADKAIKAR BORDERS & DEVELOPERS

Residence... Old Goa

Purpose...

Witness :

*[Signature]*

Sign. of Purchaser

Stamp Vender



Goa, Ilhas-Goa, hereinafter called as the  
 "PURCHASER" (which expression shall unless  
 repugnant to the context or meaning thereof  
 include his heirs successors, legal  
 representatives, executors, administrators  
 and assigns) represented herein by his  
 Attorney MRS. JANITA PANDURANG MADKAIKAR,  
 aged 34 years, wife of Shri Pandurang A.  
 Madkaikar, Indian National and residing at  
 "ASHIYANA", Behind Bom Jesus Basilica



Church, Old-Goa,) vide Power of Attorney,  
certified copy is submitted herewith OF THE  
FIFTH PART.

WHEREAS there exists two separate properties  
known as "TERCEIRA ADICAO AND QUARTA ADICAO DO  
PREDIO DENOMINADO TERON PARTE DO PALMAR GRANDE",  
admeasuring 11.100 sq.mts. (eleven thousand and  
one hundred square metres) and 16,875  
sq.mts. (sixteen thousand eight hundred and seventy  
five) surveyed under No. 15/5 known as "VISIJALEM  
BHAT" and 16/0 known as "DAHNAChEN" respectively,  
situated at Gaundalim, S.Bras Parish, Tiswadi  
Taluka, within Panchayat limits of Cumbharjua,  
Registration Sub-District of Ilhas, District of  
North Goa and State of Goa more particularly  
described in SCHEDULE I & II respectively  
hereinafter appearing and hereinafter referred to  
as the SAID PROPERTIES and are as plan annexed  
hereto marked in red coloured boundary line for  
identification signed by all the parties.

AND WHEREAS SAID PROPERTIES are registered in  
the name of Shri Jose Joaquim Cirilo de Sa under  
inscription No. 14906 of Book G-38 and 27823 of

Book G-41 in the Land Registration Records of Ilhas, Panaji-Goa.

AND WHEREAS the SAID PROPERTIES were acquired by said Jose Joaquim de Sa by virtue of Will dated 20/7/1944, duly executed before the Notary Shri Socrates de Costa, under No.1 at page 29(v) and by Deed of Gift dated 8/5/1961 drawn before Notary Dr. Fernando Colaco, under No.538 at page 21 (v) at Panaji-Goa.

AND WHEREAS the said Shri Jose Joaquim De sa was married to Maria Helena Antonieta Ribeiro de Sa.

AND WHEREAS the usufruct of the SAID PROPERTIES was reserved in favour of Shri Pedro Minguel Egidio de Sa.

AND WHEREAS on 30/5/1979 said Jose Joaquim D'sa, Smt. Maria Helena and Shri Pedro Miguel E. D'sa all jointly executed a Deed of Sale duly registered under No.358 at pages 66 to 85 of Book I, Vol. 142 before the Sub-Registrar of Ilhas, Panaji-Goa, and transferred, conveyed and assigned the SAID PROPERTIES along with some other property in favour of all THE FOUR MALE VENDORS herein.



AND WHEREAS as a result a abovesaid Deed of Sale the abovesaid Joaquim, Oliver, Norton and Anthony, THE MALE VENDORS herein became the absolute owners of the SAID PROPERTIES.

AND WHEREAS on 26/7/1979 the VENDORS herein mortgaged the SAID PROPERTIES along with some other property vide Deed of Mortgage duly registered under No.359 at pages 85 to 93 of Book I, Vol. 142, before the Sub-Registrar of Ilhas, Panaji-Goa, in favour of the Goa Urban Co-operative Bank Ltd., Panaji-Goa, as security towards loan of Rs.1,00,000/- disbursed to them and on 10/3/1993 they obtained a further loan secured by the Deed of Mortgage, registered under No.709/93 of Book I, Volume 233 registered on 5/5/1993 from the Same Goa Urban Co-operative Bank Ltd.

AND WHEREAS by virtue of Deed of Release dated 30/4/1998, registered under No.974 of Volume 685 of Book I, pages 387 to 397, registered on 5/6/1998 before the Sub-Registrar of Ilhas, Panaji-Goa, the SAID PROPERTIES were released from the charge of the said Goa Urban Co-operative Bank

ltd., and now it is free from any encumbrance or charges thereon.

AND WHEREAS the SAID PROPERTIES are registered in the name of MALE VENDORS in the survey records Form I & XIV of Gandaulim Village and there are no tenants or mundkars to the SAID PROPERTIES.

AND WHEREAS all the VENDORS are married under the law of Communion of Assets as per Portuguese Civil Code as applicable to the State of Goa and therefore are joint owners of the SAID PROPERTIES.

AND WHEREAS VENDORS have agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTIES for a total consideration of Rs.15,00,000/- (Rupees Fifteen Lakh only).

AND WHEREAS the VENDORS have agreed to sign and execute the present Deed of Sale upon the terms and covenants appearing hereinafter.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS**

**UNDER:-**

That in pursuance of the said Agreement and in consideration of Rs.15,00,000/- (Rupees Fifteen



Lakh only) which amount is paid in three instalments of Rs.5,00,000/- (Rupees Five Lakh only) each as under:-

- (a) By Cheque No.024463 dated 1/12/2003 drawn on the Bicholim Urban Co-operative Bank Ltd., Patto Branch, Panaji-Goa. ... Rs.5,00,000/-.
- (b) By Cheque No.024464 dated 30/12/2004 drawn on the Bicholim Urban Co-operative Bank Ltd., Patto Branch, Panaji-Goa.... Rs.5,00,000/-.
- (c) By Cheque No.024465 dated 30/3/2005 drawn on the Bicholim Urban Co-operative Bank Ltd., Patto Branch, Panaji-Goa. ... Rs.5,00,000/-.

All the VENDORS hereby acknowledge the receipt of the first Cheque dated 1/12/2003 and all the VENDORS do hereby convey, transfer and assign unto and to the use of the PURCHASER all those two properties known as "TERCEIRA ADDICAO AND QUARTA ADICAO DO PREDIO DENOMINADO TERON PARTE DO PALMAR GRANDE", admeasuring 11.100 sq.mts. (eleven thousand and one hundred square metres) and 16,875 sq.mts.(sixteen thousand eight hundred and seventy five) surveyed under No. 15/5 known as "VISITALEM BHAT" and 16/0 known as "DAHNAChEN"

respectively, situated at Gaundalim, S.Bras Parish, Tiswadi Taluka, within Panchayat Limits of Cumbharjua, Registration Sub-District of Ilhas, District of North Goa and State of Goa and more particularly described in the SCHEDULE I & II hereunder written, together with liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PROPERTIES hereby conveyed AND ALL the estate, rights, title, interest, property, claim and demand whatsoever, at law, of all the VENDORS in and to the SAID PROPERTIES hereby conveyed unto and to the use of the PURCHASER forever.

AND all the VENDORS do hereby covenant and declare for themselves, their heirs, executors, representatives and assigns that they the VENDORS have good right to convey the SAID PROPERTIES hereby conveyed unto the PURCHASER AND THAT it shall be lawful for the PURCHASER from time to time and at all time, hereafter peaceably to hold, possess and enjoy the SAID PROPERTIES hereby conveyed with all appurtenances and to receive the profits thereof for its own use and benefit without any lawful eviction, interruption, claims

or demands whatsoever from, or by all the VENDORS and from any other person or persons, lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, released and forever discharged or otherwise by all VENDORS sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by all the VENDORS or any other person or persons, lawfully or equitably claiming any right, estate, title or interest at law or in equity in the SAID PROPERTIES hereby conveyed or any part thereof under or in trust from all the VENDORS.

The Parties hereto shall sign and execute a Deed of receipt on or before 30/03/2005 for confirmation of full and final payment towards sale consideration and shall present the same for registration before the Sub-Registrar of Ilhas, Panaji-Goa.

All the VENDORS hereby give their No objection to the PURCHASER for inclusion of his name in

survey records of survey No.15/5 and 16/0 of Gandaulim Village.

The market value of the SAID PROPERTIES is Rs.15,00,000/- (Rupees Fifteen Lakh only) and stamp duty of Rs.75,000/- (Rupees Seventy Five Thousand only) is paid, which is born by the PURCHASER as the SAID PROPERTIES are agricultural properties.

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY HEREBY SOLD)

ALL THAT property known as "TERCEIRA ADDICAO AND QUARTA ADICAO DO PREDIO DENOMINADO TERON PARTE DO PALMAR GRANDE" also known as "VISTIALEM BHAT" admeasuring 11,100 mts. situated at Gandaulim, S.Bras Parish, Tiswadi Taluka, Panchayat Limits of Cumbharjua, Registration Sub-District of Ilhas, District of North Goa, State of Goa. This property is registered in the Land Registration Office (Conservatoria do Registo Predial) of Ilhas Comarca, at Panaji, under No.10724 of Book B-29, New (Number Ten Thousand Seven Hundred Twenty Four of Book B-Twenty eight, new) and registered in the Revenue Register (Matriz Predial) under No.38, the



said property bearing Survey No.15/5 is bounded as under:-

East : By the property bearing S.No.15/1;

West : By the property bearing Survey No.16;

North : By property bearing Survey No.15/1;

South : By River.)

SCHEDULE II

(DESCRIPTION OF THE SAID PROPERTY HEREBY SOLD)

ALL THAT property known as "TERCEIRA ADDICAD AND QUARTA ADICAD DO PREDIO DENOMINADO TERON PARTE DO PALMAR GRANDE" also known as "DAHNAICHEM" admeasuring 16,875 Sq.mts. situated at Gandaullim, S.Bras Parish, Tiswadi Taluka, Panchayat Limits of Cumbharjua, Registration Sub-District of Ilhas, District of North Goa, State of Goa. This property is registered in the Land Registration Office (Conservatoria do Registo Predial) of Ilhas Comarca, at Panaji, under No.10724 of Book B-29, New (Number Ten Thousand Seven Hundred Twenty Four of Book B-Twenty eight, new) and registered in the Revenue Register (Matriz Predial) under No.38, the



20762

said property bearing Survey No.16/0 is bounded as under:-

East : By the property bearing S.No.15/5;

West : By the boundary of Village Corlim;

North : Partly by Survey No.17 and partly by 15/1;

South : By River.)

IN WITNESS WHEREOF the parties hereto have set their hands on the day, month and the year hereinabove mentioned.





SIGNED, SEALED AND DELIVERED)

BY THE FIRST VENDORS

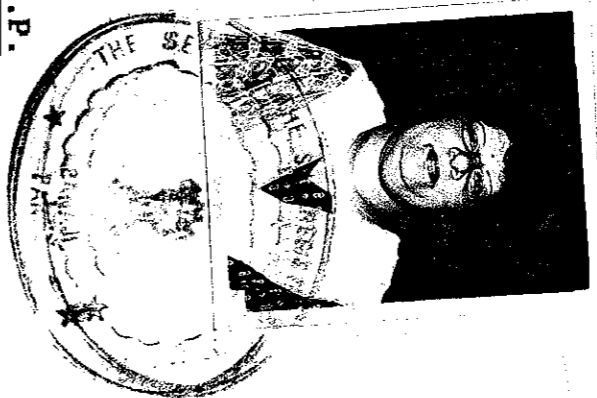
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MR. JOAQUIM INACIO DE SOUZA

L.H.F.P.

R.H.F.P.





L.H.F.P.



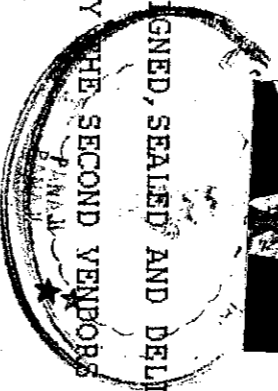
*Boyd*

MRS. ISABELA PERPETUA  
MARTHA DE SOUZA

R.H.F.P.



SEAL OF



SIGNED, SEALED AND DELIVERED)

BY THE SECOND VENDORS

L.H.F.P.

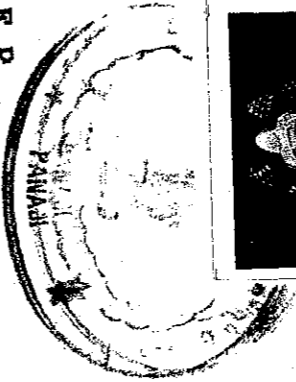


R.H.F.P.

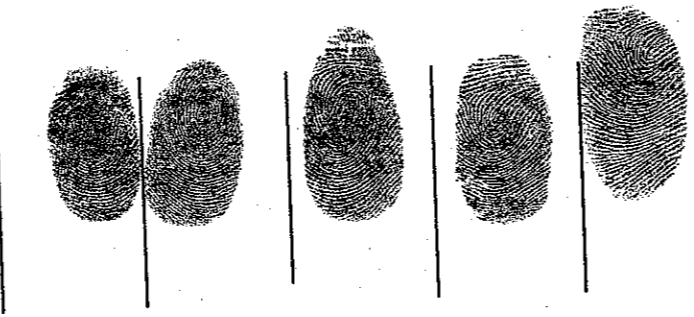


MR. OLIVER PASCOAL DE  
DE SOUZA





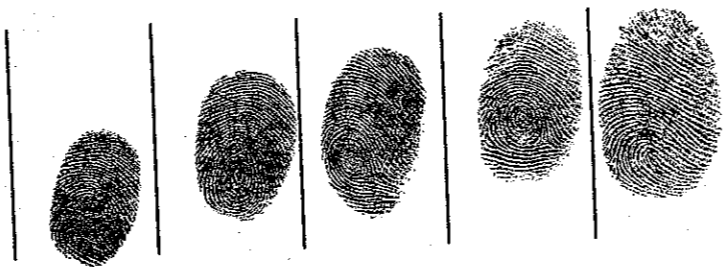
L.H.F.P.



*Christine*

MRS. MRS. CHRISTINE  
DE SOUZA

R.H.F.P.





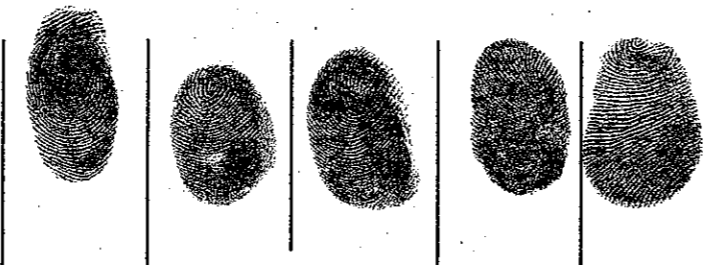
SIGNED, SEALED AND DELIVERED)

BY THE THIRD VENUE

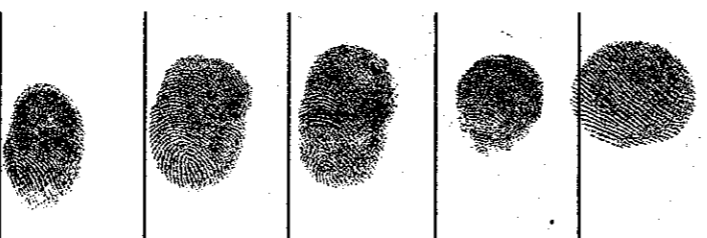
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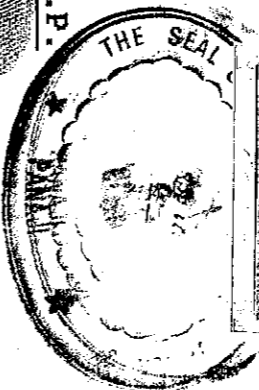
MR. NORTON AGNELOD E  
SOUZA

L.H.F.P.

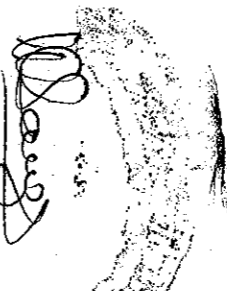


R.H.F.P.





L.H.F.P.



MRS. SOUZA

MARY A

DE

R.H.F.P.







SIGNED, SEALED AND DELIVERED)  
BY THE BOUNTY VENDORS

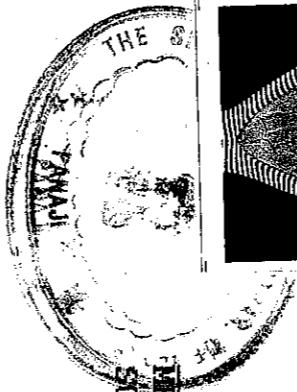
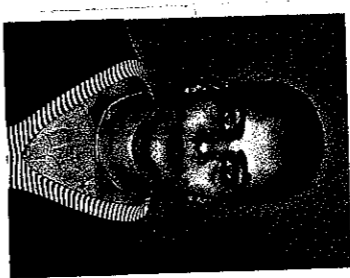
*De Souza*  
MR. ANTHONY DE SOUZA

L.H.F.P.



R.H.F.P.





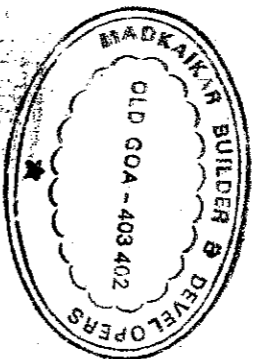
*C. Souza*  
MRS. CIOTILDA DE SOUZA

L.H.F.P.



R.H.F.P.





SIGNED, SEALED AND DELIVERED)  
BY THE PURCHASER

*[Handwritten signature]*

M/S MADKAIKAR BUILDERS  
& DEVELOPERS, a  
Proprietary concern of  
MR. PANDURANG ARJUN  
MADKAIKAR, duly  
represented herein by  
Attorney MRS. JANITA  
PANDURANG MADKAIKAR

L.H.F.P.



R.H.F.P.



IN THE PRESENCE OF:

1. Name

: Nishnu B. Tirukud

Signature:

*Nishnu B.*

Address :

H.No. 565-504/10  
Sheet Lammablin  
Tiruvali Cere,

2. Name

: Beberana Elia de bono

Signature:

*Beberana*

Address :

Ocei Napera  
Basdey Goe





- 1) Mr. Joaquim Francisco de Souza son of late Pedro Amalhe de Souza aged 52 years in business and his wife
- 2) Mrs. Isabel Perpetua Martha de Souza aged 43 years daughter of late Maximiano D'Souza housewife both Indian National, and residents of Miamor Pnaji gor.
- 3) Mr. Oliver Pascoal de Souza, son of late Pedro Amalhe de Souza aged 48 years in business and his wife
- 4) Mrs. Christine de Souza aged 43 years daughter of late Custodio de Souza, both Indian National and residents of Banda Harbay.
- 5) Nelson Agnelo de Souza son of late Pedro Amalhe de Souza aged 48 years in business and his wife
- 6) Mrs. Paula de Souza aged 33 years daughter of late Pascoal Mascarenhas servant both Indian National and resident of Ambayua I has coo.
- 7) Mr. Anthony de Souza, son of late Pedro Amalhe de Souza aged 44 years in business and his wife
- 8) Elo Telada de Souza aged 39 years daughter of late Roque Custo both Indian National, and resident of Ambayua I has coo.
- 9) ~~Mrs. Beatrice~~ Mrs. Tamila Pandurang Madkairan aged 34 years wife of Sri Pandurang A. Madkairan Indian National and resident of Ashyrama as at attorney for Mr. Pandurang Anjurn Madkairan.

Executing party 11/29

admits execution of the so called  
 side

1 pm

2 *[Signature]*

3 *[Signature]*

4 *[Signature]*

5 *[Signature]*

6 *[Signature]*

7 *[Signature]*

8 *[Signature]*

M/S. **MAKTAHNA BAHITORSU PUEVELDERS:**

9 *[Signature]*  
Director

*Abd. Reana Babenas Dheni,*  
*Angin Manganis, Adweekat*  
*Ng. Ikhlas*

.....  
and known to the Sub-Registrar  
states that he personally knows  
the above exorant and identifies  
him

*[Signature]*

*[Signature]*

SUB-REGISTRAR  
ALHAS  
4/xii/03

