



गोवा GOA

005825

Sr. No. 2932 Plate of Vend :- Panaji Date of issue 28/2/07
Value of stamp paper Rupees fifteen thousand only
Name of the purchaser Roy Monteiro
Residing at Colaba
As there is no single stamp paper for the value of Rs. Thirty thousand two hundred only
Additional stamp papers for the completion of the value is attached along with.

Signature of the vendor

Signature of the Purchaser

Serial No. 1653/2007
Presented at the Office of the
Sub-Registrar of Salcete
between the hours of 9.30 am
12.45 on 29/3/2007
noon

Received fees for Rs. N. M.
Registration 30200.00
Copying 90.00
Copying Enclosures 10.00
Postage 10.00
Total 30300.00

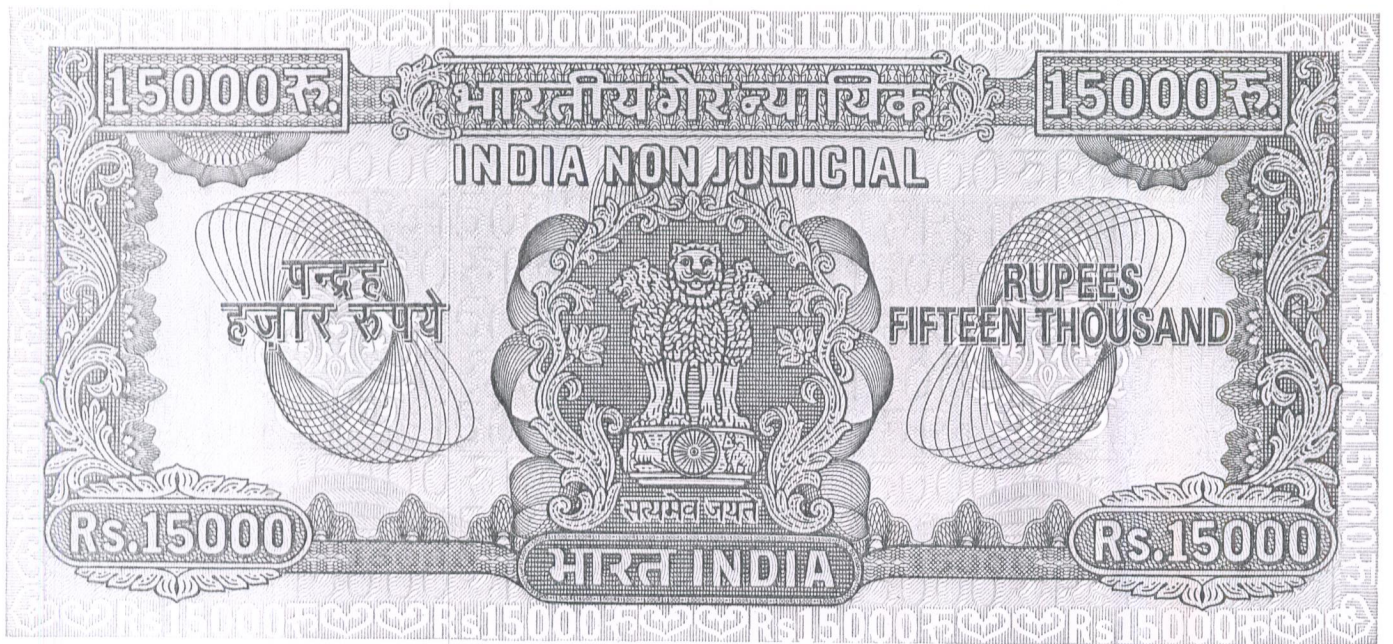
Sub-REGISTRAR
SALCETE

Sub-REGISTRAR
SALCETE

DEED OF SALE

THIS DEED OF SALE is made and
executed at Margao Goa,

Mon Monteiro...2



गोवा GOA

005826

Sr. No. 2932 Place of Vend :- Panaji Date of issue 28/2/07
Value of stamp paper Rupees fifteen thousand only
Name of the purchaser Roy Montiro
Residing at Lohaga Son of
As there is no single stamp paper for the value of Rs. thirty.....
thousand two hundred only.....
Additional stamp papers for the completion of the value is attached along with.

Signature of the officio vendor

Signature of the Purchaser



-2-

on this 28/02/2007 (Twenty Eighth day of month of February of the year Two Thousand and Seven)

Signature of the officio vendor

Signature of the Purchaser ...3

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

गोवा GOA

Sr. No. 2932 Place of Vend :- Paraji Date of issue 28/2/07 062984
Value of stamp paper Rupees one hundred only
Name of the purchaser Roy Monteiro
Residing at Lotulim Son of
As there is no single stamp paper for the value of Rs. Thirty Thousand
two hundred only
Additional stamp papers for the completion of the value is attached
along with.

Signature of the officio vendor

Signature of the Purchaser

-3-

BETWEEN

1) Mr. ERIC S. PIMENTA alias
ERASMO SEBASTIAO PIMENTA,

Handed over to the Purchaser
...4



गोवा GOA

Sr. No. 2932 Place of Vend :- Panaji Date of issue 28/2/07 062985

Value of stamp paper Rupees one hundred only

Name of the purchaser Roy Monteiro

Residing at Louisa Son of

As there is no single stamp paper for the value of Rs. thirty

thousand two hundred only

Additional stamp papers for the completion of the value is attached along with.

Signature of the officio vendor

Signature of the Purchaser

-4-

son of late Camilo Francisco Pimenta,
major of age, retired Government
employee, and his wife

Signature of the wife ...5

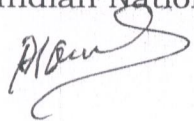
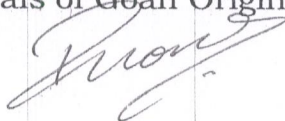
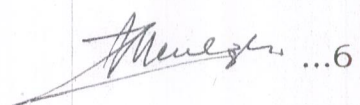
(2) **MRS. PAMELA SHIRLEY PIMENTA**, daughter of late Frank Marquis, major of age, housewife, both of them Indian Nationals and resident of Mumbai, both hereinafter represented by their lawful attorney, **Mr. CAESAR PIEDADE MENEZES**, major of age, married, son of late Roque P. Menezes, major of age, married, Indian National, resident of Kirbat, Nuvem, Salcete, Goa, a copy of the said Power of attorney is attached to the Deed registered under No. 3475, at pages 43 to 63, Book No. I, Volume No. 1272 dated 28-11-2001), hereinafter called the **"VENDORS"** (Which expression shall mean and include their heirs, representatives, assign etc) **OF THE ONE PART.**

AND

3) **Mr. ROY MONTEIRO**, son of Antonio Monteiro, aged 31 years, bachelor, Indian National, and resident of Loutulim, Salcete, Goa, hereinafter called the **"PURCHASER"** (Which expression shall mean and include his heirs, representatives, assign etc) **OF THE SECOND PART**

AND

4) **Mr. ANTONIO MONTEIRO**, son of late Nascimento Salvador Monteiro, aged 65 years, businessman, Indian National, resident of Loutulim, Salcete, Goa, hereinafter called the **"CONSENTING PARTY"**, (Which expression shall mean and include his heirs, representatives, assign etc) **OF THE THIRD PART.** All the parties to this Deed are Indian Nationals of Goan Origin

 ...6

WHEREAS there exists at ward Orgao, Village Loutulim, within the area of Village Panchayat of Loutulim, Taluka and sub-district of Salcete, District of South Goa, State of Goa, a property known and identified as "**BONCHO CATEM**" described in the Land registration Office of this Judicial Division under the number ten thousand one hundred thirty one (10,131) old, enrolled in the Land Revenue Office for Matriz under the number four hundred and seventy six (476) and is surveyed in the survey records under No. 5/2 of Village Loutulim with denomination "**CARVATO**" and as per the Land Registration records it is bounded as follows: on the East and North- by public road, on the West- by property "**Carcabata**" of Constancio do Rosario Miranda, now by the heirs and on the South by road and drain; and presently bounded on the East-Southern side- by Village Road; on the East-Northern side- by survey No. 5/4, 5/3 and Village Road; on the North-West- by survey No. 5/1; and on the WEST- by main road and totally admeasures 10,750 sq mts as per Land survey Form I & XIV, which property is hereinafter referred to as the "Said Property".

AND WHEREAS an area of 325 sq mts was acquired for tar road leading to Camurlim Village, On the East-South of the "said property"

AND WHEREAS the said property originally was owned by Erasmo Sebastiao Pimenta from Loutulim, who was married to Rosa Aurora Hermenegilda Dias.

[Signature]

[Signature]

[Signature]

AND WHEREAS in the Inventory Proceedings instituted in 1917 on the death of the said Erasmo Sebastiao Pimenta, by his widow, Rosa Aurora Hermenegilda Dias, the said property was allotted to their children, Pedro Sebastiao Mariano das Mercês Pimenta, Maria Cecelia Felicidade Pimenta, Manoel Salvador dos Milagres Pimenta and Jose Agostinho Santana Pimenta.

AND WHEREAS by Deed of Succession dated 23/1/1943, Rosa Aurora Hermenegilda Dias was declared universal heir of Manoel Salvador dos Milagres Pimenta who died on 31/08/1942.

AND WHEREAS by Deed of Succession dated 24/6/1987 the VENDOR NO 1. was declared universal heir of Pedro Sebastiao Mariano das Mercês Pimenta, who died on 19-1-1975, and Maria Cecilia Felecidade Pimenta, who died on 16-6-1978 and also of Carmo Sebastiao das Mercês Pimenta, who died on 20-2-1984.

AND WHEREAS Jose Agostinho Santana Pimenta, died in July, 1976, and there are no claimants for his small share in the property.

AND WHEREAS under Deed dated 21-4-1926, drawn by the Notary of Salcete, Irineu Costa, the said Rosa Aurora Hermenegilda Dias gifted her disposable half to her son, Camilo Francisco Maximo da Pidade Pimenta, deceased father of the Vendor NO. 1

[Signature]

[Signature]

[Signature]

AND WHEREAS the said Camilo Francisco Maximo da Piedade Pimenta and his wife Mrs. Antonieta Noronha Pimenta have expired leaving behind two children, namely, the Vendor NO. 1 and one daughter.

AND WHEREAS the said PROPERTY was recorded in the Land survey (Form I & XIV) in the name of Carmo Sebastiao das Mercês Pimenta, who died on 20-~~9~~-1984 and now in the name of the VENDOR No. 1 by virtue of the said Deed of Succession dated 24-6-1987.

AND WHEREAS the Vendor NO. 1 is therefore the owner in full possession of the said PROPERTY.

AND WHEREAS the Vendors by an Agreement to sell dated 8th day of September 2004, entered into with the "CONSENTING PARTY" namely Mr. Antonio Monteiro, executed before the Notary at Margao, Shri. A.V. Prabhu Dessai, under registration No. 12086/04, agreed to sell the said property to the CONSENTING PARTY under certain terms and conditions as mentioned in the said Agreement to sell.

AND WHEREAS the CONSENTING PARTY has undertaken the development of the said PROPERTY, and the development is in progress.

AND WHEREAS the CONSENTING PARTY has agreed to sell to the PURCHASER a disannexed plot of the said PROPERTY having an area of 3910 sq mts. for the total price of Rs. 15, 05,350/- (Rupees Fifteen Lakhs Five Thousand Three Fifty Only) that being fair market price of land in that area at present.

AND WHEREAS the CONSENTING PARTY requested the VENDORS to transfer the said disannexed plot to the PURCHASER by a competent Sale Deed, which the VENDORS agreed to do.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 15, 05,350/- (Rupees Fifteen Lakhs Five Thousand Three Fifty Only) paid by the CONSENTING PARTY on behalf of the PURCHASER to the VENDORS before the execution of this Deed, the receipt whereof the VENDORS do hereby acknowledge and admit and of the same forever acquit, release and discharge the PURCHASER, the VENDORS as sole and exclusive beneficial owners do hereby convey, sell transfer, grant, assign, and assure unto the PURCHASER, free from encumbrances, lien, charge and/or mortgage whatsoever, ALL THAT said PLOT having total area of 3910 sq mts of survey No. 5/2 of Village Loutulim, which Plot is more specifically described in the schedule below and shown in the plan attached in red boundary, TOGETHER WITH all the liberties, privileges, easements, right and appurtenances whatsoever to the said plot belonging or in any way appertaining or with the same or any part thereof now or at any time heretofore usually held, used, occupied, enjoyed or reputed or known as part and



[Signature]

[Signature]

[Signature]

member thereof and to belong or be appurtenant thereof. AND ALL the estate, right, title, interest, claim and demand whatsoever at law or in equity of the VENDORS, into, out of or upon the said plot hereby conveyed, transferred and assured with its and every of its rights, members and appurtenances, UNTO and TO THE USE of the PURCHASER absolutely and forever.

2. The Vendors do hereby further covenant with the purchaser that :

a)The said Plot hereby sold and conveyed is free from any encumbrances and or defects in the title and the VENDORS have full power, absolute authority and exclusive right to sell the said plot in the manner aforesaid.

b)The Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said plot and every part thereof without any interruption, or disturbance, claim and demand whatsoever from or by the Vendors or any person claiming through the Vendors.

c)The Vendors shall and will from time to time and at all times at the request and cost of the Purchaser do and execute and every such assurance or thing necessary for further and more perfectly assuring the said plot unto the purchaser as may be reasonably required.



[Signature]

[Signature]

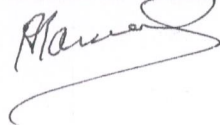
[Signature]

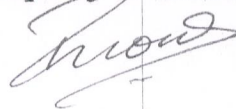
d)The Purchaser is satisfied himself as to the clear title of the Vendors and as to the fact that there are no encumbrances or charges on the property nor is subject to any tenancy and/or mundkarial rights or easements over the said plot nor it is not under attachments or is not subject to Land Acquisition.

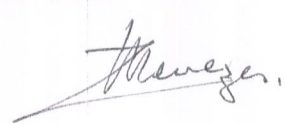
e)The Vendors hereby give their full consent and No Objection for mutating the name of the Purchaser in the survey records of survey No. 5/2 of Village Loutulim and also for partitioning the said plot from the rest of the property.

SCHEDULE OF THE SAID PLOT

All that plot of land having an area of 3910 sq mts desannexed from the property known as "BONCHO CATEM" situated at Margao, Village Loutulim, within the area of Village Loutulim, within the area of Village Panchayat of Loutulim, Taluka and sub-district of Salcete, District of South Goa, state of Goa, described in the Land registration office of this Judicial Division under the number ten thousand one hundred thirty one (10,131) old, enrolled in the Land Revenue Office for Matriz under the number four hundred and seventy six (476) and is part of Survey No. 5/2 of Village Loutulim with denomination "CARVATO", which plot now forming a separate and distinct unit of property is bounded as under :-



 ...12

-12-

On the EAST : Property surveyed under survey No. 5,
Sub-division 3 & 4 and part of survey No.
5/2

On the WEST : Public road

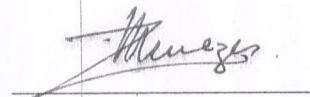
On the NORTH : Part of the same property surveyed under
survey No. 5/2

On the SOUTH : Part of the same property surveyed under
survey No. 5/2

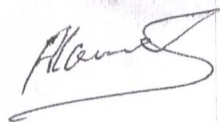
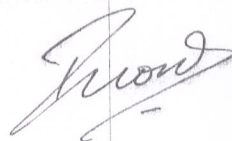
The Plot hereby sold is clearly delineated in red colour on
the plan attached herewith.

IN WITNESS WHEREOF the parties have hereto set and
subscribed their respective photos, signatures and
fingerprints on the day, month and year first hereinabove
written.

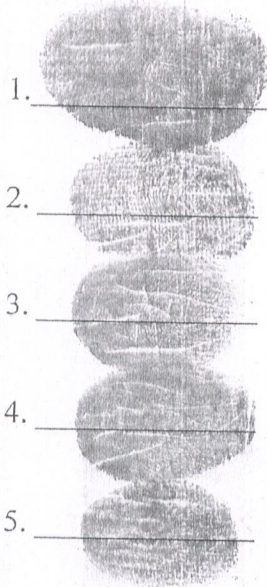
SIGNED AND DELIVERED by the)
VENDORS **through their attorney**
Mr. CAESAR PIEDADE MENEZES



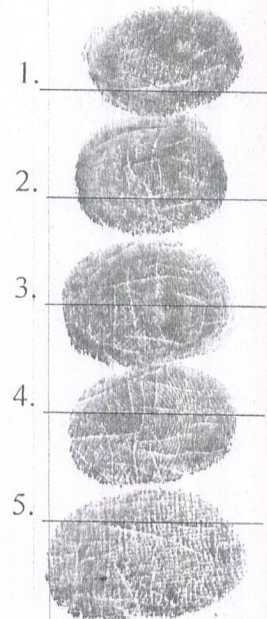
...13



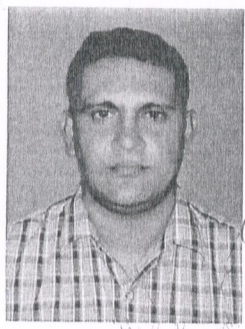
R.H.F.P.



L.H.F.P.



SIGNED AND DELIVERED by the }
PURCHASER Mr. ROY MONTEIRO

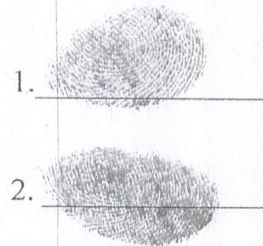


R.H.F.P.

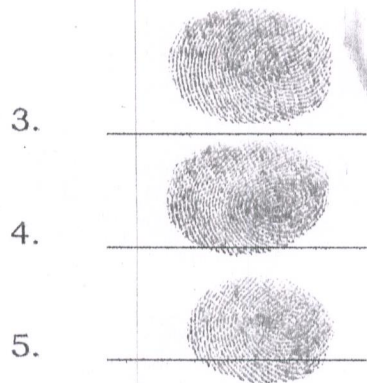
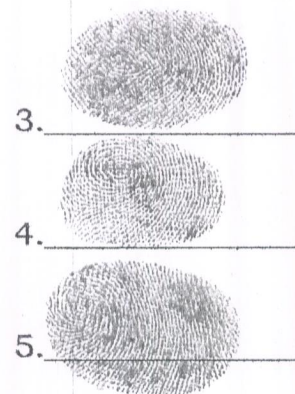


A handwritten signature of Mr. Roy Monteiro, written in dark ink.

L.H.F.P.

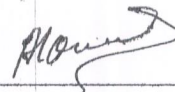


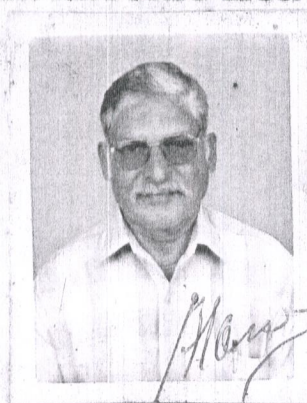
A handwritten signature of Mr. Roy Monteiro, written in dark ink.



SIGNED AND DELIVERED by the)
"CONSENTING PARTY"

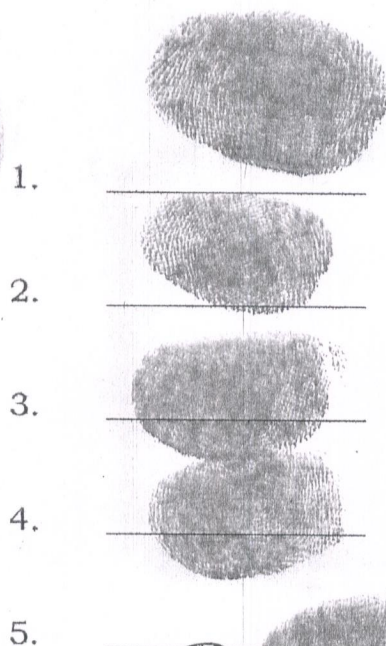
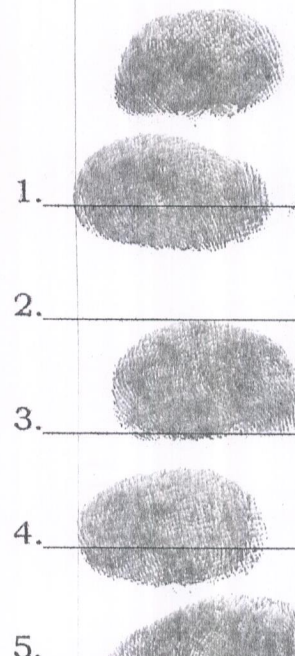
Mr. ANTONIO MONTEIRO

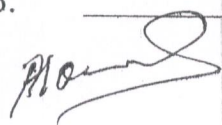
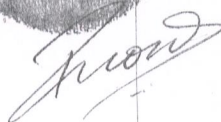


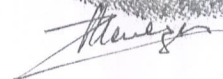


R.H.F.P.

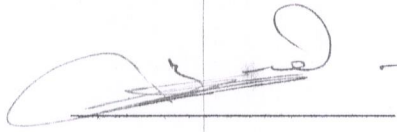
L.H.F.P.

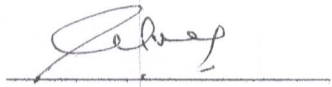


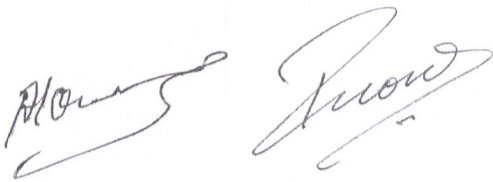
 

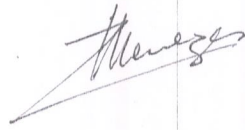


Witnesses







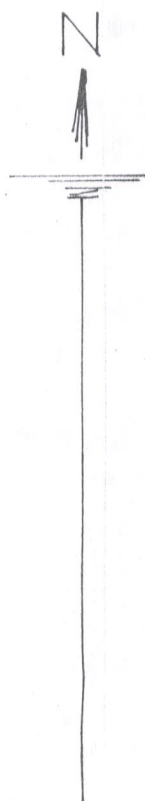




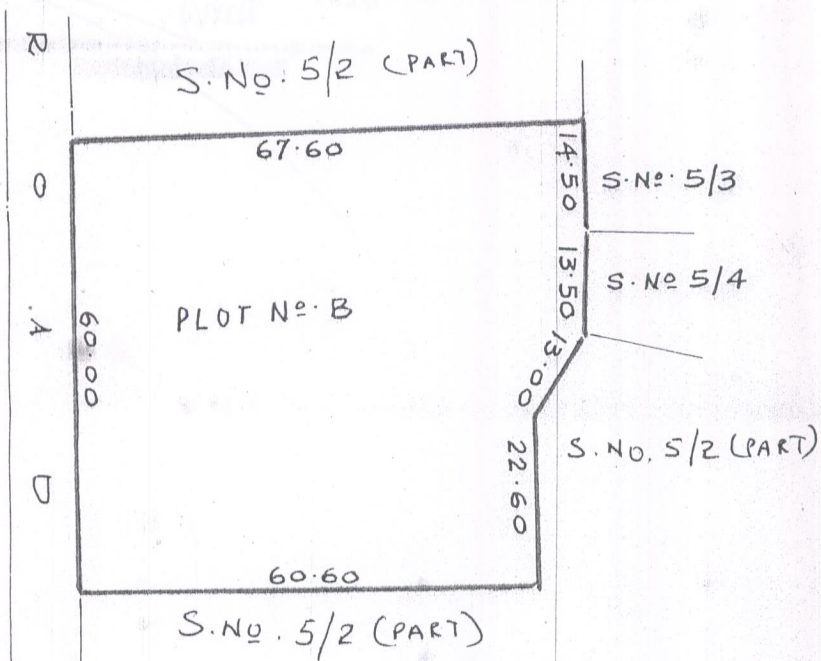
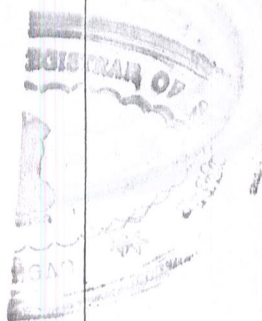
PLAN

SHOWING PLOT NO. B OF THE PROPERTY
SURVEYED UNDER PART OF SURVEY
NUMBER 5/2 OF VILLAGE LOUTULIM
TALUKA SALCETE

SCALE 1:500



AREA..... 3910 m²



[Signature]
VENDOR

[Signature]

[Signature]
PURCHASER

Registered No. 2553

all pages 111 to 129

Book No. 1 Volume No. 2274

Date 24/05/2007

Sub-Registrar



Executing parties.

- 1 - Mr. Caesar Piedade Menezes, major of age, married, of late Roque. P. Menezes major of age, married, Salvador National resident of Loutulim, Alameda Co. as attorney of vendors Mr. Eric S. Pimentes and Mrs. Pamela Shirley Pimentes.
- 2 - Mr. Roy Monteiro, of Antonio Monteiro aged 31 years, bachelor, Salvador National, resident of Loutulim, Alameda Co.
- 3 - Mr. Antonio Monteiro, of late Nascimento Salvador Monteiro aged 15 years, business, Salvador National, resident of Loutulim, Alameda Co.

Executing parties.....
..... Nos. 153.....
..... admits execution of the so called
..... Sale..... does



> Caesar Piedade Menezes, *Caesar*

> Roy MONTEIRO

> Antonio Monteiro *Antonio*



Shri Antonio Menino Fernandes
major of age, bachelor,
Indian National. Residing
at Benaulim

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

Antonio Menino Fernandes
Margao dated 29/3/2007

my
SUB-REGISTRAR
SALCETE

Power of attorney Copy has
been submitted to day.

Margao dated 21/5/2007

my
SUB-REGISTRAR
SALCETE

Attested Copy/ies of Power of Attorney
Filed at Page 265 to 270 of supplement
Part VII to Register Book I, Vol. I 184
Dated 24/05/2007

my
SUB-REGISTRAR
SALCETE

Registered No. 2553
at page 111 to 129
Book No. 5 Volume No. 2674
Date 24/05/2007

