

# FORM "T"

Receipt No. **66**

Serial No. **15**

## DOCUMENT

of \_\_\_\_\_

**APPLICATION**

Date of **3/1/97** 19

Nature of document **of sale for Rs. 96.20/-**

By whom presented **Sub Registrar** Rs. Ps.

Received fees as follows:—

Registration fee ... (folios) ...

Copy fee ... (sides) ... **1020 20**

Copy fee for endorsements ... **60 20**

Postage ... **3 20**

Copies or memoranda (section 64 to 67)

Searches or inspection

Fines ...

Section 25 ...

Section 34 ...

Certified copies (Section 57) folios ...

Other fees and payments

Item (on reverse) No.

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document

the \_\_\_\_\_ will be ready on \_\_\_\_\_ and

copy

sent by registered post

will be \_\_\_\_\_ to

delivered at this office

Sub-Registrar

send the document by registered post

Please \_\_\_\_\_ to the person

hand it over

named below:

Presenter.

Sub-Registrar  
MORMUGAO





Serial No. 15  
 at the Office of the  
 Registrar of  
 between the hours of  
 and on 3/11/97

Advised fees for: ~~Stamp~~

(Folios)	1020.00
(Endorsements)	60.00
Postage	3.00
<b>Total Rs.</b>	<b>1083.00</b>

REGISTRAR  
 MARGAO

REGISTRAR  
 MARGAO

# DEED OF SALE

This DEED OF SALE is made at  
 Margao - Goa on this 3rd day

RP

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77298

30/12/96

One Thousand

P Noronha

C. Noronha

Raia

Sale deed



Signature of ...

10/10/97

10/10/97

10/10/97

10/10/97

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10/10/97

10/10/97

- 2 -

of January of the year One  
thousand nine hundred ninety seven







1000Rs.



- 3 -

(03/01/1997).

BETWEEN

M/S KESERVAL REAL ESTATES, MARGAO,

RP

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10000

77300

30/12/96

Om Thakur  
P. Noronha

Raia

Sale deed

C. Noronha

\$

- 4 -

a Partnership Firm registered under  
the Indian Partnership Act, 1932



M/S KESARVAL REAL ESTATES, MARGAO

RF



1000Rs.



- 5 -

with the Registrar of Firms, Margao  
Goa, under No.146 dated 06/09/1985,

RF

RF

RF



77302

30/12/96

One thousand

P. Noronha

Raia  
Saledood

C. Noronha

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- 6 -

having its registered Office at  
Margao - Goa, represented in this



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- 7 -

Deed by its Partners (i) SMT. MUKTA  
GANESH DAIVAJNA, wife of Shri.

RF

RF



77304

30/12/96

One Thow and

P. Noronha

Raia

C. Noronha.

Schedule

Signature of [illegible]

Signature of [illegible]

- 8 -

Ganesh Daivajna, major of age, businesswoman, residing at Aquem,



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- 9 -

Margao - Goa and (ii) SMT. MARIA  
BERNADITA RAQUELA XAVIER E FALEIRO

RF

RF

RF



77306

30/12/96

One thousand

P. Noronha

C. Noronha.

Raia  
Saleed

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- 10 -

alias **RACHEL FALEIRO**, daughter of  
the late Shri Santano Xavier, major



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-11-

of age, businesswoman, residing at  
Borda, Margao - Goa, hereinafter



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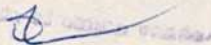
30/12/96

One Thousand

P. Noronha

C. Noronha

Raia  
Salcedo



- 12 -

referred to as "the VENDORS" which  
expression unless repugnant to the



  
RF





- 13 -

context or meaning thereto shall be  
deemed to include their heirs, succ-

MR. PETER ELWOOD MORRISON, son of

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27310

30/12/96

Die Thew and  
P. Noronha

Laie  
Salcedo

C. Noronha.

*[Signature]*

*[Signature]*

- 14 -

essors, and assigns of the ONE PART;

AND

MR. PETER ELWOOD NORONHA, son of



*[Handwritten mark]*

*[Handwritten signature]*

RF





- 15 -

Caetano Apollinario Noronha, aged 44  
years, married, Indian National,

RF

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2596  
271276  
Price of Stamp Paper 1  
Name of Purchaser P. Noronha  
Name of Seller Raia  
Address Salcedo  
Signature of Seller  
Signature of Buyer

residing at H. No. 589, Bairro,  
Magilvado, Raia, Salcete - Goa.,



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100Rs.



- 17 -

hereinafter referred to as "the  
PURCHASER" which expression unless

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17312

30/10/96

One hundred  
P. Noronha

Raia  
Saleded

C. Noronha

2

- 18 -

repugnant to the context or meaning  
thereto shall be deemed to include



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100Rs.



- 19 -

her heirs, executors, administrators  
and assigns of the OTHER PART;

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*[Signature]*



77313

30/12/96

One hundred

P. Naronha

C. Naronha

Laia  
Saleded

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- 20 -

All the parties hereto are Indian  
Nationals.



Dr



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- 21 -

WHEREAS there exists a property known as "ZAMIPEDAR" of cultivation of coconut trees and other trees situated at Quelossim village and Panchayat of Cortalim, Taluka of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete, Margao under No.23, 123, not enrolled in the Taluka Revenue Records (Matriz) and which property is recorded in the recent survey records of village Quelossim under the name of BHANKOTEM bearing Survey No.131 sub-division Nos.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, survey No.132 sub-division No.1 and totally admeasuring 68,600.00 square metres (Sixty Eight Thousand Six hundred square metres only). This property is bounded as follows as per the Land Registration records:



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AND WHEREAS by Will dated 03/03/1924 recorded at Folio No.37 of the Book of Wills No.7 of the Assistant Notary Irineu Constancio Roque da Costa with office at Margao, the said



Lilia Piedade e Silva bequeathed the abovementioned property to Ana Maria Guilherminhna das Brotas da Silva e Costa of Loutulim reserving right of usufruct in favour of Maria Augusta da Silva.

AND WHEREAS by Notarial Deed of Succession dated 03/07/1991 as well as Deed of Rectification dated 14/09/1995 recorded in the office of the Notary Public Ex-officio (Sub-Registrar) at Margao under No.1370 at pages 98v. onwards of Book of Deeds dated 14/09/1995, it transpires that the said Lilia Piedade e Silva died on 22/09/1931 at Cortalim as the widow of Querobino Vaz leaving behind neither ascendants or descendants.

AND WHEREAS by virtue of the Will dated 03/03/1924 lifetime usufruct was kept for Maria Augusta e Silva of Cortalim and one



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RD

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of her legatee was her niece Ana Maria  
Guilherme Das Bortas Silva e Costa also known  
as Guilherme Costa married to Jose Carlos  
Ansiu dos Remedios Melo, to whom the property  
was allotted.

AND WHEREAS it transpires from the said  
Succession Deed that the said legatee  
Guilherme Costa and her husband Jose Carlos  
Ansiu dos Remedios Melo expired on 24/01/1965  
and 03/09/1986 respectively leaving behind  
their sole and universal heirs their five  
children who became the owners of the  
above-mentioned property namely,

- a) Margarida Maria Ana Floripes de Melo  
@ Floripes de Melo e Souza married  
to Agnelo Feleciano de Souza @  
Agnelo D'Souza.
- b) Damasceno G. M. Maria Dionisio de  
Melo @ Damasceno de Melo.
- c) Joe Ana Maria do Carmo Melo.
- d) Louis Jose Cleto Sebastiao de Melo @  
Louis Jose Cleto Salustiano de Melo  
@ Luis Cleto de Melo married to



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Clementina Cardozo.

- e) Maria Lilia Piedade Cardina de Melo  
@ Maria Lilia de Melo married to  
Marcelous Joseph Mesquits.

AND WHEREAS the said Maria Augusta Silva  
expired on 09/03/1971 as a consequence  
whereof the right of usufruct stood  
extinguished.

AND WHEREAS by Deed of Sale dated  
30/03/1992 registered in the Office of  
the Sub-Registrar of Mormugao under  
No.414 at pages 428 to 484 of Book I  
Vol. 75 dated 05/08/1992 the said  
Margarida Maria Ana Floripes de Melo and  
others sold to the VENDORS the  
abovementioned property free from  
encumbrances, charges, and/or demands of  
any nature whatsoever.

AND WHEREAS the VENDORS having taken  
possession of the said property carried

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out necessary mutation in the survey records and even developed the abovementioned property into plots for sale to prospective Purchasers.

AND WHEREAS the PURCHASER approached the VENDORS with a request that the VENDORS sell to the PURCHASER a portion of the abovementioned property free from encumbrances, demands, charges of any nature whatsoever, being Plot Nos.74 & 75, admeasuring 550.00 square metres. (Five Hundred Fifty square metres only) and 412.00 square metres (Four Hundred Twelve square metres only) respectively and totalling in all 962.00 square metres (Nine Hundred Sixty Two square metres only) which is described in the Schedule hereto and better represented in the plan annexed hereto in red colour.

AND WHEREAS by agreement dated 19/08/1993 the VENDORS have agreed to sell the

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abovementioned Plot Nos.74 & 75 admeasuring 550.00 square metres. (Five Hundred Fifty square metres only) and 412.00 square metres (Four Hundred Twelve square metres only) respectively and totalling in all 962.00 square metres (Nine Hundred Sixty Two square metres only) which is described in the Schedule hereto and better represented in the plan annexed hereto in red colour which plan is to form an integral part of this Deed of Sale for a sum of Rs.96,200/- (Rupees Ninety Six Thousand Two Hundred only) which is the prevailing market price.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That in pursuance of the said Agreement and in consideration of a sum of Rs.96,200/- (Rupees Ninety Six Thousand Two Hundred only) paid by the PURCHASER receipt whereof the

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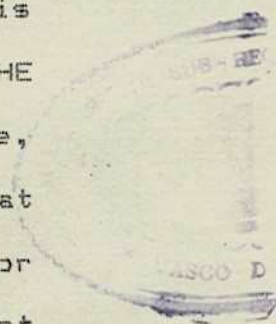
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VENDORS have acknowledged, and do hereby  
acquit and discharge the PURCHASER from  
each and every part thereby, the VENDORS  
and each of them adopt, grant, convey,  
transfer and share unto the PURCHASER viz  
Plot Nos.74 & 75 to the PURCHASER  
admeasuring 550.00 square metres. (Five  
Hundred Fifty square metres only) and  
412.00 square metres (Four Hundred Twelve  
square metres only) respectively and  
totalling in all 962.00 square metres  
(Nine Hundred Sixty Two square metres  
only) better described in the Schedule  
hereinbelow and better represented in the  
plan annexed hereto in **red colour** which  
plan is to form an integral part of this  
Deed of Sale AND ASSURE UNTO THE  
PURCHASER all the right, title, estate,  
interest, claim and demand whatsoever at  
law and in equity of the VENDORS in or  
upon the said plots sold by the present



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*RF*



Deed of any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed, transferred and assured UNTO AND TO THE USE and benefit of the PURCHASER absolutely and forever as ordinarily pass on such sale.

2. The VENDORS covenant that:

i) They have full power and absolute authority to grant, convey, transfer and assure the said plots of land hereby granted, conveyed, transferred and assured or intended so as to be unto and to the use of the PURCHASER in the manner aforesaid.

ii) AND THAT it shall be lawful for the PURCHASER from time to time and at all the times hereafter to hold under, upon, occupy, possess and

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enjoy the said plots hereby granted, conveyed transferred and assured to and for their own use and benefit without interruption, claim and demand whatsoever from or by the VENDORS.

iii) AND THAT free and clear and absolutely acquitted, exonerated, released and forever discharged by the VENDORS or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them.

iv) AND FURTHER that the VENDORS claiming any right, title or interest in the said plots of land hereby granted, conveyed, transferred and assured or any part thereof by, from under or in trust for them, the VENDORS shall and will from time to time hereafter at the request and cost



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of the PURCHASER do and execute or cause to be done and executed all such further and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the PURCHASER in manner as aforesaid as shall be reasonably required by the PURCHASER for assuring the said plots of land hereby granted, conveyed, transferred and assured to the PURCHASER in the manner aforesaid.

3. The PURCHASER hereby declares that he has verified the title of the VENDORS and is satisfied about the same.

4. It is expressly provided herein that

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as from date of this Deed of Sale, the PURCHASER shall be liable to apply for mutation of survey records in respect of the plots sold, conveyed, transferred by virtue of the present Deed of Sale as also to pay all taxes and other statutory details and/or charges that may be levied from time to time.

### SCHEDULE

Plot Nos. 74 & 75 of the General Plan of the VENDORS admeasuring 550.00 square metres. (Five Hundred Fifty square metres only) and 412.00 square metres (Four Hundred Twelve square metres only) respectively and totalling in all 962.00 square metres (Nine Hundred Sixty Two square metres only) which is part of the abovementioned property which plots are bounded as follows:



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Plot No.74

Plot No.75

North : 8 metres wide  
Internal Road

8 metres wide  
Road

South : Plot No. 81

Plot No. 80

East : 10 metres wide  
Internal Road

Plot No. 74

West : Plot No. 75

Plot No. 76

The plots presently sold are better represented in **red colour** in the plan annexed hereto, which plan is to form an integral part of this Deed of Sale.

IN WITNESS WHEREOF the parties have subscribed their respective hands on the day and year first hereinabove written:



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SIGNED, SEALED AND DELIVERED )  
by the withinnamed VENDORS )  
M/s. Kesarval Real Estates )  
through its Partners: )

i) SMT. MUKTA GANESH  
DAIVAJNA

Chavajila

ii) SMT. MARIA  
BERNADITA RAQUELA  
XAVIER E FALEIRO  
alias RACHEL  
FALEIRO

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SIGNED, SEALED AND DELIVERED  
by the withinnamed PURCHASER  
MR. PETER ELWOOD NORONHA

Donna

In the presence of:

1. Genandes.

2. Amelica

