

389

5000Rs.



X-COPY COPY



Serial No. 420
 419
 Presented at the Office of the
 Registrar of Mortgages
 between the hours of 10 a.m.
 and 4 p.m. on 31/7/95
 Deodita Alencar

Registered fees first
 (Folios) 1550 = 00
 endorsemnts 60 = 00
 3 = 00
 Total 1613 = 00

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/-

166 Vares 28/7/19
 Date of issue 21/9
 Value of stamp paper Rs. 100/-
 Name of the purchaser J. A. B. S.
 Residing at Vares
 As the stamp paper is single stamp paper for the value of Rs. 100/-
 Additional stamp paper for the completion of the value is attached along with.
 Signature of the Ex-officio vendor [Signature]
 Signature of Purchaser [Signature]

- 2 -

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.

Cont..3/-

5000Rs.



- 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
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/-

80008

at No' 156 Place of vend. Vareo Date of vend. 28/12/19
 Value of stamp paper Rs. 5/-
 Name of the purchaser As per the vendor
 Residing at Vareo son of T. A. S.
 As there is no single stamp paper for the value of Rs. Rs. 12/-
 Additional stamp paper for the completion of the value is attached along
 with,
 Signature of the As per the vendor Signature of Purchaser As per the vendor



- 4 -

possessed of the landed property known as "DONGORACHEM
 CATTEM" or "CANTTEM" 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 Village
 Pale, Taluka Mormugao, admeasuring 325 sq. mts, 50 sq.
 mts, 1825 sq. mts and 1375 sq. mts respectively.

Cont...5/-

2000Rs.



- 5 -

AND WHEREAS, the VENDOR has agreed to sell and the PURCHASERS have agreed to purchase the said property as "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).

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

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/-

165
 No. of ... 165
 Value of stamp paper ...
 Name of ...
 Residing at ...
 As there is ...
 Additional ...
 with ...
 Signature of the ...
 Signature of Purchaser ...

- 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 "CANTEM" 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.

SCHEDULE
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 Sacramento 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 towards 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 Sacramento 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 Sacramento Pereira

SIGNED AND DELIVERED BY

THE WITHINNAMED PURCHASER

Deodila Aleassa

WITNESSES:

1. [Signature]

2. [Signature]



Executing parties

- 1- Miss Maria Belinda Sacramento Pereira, spinster, aged 66 years, Indian national d/o Pedro Antonio Pereira r/o Nelson.
- 2- M/s Queen Realty Private Limited Company, represented by its Joint Managing Director Mrs Jeodita Alcasas, aged 42 years, wife of Mr Aguilo Alcasas r/o Nelson.

Executing party

admits execution of the so called

Sale deed.

Maria Belinda Sacramento Pereira

Jeodita Alcasas

Moruga, date 31/7/1995



REGISTRAR

Registered No. 1389
at pr. H51 H62
Book No. I No. 148
Date 31-7-1995

Sub-Registrar



note of return
this document will be returned on 31/7/95.

REGISTRAR

certified to be a true photo copy
of the original which I have initialed
& returned to the party concerned
Notarial Office, at Margao...
day of April... 1996
Reg. No. 1040
Fee Rs 5/-
M. S. K. S. -

The Notary

Francisco Monte de Silveira

FRANCISCO MONTE DA SILVA MIBAROP
Notary
MARGAO - SALCETE - GOA
INDIA

