

1326
28/9

1



गोवा GOA

007202

Serial No. 84 Date of issue S. T. O. Vasco 24/9/07
 Value of stamp paper Rs. 20000/- Rupees Twenty thousand only
 Name of the purchaser Ramsagar Basant Prasad
 Residing at Vasco
 As there is no single stamp paper for the value of Rs. 95000/-
 Additional stamp paper for the completion of the value is attached along
 with.

Signature of the Non-official witnesses: *[Signature]*
 Signature of the Registrar: *[Signature]*
 Serial No. 9351/07
 Presented at the Office of the
 Sub-Registrar of Mormugao
 between the hours of 11/4 AM
 and 11/52 AM on 24/9/07
 RECEIVED (FOR) OF: *[Signature]*
 Registered: 981006
 Copying endorsements: 9020
 Postage: 10/-
 Total Rs. 98200/-

[Signature] Ramsagar Prasad
[Signature] Sub-REGISTRAR
 MORMUGAO
[Signature] Sub-REGISTRAR
 MORMUGAO



THIS DEED OF SALE is made at Vasco da Gama, Goa,
 this 26th day of September of the year Two Thousand seven,

..2/-

[Signature] Rambarao
[Signature]
[Signature] Sensitive



गोवा GOA at No. 84 Place of issue, S.T.D. Vasco Date of issue 24/9/05 007203
 Value of stamp paper Rs. 20000/- Rupees *Two to the use only*
 Name of the purchaser Ramsagar Basant Prasad
 Residing at Vasco son of
 As there is only single stamp paper for the value of Rs. 98000/-
 Additional stamp paper for the completion of the value is attached along
 with


 Registrar of the District Court

 Signature of Purchaser

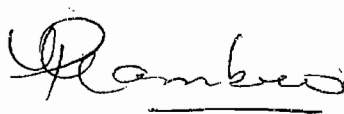

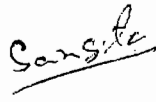


..2..

BETWEEN

SMT.PAOLA ANN DE SEQUEIRA MAMBRO also known as
PAOLA ANN MAMBRO alias **PAOLA ANN MAHAMBRE**

..3/-



गोवा GOA

पृ. २५ Place of issue St. Vasco 24/9/07 007204
 Value of stamp paper Rs. 20000/- Rupees Twenty thousand only
 Name of the purchaser Ramcagan Basant - Prasad
 residing at Vasco son of

As there is no one single stamp paper for the value of Rs. 78000/-
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Registrar

[Handwritten Signature]
 Signature of Purchaser



..3...

wife of late shri. Rajiv Prabhu Mambro, alias Rajiv Prabhu Mambro, alias Rajiv Raghunath Mahambre, alias Raju Prabhu Mambro, 48 yrs of age, widow, Service, Indian National,

..4/-

Rambro Consita
[Handwritten Signature]



गोवा GOA

No. 84 Place of issue St. O. Vasco Date of issue 24/9/57 007205
 Value of stamp paper Rs. 20000/- Rupees Twenty thousand only
 Name of the purchaser Ramsaou Basant Phrand
 Residing at Vasco son of

As there is no one single stamp paper for the value of Rs. 98000/-
 Additional stamp paper for the completion of the value is attached along
 with

[Signature]
 Signature of the Registrar

[Signature]
 Signature of Purchaser



..4..

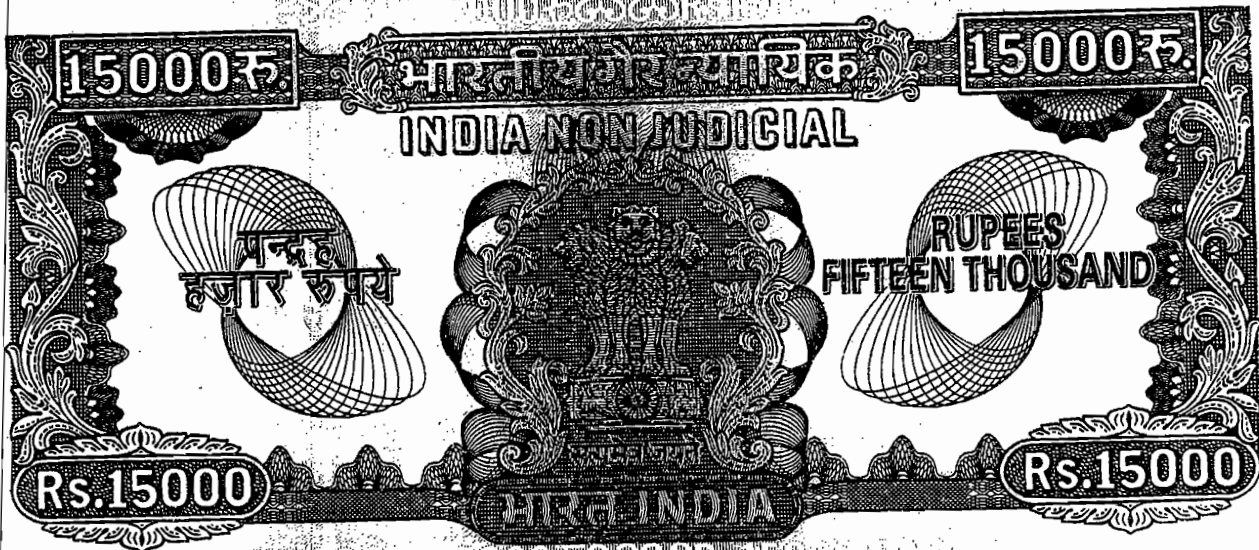
residing at Chaitanya Apartments, Ground Floor, Near Old Post, Caranzalem Goa, herein after referred to as the "THE VENDOR" (which expression shall, unless repugnant to the

..5/-

[Signature]
Ramsaou

[Signature]
Sonst

[Signature]



गोवा GOA

... 84 ... pieces of stamp paper ... S.T.O. Vasco ... 24/9/10 ... 006713
 Value of stamp paper ... Rs. 15000/- (Rupees fifteen thousand only)
 Name of the purchaser ... Ramrao Basant Prasad
 Residing at ... Vasco ... son of ...
 As there is no one single stamp paper for the value of Rs. 98,000/-
 Additional stamp paper for the completion of the value is attached along
 with

[Signature]
 Signature of the Notary Public

[Signature]
 Signature of Purchaser



..5...

context or meaning there of, be deemed to mean and include their respective heirs, executors legal representatives, successors, administrators and assigns) OF THE FIRST PART.

..6/-

[Signature]

[Signature]

[Signature]



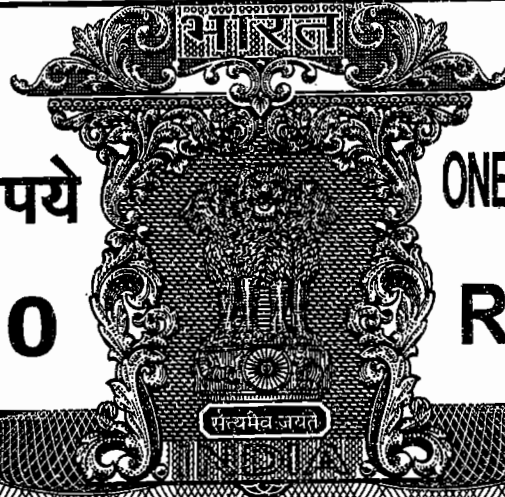
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



GOA

027144

No. 84 Place of issue S.F.O. Vasco Date of issue 24/9/09
 Value of stamp paper Rs. 1000/- Rupees one thousand only
 Name of the purchaser Ramsagar Basant Prasad
 Residing at Vasco son of Basant Prasad
 As there is no one single stamp paper for the value of Rs. 98000/-
 Additional stamp paper for the completion of the value is attached along
 with.

[Signature]
 Signature of the iss-officio master

[Signature]
 Signature of Purchaser

..6...

AND

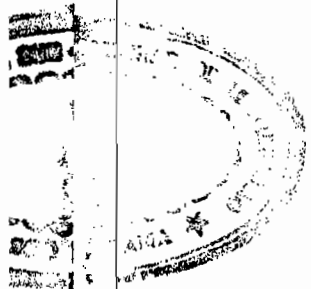
1. SHRI. RAMSAGAR PRASAD, son of Basant Sao, 39 years of age, married, businessmen, Indian National, and his wife;

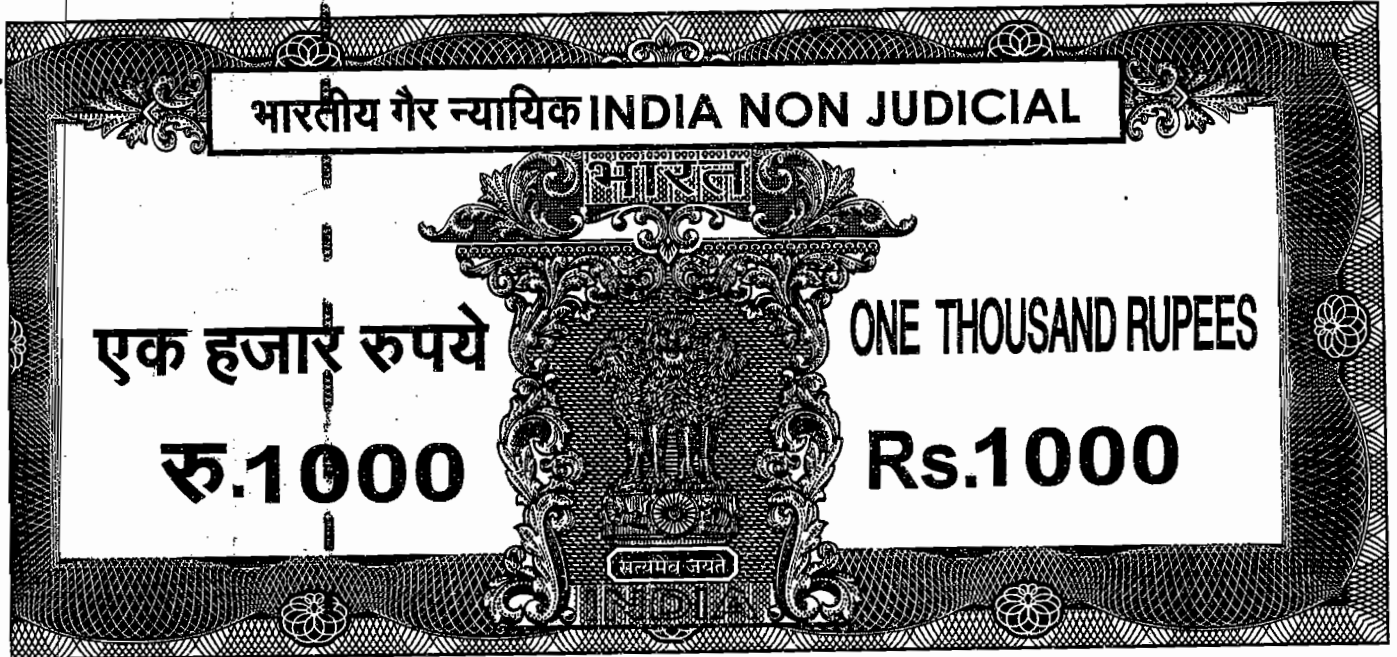
..7/-

[Signature]
Ramsagar

[Signature]
Sarita

[Signature]
Basant





GOA

No. 84 Place of issue S-F-o-Vasco date of issue 24/9/07
 Value of stamp paper Rs. 1000/- Rupees one thousand 027145
 Name of the purchaser Ramsagar Basant Prasad
 Residing at Vasco son of
 As there is no single stamp paper for the value of Rs. 98000/-
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Ho-Office member
 Signature of Purchaser

..7...

2. SMT. SANGITA RAMSAGAR PRASAD d/o Lakhan Prasad, 34 years of age, House wife, Indian National, both Residing at, H. No. 589, Podxiro waddo, Nr. T.S.Gate, Alto

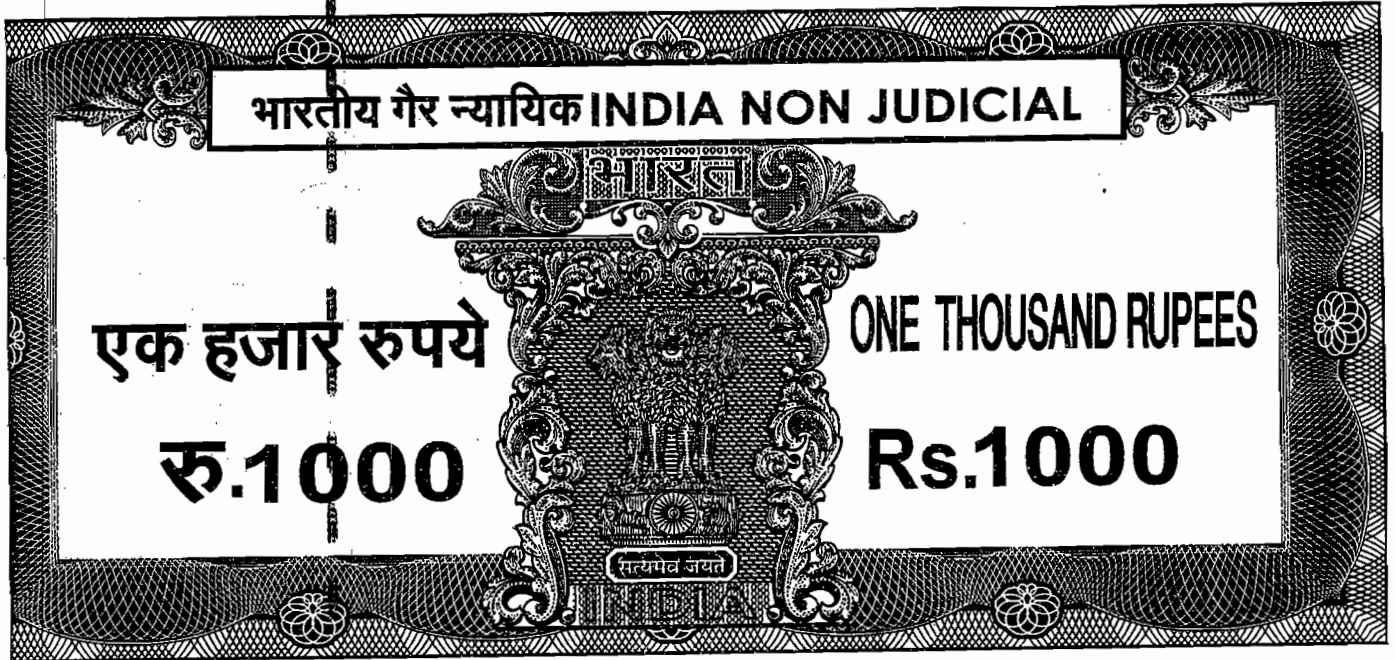
..8/-

Plamboo

Sangita

Prasad





GOA

No. 84 ... Date of issue 24/9/07 ... Value of stamp paper RS. 1000/- Rupees ... Name of the purchaser Ramsagar Basant Prasad Vasco ... As there is a stamp paper for the value of Ru. 98000/- Additional stamp paper for the completion of the value is attached along with

[Signature]
Signature of the Non-official vendor

[Signature]
Signature of the Purchaser

..8...

Bogmalo, Goa, hereinafter referred to as "THE PURCHASERS" (which expression shall, unless repugnant to the context or meaning there of, be deemed to mean and

..9/-

[Signature]
Ramesh

[Signature]
Sarita

[Signature]



..9...

include their respective heirs, executors legal representatives, successors, administrators and assigns) **OF SECOND PART.**

AND WHEREAS there exists a Rustic property known as "OSSORPO" comprising among others of strip No.1 along with structures /houses thereon,, situated at Dabolim Village, with in the limits of Village Panchayat Chicalim, Taluka and Registration Sub-office of Mormugao, District of South Goa, State of Goa, admeasuring an area of 4900.00 sq.mtrs entirely belonging to the **VENDOR**, independently surveyed under survey No.63,Sub division 2 (63/2),better shown delineated in red boundary line in the plan annexed hereto, and more particularly described in the **SCHEDULE** written hereunder as described in the land registration office of Salcette under No.42010 of Book B,No.109 of the New Series and enrolled in Taluka Revenue Office under Matriz Predial No.807.

ANDWHEREAS, inter-alia, the said larger property originally belonged to Shri. Arnaldo Martinho Xavier Ribeiro and his wife Smt.Beatriz Carmelina Purificacao Figueiredo e Ribeiro, and part of the said larger property was purchased by late Shri. Rogunata Porobo Mambro from Shri.Arnaldo Martinho Xavier Ribeiro and his Wife Smt. Beatriz Carmelina

..10/-

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Sansita

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purificacao Figueiredo e Rebeiro also known as Smt. Beatriz Carmelina Purificacao Figueiredo, who sold the said property vide Public Deed dated 16.03.1951 unto and in favour of Shri Rogunata Porobo Mambro and accordingly the same is inscribed in his name under Inscription No.43815 dated 28.04.1951. The said property is more particularly described in the Schedule hereunder written and hereinafter referred to as "THE SAID PROPERTY" and shown delineated in red color boundary lines in the plan annexed to this Deed.

ANDWHEREAS upon the death of the said owner Shri. Rogunata Porobo Mambro, inventory proceedings were initiated and the said property was allotted to Shri. Rajiv Prabhu Mambro alias Rajiu Prabhu Mambro alias Rajiv Raghunath Mahambre as per final order dated 20.12.1962. Accordingly, said Rajiv Prabhu Mambro became the absolute owner in lawful possession of **THE SAID PROPERTY**.

ANDWHEREAS by virtue of Inventory proceedings No.96/1998/B before the civil judge senior division at Panaji, **THE SAID PROPERTY** was allotted unto and in favor of the **VENDOR** and thus the **VENDOR** became the absolute owner of

..11/-

Rambro

Sonjit
Rambro

..11...

the said property in lawful, exclusive, and physical possession of the said property.

ANDWHEREAS the Vendor has agreed to sell, transfer and assign and the purchasers have agreed to purchase from the said Vendor, **THE SAID PROPERTY** which is better shown and delineated in red boundary line in the plan annexed hereto and more particularly described in the **SCHEDULE** written hereunder for the total consideration of Rs.49, 00000/- (Rupees forty nine Lakh only).

NOW THIS DEED WITNESSES AS UNDER, and it is agreed upon, by and between the parties hereto as follows:

1. That in consideration of the sum of Rupees 49, 00000/- (Rupees forty nine Lakh only) being the entire consideration agreed upon and paid to the **VENDOR**, by four separate Bank drafts, (1) vide D.D. No 001078, dated 21/09/2007, drawn on the H.D.F.C Bank, Panaji branch, for an amount of Rs 4,25,000/- (Rupees Four lakh twenty five thousand only)(2) D.D. No.001077,dated 21/09/2007,drawn on the H.D.F.C Bank, Panaji branch, for an amount of Rs.525,000/- (Rupees five lakh twenty five thousand only) (3) D.D. No.557759,dated 24/09/2007,drawn on the I.C.I.C.I Bank Panaji branch ,for an

..12/-

D. Rambo Abud


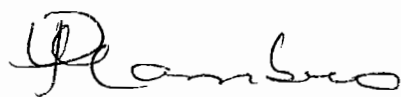

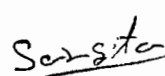
Sansita

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amount of Rs.20,75000/- (Rupees Twenty lakh seventy five thousand only) (4) D.D. No.557758, dated 24/09/2007, drawn on the I.C.I.C.I. Bank, Panajim branch for an amount of Rs. 18,75,000/- (rupees eighteen lakh seventy five thousand only) all in the name of Smt. Paola Ann de Sequeira Mambro, receipt of which the VENDOR acknowledges, the VENDOR does hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASERS, all of the SAID PROPERTY being described in Land Registration office of Salcette under no. 42010 of the Book B, No.109, new series under strip No.1 of the property known as 'OSSORPO', admeasuring an area of 4900sq.mts [four thousand nine hundred square meters], independently surveyed under survey no.63, sub Division 2, of Dabolim Village Taluka and Registration Sub-Office of Mormugao District of south Goa-State Of Goa, admeasuring an area of 4900.00 sq.mts entirely belonging to the VENDOR, independently surveyed under Survey No 63, Sub Division 2 [63/2] as shown delineated in red boundary line in the survey plan annexed hereto and more particularly described in the Schedule hereunder written.

The VENDOR has today delivered lawful and exclusive possession of 'THE SAID PROPERTY' UNTO and in favour of the PURCHASERS for their exclusive use and benefit, absolutely and unconditionally, together with title, all rights, liberties, easements, privileges benefits, claims, demands attached to THE SAID PROPERTY.

.. 13/-

..13...

2. The VENDORS covenant with, assures and declares unto THE PURCHASERS that

a) THE VENDOR has clear legal, marketable title to the said property and has subsisting right and authority to sell assign and convey the same to and for the exclusive use of the PURCHASERS.

b) The VENDORS assure that no acquisition proceedings have been served to the VENDOR or are pending before any authority under any of the laws applicable for the time being in force.

c) The VENDORS hereby give their no objection to the PURCHASERS for inclusion of their names in survey records of the said property bearing survey no.63/2 of village Dabolim, Goa.

d) The VENDORS have obtained No objection certificate from the Mormugao Planning and Development Authority for registration of sale deed in respect of the said property vide letter No.MPDA/9-S-116/07-08/804 dated 03/08/2007 and the Purchasers have read the contents, noted and understood the same.

..14/-

Pramba

Sunsta
Shant

.14...

e) The above said value of Rs 49, 00000/- (Rupees forty nine lakh only) is the present market value of the said property.

SCHEDULE

All that Rustic property under strip No.1 of the property known as "OSSORPO" along with houses/structures thereon, admeasuring an area of 4900sq. mts (Four thousand nine hundred square meters) independently surveyed under survey no.63/2 in Dabolim Village, within the limits of Village Panchayat of Chicalim, Taluka and Sub-District of Mormugao, District of South Goa, state of Goa, described in the registration office of salcette under No.42010 of Book B, No.109 of the new series and enrolled in the Taluka revenue office under Matriz predial No.807, and is bounded as under:


On the North: by the branch of National Highway which leads
Mormugao to Cortalim;

On the South: by the land of same comunidade;

On the East: by the land of comunidade now party given on
aframento to Joaquim Eleutrio Gomes, Alexio
Furtado;

On the West: by the land of Mormugao Railway & Harbour.

..15/-


Plambes

Sansta
How

..15...

IN WITNESS WHEREOF, THE PARTIES HEREIN HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR HEREINABOVE MENTIONED.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR



Maambo

SMT.PAOLA ANN DE SEQUEIRA MAMBU
alias PAOLA ANN MAHAMBRE,



..16/-

Maambo

Maambo

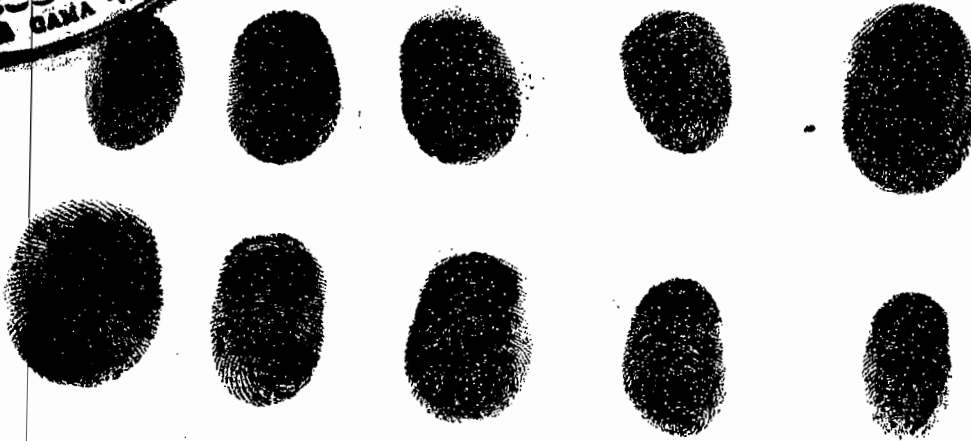
Sensita

..16...

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER NO. 1

Ramsagar

(Shri. Ramsagar Prasad)



Ramsagar

Sengita

Ramsagar

..17/-

..17...

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER NO. 2

Sangita

(Smt. Sangita Ramsagar Prasad)



Ramsagar

Sangita

Prasad

..18/-

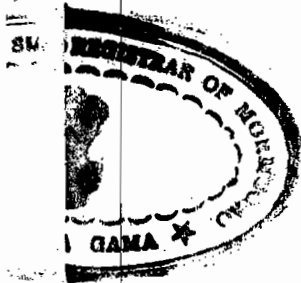
WITNESSES:

1. FRANCIS R. CHANDRA

Chandra

2. ARLENE CARDON

Arden

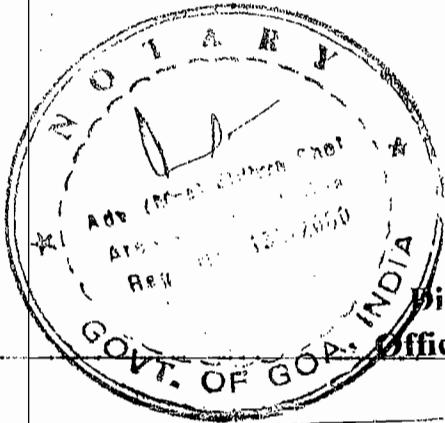


Pemburu

Arden

Sarsta

CERTIFIED TRUE COPY

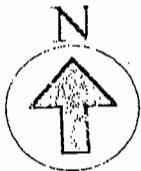


GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

VASCO - GOA

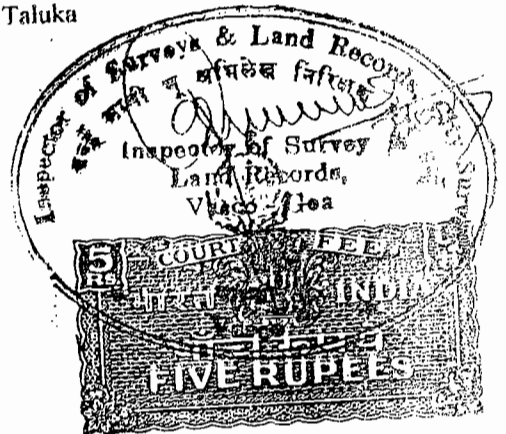


Plan showing plots situated at

Village Dabolim of Mormugao Taluka

S.No./Sub Div No. 63 / 2.

Scale 1:1000



S. No.55

SURVEY No.63

S.No.56

VENDOR :-

Ramires

PURCHASERS :-

Sensita

Registered No. 1326
of pages 1 to 22
Book No. I Volume No. 742
Date 28-9-2007

Computer Generated by *(S)*
On 07-04-2007

Compared by *(S)*

Executing Parties

- ① SMT. PAOLA ANNA DE SEQUEIRA MAMBRO
C PAOLA ANNA MAMBRO C PAOLA ANNA MAMBRO
w/o late Smt. Rajiv Prabhu Mambro C
Rajiv Prabhu Mambro C Rajiv Raghunath
Shahane C Rajiv Prabhu Mambro, 48
yrs of age, widowed, service, Indian National
residing at Chatterjee Apartments, Ground Floor,
Near Old Post, Panvel, Gae.
- ② SMT. KANSAR PRASAD w/o. Desai, 39
years of age, married, businessman,
Indian National and his wife;
- ③ SMT. SANGITA KANSAR PRASAD w/o.
Lekhan Prasad, 34 yrs of age, House
wife, Indian National both r/o. H. No.
589, Padma Road, J.N. T. S. Gati, Alib
Dagada, Gae.

Executing party 1-3
.....
.....
admits execution of the so called
sale deed



J. Rambo

[Signature]



Consent

- 1) Arlene Cardozo, Porto of Segura, Reg. No. 154, Domic. No. S.F.D. Calcutta, Mrs. Pauline
- 2) James P. Choudhury, 1st Flr. 3rd St. ...
- 3) ...
- 4) ...

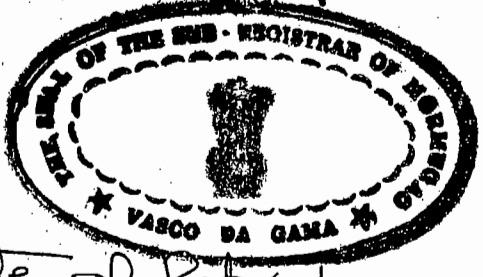
State that they personally know the above ... and identify him ...

1/ Cardozo

2/ Choudhury

B
28/9/07
SUB-REGISTRAR
MORMUGAO

1326
of pages 1 to 22
Book No. I Volume No. 742
28-9-2007



Note of Return!
This document will be returned on 28-9-2007

[Signature]
SUB-REGISTRAR
MORMUGAO