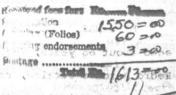


X-70X COPY

Sarial No. 419

Programmed at the Office of the Star Programmer of Northwest between the hours of 10 to an and 12 and 12





DEED OF SALE

THIS DEED OF SALE is made at VASCO DA GAMA, GOA, on this THIRTY-FIRST day of JULY in the year One Thousand Nine Hundred Ninety Five BETWEEN:

Cont. . 2/-

awond.

Venue of set and process of the Exofficio vender

Signature of the Exofficio vender

Are pare primary and process of the settle along the signature of the Exofficio vender

Signature of the Exofficio vender

Signature of Purchase

, , , ,

MISS MARIA BELINDA SACRAMENTA PEREIRA, Spinster, aged about 66 years, Indian National, daughter of late Pedro Antonio Pereira, resident of Velsao, Taluka Mormugao, hereinafter called "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include her heirs, legal representatives, assigns, executors, etc) OF THE FIRST PART.

AND

M/S QUEENY REALTY PRIVATE LIMITED, a Company, incorporated under the Indian Companies Act, 1956, and Indian Companies Act, 1956, and Indian Companies Act, Indian Companies Act,

Cont. . 3/-





having its registered office at Beach Road, Colva, hereinafter referred to as "THE PURCHASERS" duly represented in this act by their Joint Managing Director, MRS. DEODITA ALCASOAS, aged about 42 years, wife of his MR. AGNELO ALCASOAS, resident of Velsao, Goa (which expression shall unless repugnant to the context or meaning thereof be deemed to include their business associates and/or assigns, and/or successors-in-title) OF THE SECOND PART.

WHEREAS the VENDOR is the absolute and exclusive owner in title and otherwise well and sufficiently

Cont ... 4/-

Value of stamp paper

Name of the purchaser

As there is no ma single stamp paper for the value of its.

Additional ctamp paper for the completion of the value is attached slong with.

Signature of the Re-officer purchase.

possessed of the landed property known as "DONGORACHEM CATTEM" or "CANTTEM" or "MURDI" or "MOGULEM" situated at Pale, Village Panchayat of Velsao-Pale Talukases of and Sub-District of Mormugao and District of South . And Goa, free from any encumbrances, not described in the Registration Office but enrolled in the Land Revenue of Mormugao under Matriz No. 391, 395 and 398 and surveyed under No. 50/4, 50/6, 51/1 and 51/4 of Village Pale, Taluka Mormugao, admeasuring 325 sq. mts, 50 sq. of mts, 1825 sq. mts and 1375 sq. mts respectively.

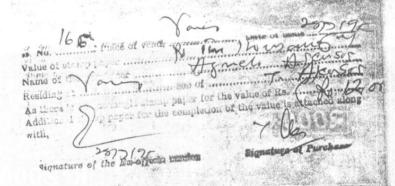
Cont ... 5/-





AND WHEREAS, the VENDOR has agreed to sell and the PURCHASERS have agreed to purchase the said property "DONGORACHEM CATTEM" or "CANTEM" or "MURDI" or "MOGULEM" shown on the plans attached hereto and in consideration of a total price of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only).

That in consideration of sum of Rs.1,50,000/-(Rupees One Lakh Fifty Thousand Only) paid by the PURCHASERS to the VENDOR, a receipt whereof the VENDOR hereby acknowledges and admits and of and from the same Cont...6/-



- 6 -

and every part thereof, give full discharge for the same and every part; thereof, and forever acquit, release and discharge the PURCHASERS and the VENDOR does hereby grant, sell, convey, transfer and assures UNTO THE PURCHASERS all the said property "DONGORACHEM, CATTEM" or "CANTTEM" or "MURDI" or "MOGULEM" together; with all the trees, cultivation, easements, rights, privileges and profits thereon, to HAVE, to HOLD and ENJOY the same as absolute owners thereof forever.

The VENDOR further assures the PURCHASERS and declares that the said property is free from any Cont...7/-



encumbrances namely any mortgage, lien, contract of sale.

Court attachment, from any tenancy right whatsoever, or

subject for the acquisition by the Government, as the said

property was directly being managed by the VENDOR and that

the VENDOR has not done anything or been a party to any act

whereby the said property is or may be under any charge in

title, claim, estate or otherwise, howsoever or whereby the

VENDOR is prevented from conveying or assigning the said

property or any part thereof.

The VENDOR hereby agrees and undertakes to save harmless the PURCHASERS from any claims from any persons whatsoever whether claiming through or under the VENDOR or otherwise and in case the PURCHASERS are deprived of enjoyments of the said property or any part thereof due to any such claims over the said property, the VENDOR shall indemnify the PURCHASERS by paying the PURCHASERS double the consideration received by them as special damages.

The VENDOR also undertakes to settle any or all disputes of the boundaries arising with the adjoining holders of land within the first ten years of sale at their own cost.

Cont...8/-



THE VENDOR also undertakes to pay Land Tax or arrears of the Land Tax with the Government till the date of execution of this Sale Deed.

OF THE PROPERTY HEREBY SOLD

ALL that the land property known as "DONGORAGHEM CATTEM" or "CATTEM" or "MURDI" or "MOGULEM" situated at Pale, Village Panchayat of Velsao-Pale Taluka and Sub-District of Mormugao and District of South Goa, free from any encumbrances not described in the Registration Office but enrolled in the Land Revenue Office of Mormugao under Matriz No.391, 395 and 398 and surveyed under No.50/4, 50/6, 51/1 and 51/4 of the Village Pale, Taluka Mormugao, admeasuring 325 sq. mts., 50 sq. mts., 1825 sq. mts and 1375 sq. mts respectively.

It is bounded as follows:

Survey No.50/4:

On or towards EAST : 50/6 Maria Belinda Sacramenta Pereira;

On or towards WEST : 56/3 - Baldomero Rebello;

Cont ... 9/-



On or towards NORTH : Village boundary of Sancoale;

On or towards SOUTH : Sancoale Road to Cortalim.

Survey No.50/6:

On or towards EAST : Sancoale Road to Cortalim;

On or towards WEST : 50/5 - MR. UBALDO FERNANDES;

On or towards NORTH : Village Boundary of Sancoale;

On or towards SOUTH : Sancoale Road to Cortalim.

Survey No.51/1:

On or towards EAST : 51/2 -(1) UBALDO FERNANDES

(2) Government of Goa.

On or towards WEST : 48/6- Beldomero Rebello

(2) Government of Goa.

On or torards NORTH : Village Boundary of Sancoale.

On or towards SOUTH : Road to Gansaulim.

Cont-...10/-



Survey No.51/4:

On or towards EAST: 51/4 - Maria Belinda Sacramenta Pereira, and (2) Government of Goa.

On or towards WEST: 51/3 - Ashley Malcom Rodrigues and (2)

Government of Goa.

On or towards NORTH: Village Boundary of Sancoale.

On or towards SOUTH: Road to Cansaulim.

IN WITNESS WHEREOF the Parties have hereto signed this DEED on the day and year first above written.

SIGNED AND DELIVERED BY

THE WITHINNAMED VENDOR. Maria Belinda Sacramenta Breira

SIGNED AND DELIVERED BY
THE WITHINNAMED PURCHASER

Deodila Aleason

WITNESSES:

· Samuel

Dear



Revenue, epurper, aged 66 years, In water of Revenue T/o Welsoo 2- M's Queen healty Front Comited Campany, represented by its Joint Managing Director This Deadita Alcassas, aged as years, welf of the Aguelo Alcasoas To Velson , Maria Balinho Dananguta Pereira > Desdita Aleanoa Jorneys, dethe 3//2/1995 TUB HECKSTRAP

certified to be a true photo copy of the original which I have initialled & returned to the party concerned Notarial Office, at Margao ... 1040 The Notare

BAO - SALCETE - 988

