



00AA 956935

Serial No. 239/02  
Presented at the Office of the  
Sub-Registrar of  
between the hours of 11 AM to 2 PM  
and 4 PM to 6 PM

Received fees for Rs. 5870/-  
Registration 5800/-  
Copying (Police) 10/-  
Copying endorsements 60/-  
Postage .....  
Total Rs. 5870/-

*[Signature]*  
29/1/02  
SUB-REGISTRAR  
ILHAS

*[Signature]*  
29/1/02  
SUB-REGISTRAR  
ILHAS

### DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on this 23rd day of the month of January of the year two thousand two BETWEEN (1) Mr. COSMAS FRANCIS ANTHONY FERNANDES, son of late Mr. Saluzinhio Fernandes, major of age, married, Indian National

sr. No. 3078 Place of vend, Panaji-Goa Date of issue 23.1.02  
Value of stamp paper 10000/-  
Name of the purchaser MCPL  
Residing at ..... son of .....

CE  
Sig. of the Stamp vendor

Signature of Purchase



and his wife (2) MRS. PERPETUAL FERNANDES, major of age, married, Indian National,  
both resident of Marra, Pilerne, near St. Ann's Chapel, Bardez-Goa, (3) Mr. PAUL  
FERNANDES, son of late Joao Francisco Natividade Fernandes, major of age, married,



00AA 956932

Indian National and his wife (4) MRS. JACKELINE ANTONETTE FERNANDES, major of age, married, Indian National, both resident of 200/1, Volvaddo, Pilerne, P.O, Reis Magos, Bardez, Goa, (5) Mr. JOAQUIM ELIAS FERNANDES, son of late Antonio Constancio

No. 3028 Place of vend, Panaji-Goa Date of issue 23-1-02

Value of stamp paper 10000/-

Name of the purchaser M. R. C.

Residing at fr... son of ...

ll  
Sig. of the Stamp vendor

Signature of Purchaser



Fernandes, major of age, married, Indian National, and his wife (6) Mrs. ROSALINA  
FERNANDES, major of age, married, Indian National, both residing at Marra, Pilerne,  
Bardez-Goa, hereinafter called the "VENDORS" (which expression shall mean and include  
their heirs, executors, administrators and assigns) of the ONE PART



AND

M/S. MODELS CONSTRUCTION PVT. LTD., a Company registered under the Companies Act having its registered office at 4th Floor, Joffre Residency, Behind Goa College of Pharmacy, Panaji, Goa, represented herein by its Director Mr. Peter Vaz, son of late Diogo

Sr. No. 3078 Place of vend. Panaji-Goa Date of issue 23.1.02  
Value of stamp paper 1000  
Name of the purchaser M. P. L.  
Residing at Panaji son of

lt  
Sig. of the Stamp vendor

Signature of Purchaser



Vaz, major of age, married, Indian national, businessman, resident of Caranzalem, Ilhas,  
Goa, hereinafter called the "PURCHASER" (which expression shall mean and include its  
Directors, successors, administrators, legal representatives and assigns) of the OTHER  
PART.





WHEREAS, there exists a property known as 'PONGUERACHO ACCO' 'PAGECHO ACCO' and also the property 'PORSUM' forming part of the bigger property, and surveyed under S.No.40/1, 40/10 situated at village Marra, Bardez Taluka, Goa totally

Sr. No. 3028 Place of vend, Panaji-Goa Date of issue: 23-1-02

Value of stamp paper 1000/-

Name of the purchaser M. C. R.

Residing at ..... son of .....

.....  
Sig. of the Stamp vendor

Signature of Purchaser



admeasuring 2900 sq.mts. being 2300 square metres under Survey No.40/1 and 600 square metres under Survey No.40/10, fully described in Schedule II hereunder written, which property as a whole is described in the Land Registration office of Ilhas under No.5005 at pages 13 Book B-2 new and more particularly described in schedule I hereunder written;





AND WHEREAS, late Mrs. Maria Angelica Estefania Fernandes, resident of Siolim, Bardez, Goa as also of Mumbai, had purchased 5 adicoes or additions or parts particularly identified and known as 'Pongueracho Acco', 'Vodlo Aco', 'Dacto Aco', Pagecho Acco',

St. No. 3078 Place of vend, Panaji-Goa Date of issue 23-1-02  
Value of stamp paper 1000  
Name of the purchaser M. P. L.  
Residing at Panaji son of .....  
Sig. of the Stamp vendor ll Signature of Purchase



'Cursacho Acco' and Porsum', which jointly forms one property situated at Village Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub District of Ilhas, North Goa District, State of Goa, enrolled in the Taluka Revenue Office of Bardez under Matriz No.254.



AND WHEREAS, vide Deed of Sale and acquittance executed on 3rd December, 1948 in the City of Bombay before the Consul Joao de Lucena of Consulate General of Portugal, recorded at folio 267, the original owners Dotu Mablui Sinai Borkar resident of Borim but

St. No. 3078 Place of vend, Panaji-Goa Date of issue 23.1.02  
Value of stamp paper 500  
Name of the purchaser MCL  
Residing at Panaji son of  
Sig. of the Stamp vendor Signature of Purchaser



then resident of Bombay for self and as duly authorised attorney of his children and daughter-in-law namely Shankar Dotu Sinai Borkar, bachelor, Manorama Dotu Borkar, spinster and Jayabai Harsha Bhawani Sunktankar, sold the above said property comprising of

5 parts adicoes situated at Village Marra-Pilerne, in favour of Mrs. Maria Angelica Estefania Fernandes;

AND WHEREAS, said Mrs. Maria Angelica Estefania Fernandes and her husband late Joaquim Martinho Fernandes as exclusive owners sold the said property surveyed under survey Nos. 40/1 and 40/10 situated at Village Marra-Pilerne, admeasuring 2900 sq. metres to Mr. Cosmas Francis Anthony Fernandes and Mr. Paul Fernandes, the Vendor Nos. 1 and 3 herein, vide Deed of Sale dated 19.11.1999 duly registered in the Sub-Registration Office of Ilhas at Panaji under No. 1911 at pages 461 to 476, Book No. 1, Vol. No. 808 dated 26.11.1999;

AND WHEREAS, Mr. Joaquim Elias Fernandes and Mrs. Rosalina Fernandes, the Vendor Nos. 5 and 6 named hereinabove, had filed a Regular Civil Suit in the Court of 1st Additional Civil Judge, Junior Division at Mapusa, being Regular Civil Suit No. 191/2000/1st Addl. against late Mrs. Maria Angelica Estefania Fernandes and her deceased husband Joaquim Martinho Fernandes, through his only legal heir his said wife Mrs. Maria Angelica Estefania Fernandes; (1) To declare them as owners of the property, paddy fields surveyed under Survey Nos. 40/1, 40/4, 40/10 and 41/4 of Marra Village of Bardez, which includes the property paddy fields surveyed under survey No. 40/1 and 40/10 Marra, purchased by the Vendor No. 1 and 3 herein by Deed of Sale dated 19.11.1999, and (2) To direct the Land Registration Officer/Sub-Registrar of Ilhas at Panjim to Rectify the Sale Deed dated 16/9/1983 bearing Registration No. 194, dated 7/3/1984 of Book - I, Volume 191 at Pages 308 to 312.

AND WHEREAS, the said suit was decreed in the absence of the defendants and without making Vendor Nos. 1 to 4 as Defendant parties not knowing the property paddy

fields surveyed under Survey Nos.40/1 and 40/10 sold to the above named vendors No.1 and 3.

AND WHEREAS, the Vendors No.5 and 6 herein claim that they are the actual owners and possessors of the property paddy fields surveyed under No.40/1 and 40/10 Marra by virtue of the Sale Deed dated 16/9/1983, and the same, though sold out to them by the said Mrs. Maria Angelica Estefania Fernandes, the same has not inadvertently reflected in the said Sale Deed;

AND WHEREAS, since the Vendor No.1 and 3 were not the parties in the above said suit wherein the Vendor Nos.5 and 6 had claimed the said property, the Vendor No.1 and 3 as the third party challenged the decree of the Civil Court before the Addl. District Judge, Panaji by filing Regular Civil Appeal being Miscellaneous Civil Appeal No.102/2001 claiming that the said property was sold out to them by executing a valid Sale Deed dated 19.11.1999 by the landlady late Mrs. Maria Angelica Estefania Fernandes and her husband.

AND WHEREAS, the above said appeal is pending disposal before the Appellate Court;

AND WHEREAS, a compromise has been arrived at between the Vendor Nos.1 to 4 and Vendor No.5 and 6 to jointly sell the said property surveyed under survey No.40/1 and 40/10 and receive money jointly to avoid unnecessarily litigation, wastage of time and money in pursuing the remedy and the said Appeal is withdrawn by the Vendors Nos.1 and 3 herein and accordingly the same is dismissed as withdrawn by the said Court on 21/1/2002.

AND WHEREAS, Vendor Nos. 2 and 4 are married to Vendor Nos. 1 and 3 respectively under the communion of assets and they being the moiety holder and half shares have been made parties in the present Deed of Sale;

AND WHEREAS, the Vendors Nos. 1 to 6 as exclusive owners in possession and enjoyment of the above said properties have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors by a straight deal without any prior written agreement the said property surveyed under Survey Nos. 40/1 and 40/10 situated at Marra-Pilerne, Taluka Bardez, Goa admeasuring 2900 sq. metres described in Schedule II hereunder written and as shown in the plan annexed hereto in red colour boundary line, for a total consideration of Rs. 2,90,000/- (Rupees Two Lakhs Ninety Thousand only) being fair and true market value of the property.

**NOW THIS DEED OF SALE WITNESSETH as follows:**

That in pursuance of the oral agreement and in consideration of sum of Rs. 2,90,000/- (Rupees Two Lakhs Ninety Thousand only) paid by the Purchaser to the Vendors, the receipt of which the Vendors do hereby admit and acknowledge, and grant full discharge of the same to the Purchaser, they the Vendors as absolute owners do hereby convey and assign by way of sale unto the Purchaser all that property admeasuring 2900 square metres surveyed under survey No. 40/1 and 40/10 situated at Village Marra-Pilerne, fully described in Schedule II hereunder written and shown on the plan annexed hereto in red colour boundary line and signed by the parties together with all their rights, title, interest, claim, demand, its privileges and appurtenances whatsoever to hold the same absolutely and freehold property forever.



2. The Vendors do hereby grant, sell, assign, convey and assure unto the Purchaser absolutely and forever all that property particularly described in Schedule II hereunder written, together with the ways, wells, compounds, path, passages, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said property belonging or in any way appertaining to or with the same or any part thereof now or at any times thereto before usually held, used, occupied or enjoyed or reputed known as part or member thereof be appurtenant thereto and also together with all the deed, documents, writings, vouchers and other evidences of the title relating to the said property or any part thereof.

3. That the property hereunder sold is free from encumbrances and defects of title and no person whatsoever is having any right, claim or demand against the property or any part thereof and the Vendors have full power and absolute authority to sell the property under these presents in the manner aforesaid and the Purchaser shall be entitled to quietly hold and enjoy the same without any claim, demand whatsoever or under the Vendors or any person claiming through or under them.

4. The Vendors declare that no person whatsoever is having any claim, right or interest in the said property conveyed under these presents or any part thereof and in case the Purchaser is dispossessed of the whole or any part of the said property on account of any defect in title, then the Vendors shall clear such defects at their own cost and shall indemnify and keep indemnified the Purchaser from the same and every part thereof.

5. The Vendors declare that the property hereby sold is not acquired or requisitioned by any authority nor there are any proceedings being contemplated for acquisition of the same.

6. The Vendors shall at the cost of the Purchaser requiring the same, execute and do every assurance and thing necessary for further and more perfectly assigning the said property unto the Purchaser as may be reasonably required.

7. That the Vendors at all times hereafter indemnify and keep indemnified the Purchaser and their transferee against loss, damage, costs, charges, expenses, if any suffered by reason of any defects in title of property or any breach or covenants hereinafter contained.

8. That the Purchaser has taken physical possession of the said property sold to the Purchaser by the Vendors on having been paid the entire price of Rs.2,90,000/- (Rupees Two Lakhs Ninety Thousand only). The stamp duty has been paid separately by means of stamp paper on which the sale deed is typed and executed.

#### SCHEDULE I

##### (Description of the entire property)

ALL that properties known as "Pongueracho Acco", "Vodlo Aco", "Dacto Aco", "Pagecho Acco", "Cursacho Acco", "Galli", "Pello", "Firgueacho Agor", "Agrachi Nimbani" and "Porsum" situated at Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa,

surveyed under Survey Nos. 40/1 to 40/12, 41/1 to 41/7, 42/1, 42/2, 31/2, 32/1, 33 and 34, which property as a whole is described in the Land Registration Office under No. 5005 at folio 13 of Book B-2 new in the transcript of Bardez and enrolled in the Taluka Revenue Office of Bardez under Matriz No. 254 and bounded as under:-

On the North : By survey No. 39, 36 and 35 of Village Marra

On the south : By survey No. 45 and 43;

On the East : By survey No. 21 and 31;

On the West : By survey No. 46 and 39 of Village Marra

## SCHEDULE II

(Description of the properties sold to the Purchasers)

ALL that property known as "Pongueracho Acco" "Pagecho Acco" and "Porsum" in parts which properties are surveyed under Survey Nos. 40/1 and 40/10, totally admeasuring 2900 square metres being 2300 sq. metres under Survey No. 40/1 and 600 square metres under Survey No. 40/10 situated at Village Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, which property as a whole is described in Schedule I hereinabove and the abovesaid two properties are bounded as under:-

## SCHEDULE I

Property surveyed under Survey No. 40/1 is bounded:

On the North : By Survey No. 39/10, 11 and 2;

On the South : By Survey No. 41/1

On the East : By Survey No. 40/2;

On the West : By Survey No. 39.

( SIGNED AND DELIVERED BY )  
Property surveyed under Survey No.40/10 is bounded :

On the North : By Nalla and Survey No.40/4

On the South : By Nalla and Survey No.41/4

On the East : By Survey No.40/11;

On the West : By survey No.40/9.

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned.

SIGNED AND DELIVERED BY  
THE WITHINNAMED VENDORS

1) Mr. COSMAS FRANCIS ANTHONY )  
FERNANDES )

2) Mrs. PERPETUAL FERNANDES )

3) Mr. PAUL FERNANDES )

4) Mrs. JACKELINE ANTONETTE )  
FERNANDES )

5) Mr. JOAQUIM ELIAS FERNANDES )

6) Mrs. ROSALINA FERNANDES )

SIGNED AND DELIVERED BY )

THE WITHIN NAMED PURCHASER )

M/s. MODELS CONSTRUCTION PVT. )

LTD., represented by its Director )

Mr. PETER VAZ )

WITNESSES:- )

1. )

2. )

3. )

4. )

5. )

6. )

7. )

8. )

9. )

10. )

11. )

12. )





1 Mr. Cosma Francis  
Anthony Fernandez  
major, married,  
s/o Pilerne; & his wife

2 Mrs. Perpetual Fernandez  
major, married, s/o  
Marna Pilerne.

3 Mr. Paul Fernandez  
major, married;  
& his wife

4 Mrs. Jackeline Auto-  
nette Fernandez  
major, married  
s/o Luis Major.

5 Mr. Joaquin Elias  
Fernandes s/o Late Antonio  
Constancio Fernandez, major,  
married, Indian.

6 Mrs. Rosalinda Fernandez.  
major, married Indian, R/o  
mama, Pilerne, Bandy-  
Groc.



1) Shri. Ashok - S. Naik,  
major. married, Indian.

As Attorney for.

Peter Vaz of 1912, Model  
Construction Pvt Ltd.

Executing party: 1 to 7

admits execution of the so called  
Self deed

1) Gomes

2) Fernandes

3) Fernandes

4) Hernandes

5) J. E. Fernandes



6) Rosalina Fernandes



7) Antaly

Mr. Victor  
Fernandez

married  
Eulalia

major  
No Pílerma

Mr. Carlos  
Pílerma Vas  
married. Utopia  
No St. Cruz  
witnesses and  
2 identified  
the above  
Executants

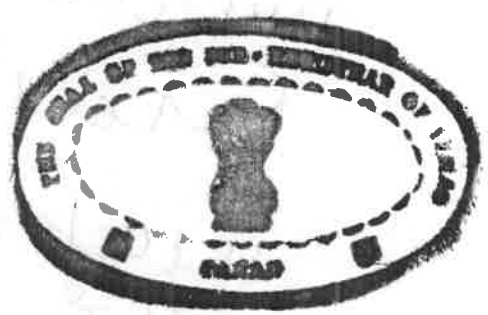
7

7 Carlos

29/1/10

Registered No. 323  
at pages 244 to 286  
Book No. 2 Volume No. 1041  
Date 6/2/02

[Signature]  
Sub-Registrar  
6/2/02



UTI TECHNOLOGY SERVICES LIMITED  
EDC HOUSE, WING 'C' SHOP NO.30  
GROUND FLOOR, DADA VAIDYAROAD  
PANAJI, GOA-403001

D-5/STP(V)/C.R/35/10/2010-RD(1466903)

भारत 11745 NON JUDICIAL गोवा  
123680 NOV 07 2016  
12:34  
Rs.0226000/- PB7072  
INDIA STAMP DUTY GOA



zero two two six zero zero zero



NAME: Models construction Pvt Ltd  
ADDRESS: St. Inez  
THROUGH: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
RECEIPT NO: 11745



### DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka Bardez, Registration Sub district of Bardez, North Goa District, State of Goa, on this 7<sup>th</sup> day of November of the year 2016 BETWEEN:

**Mr.COSMAS FRANCIS ANTHONY FERNANDES**, son of late Mr. Saluzinhio Fernandes, 59 years of age, married, businessman, PAN Card No. , Indian National and his wife (2) **Mrs. PERPETUAL FERNANDES**, daughter of late Mr.Sebastiao Fernandes, 56 years of age, married, housewife, Indian National, PAN Card No. both residents of Marra, Pilerne, Bardez, Goa, Pin Code 403 114, (3) **Mr. PAUL FERNANDES**, son of late Joao Francisco Natividade Fernandes, 51 years of age, married, businessman, Indian National, PAN Card No. , and his wife (4) **Mrs. JACKELINE ANTONETTE FERNANDES**, daughter of Mr.Simon Gasper Fernandes, 47 years of age, married, housewife, Indian National, PAN Card No. both residing at 200/1, Volvaddo, Pilerne, P.O. Reis Magos, Bardez, Goa, Pin Code 403 114, represented herein by their duly constituted Power of attorney Holder Mr.Peter Vaz, director of Models Construction Pvt. Ltd., vide Irrevocable Power of Attorney dated 4/3/2002 executed before Notary Adv.Emerico Afonso, vide Registration No.3718 on 27/3/2002, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART;**

**AND**

**M/S. MODELS CONSTRUCTION PVT. LTD.**, a Company incorporated under the Companies Act 1956, having its Office at 7<sup>th</sup> Floor, Karim Mansion, St. Inez, Panjim, Goa, having PAN Card No , represented herein by its Director **MR.EDGAR AFONSO**, 53 years old, son of late Dr.Crisanto Afonso, Indian National, residing at Tivai Vaddo, Calangute, Bardez, Goa, hereinafter referred to as the "**PURCHASER**", (which expression shall unless it be




repugnant to the context or meaning thereof mean and include its successors-in-title, legal representatives and assigns) **OF THE SECOND PART;**

WHEREAS there exists a property better described in Schedule No.I herein below written.

WHEREAS, VENDORS are the absolute owners of the property known as "PONGUERACHO ACCO" or "VODLO ACCO", "DACTO ACCO", "VHODLO AGOR", "PAGECHO ACO", "CURSACHO ACCO" and "PORSUM" surveyed under survey No.40/5 & 40/11, situated at Village Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, more fully described in Schedule II, which forms part and parcel of the property better described in Schedule No.I, hereunder written and hereinafter referred to as the "SAID PROPERTIES";

AND WHEREAS, originally the said properties surveyed under Survey No. 40/5 & 40/11, belonged to Dotu Mablui Sinai Borkar, Shankar Dotu Sinai Borkar, Manorama Dotu Borkar, Jayabai Harsha Bhawani Sukhthankar and her husband;

AND WHEREAS, the said original owner Dotu Mablui Sinai Borkar and others vide Deed of Sale and acquittance on 03.12.1948 executed before the Consul Joao de Lucena of Consulate General of Portugal at Bombay recorded at Folio 267 had transferred the said properties in favour of Maria Angelica Estefania Fernandes through her duly constituted attorney Jose Albino Fernandes;



AND WHEREAS, vide Deed of Sale dated 27.08.1975, the said Mrs.Maria Angelica Estefania Fernandes, and her husband Joaquim Martino Fernandes sold the said properties to Mr.Sebastian Lourenco Viegas which deed is duly registered in the Sub Registration Office of Ilhas under No.599, at pages 314 to 319 of Book No.1, Volume 93 dated 30.08.1975;

AND WHEREAS, said Mr.Sebastian Lourenco Viegas and his wife Joanita Estella Goes e Viegas as exclusive owners of the said properties sold the same to the present VENDORS No.1 and 3 vide Deed of Sale dated 31.08.1999, which is duly registered in the Sub Registration Office of Ilhas under No.1484 at pages 486 to 503 of Book No.1, Vol. No.792 dated 07.09.1999;

AND WHEREAS, thus the present VENDORS became the exclusive owners of the properties surveyed under Survey No.40/5 & 40/11, by virtue of the said sale Deed dated 31.08.1999 hereinabove mentioned;

AND WHEREAS, VENDOR No.1 is married to VENDOR No.2 under the communion of assets and, therefore, VENDOR No.2 being moiety holder and half sharer, has been made party in this Deed of Sale similarly VENDOR No.3 is married to VENDOR No.4 under the communion of assets and, therefore, VENDOR No.4 being moiety holder and half sharer, has also been made party in this Deed of Sale.

AND WHEREAS, an Agreement for Sale dated 1st March 2002 came to be executed between the VENDORS and the PURCHASER herein, by which the VENDORS agreed to sell to the PURCHASER the SAID PROPERTIES for a certain consideration which Agreement for Sale





has been registered under No.3720(I) on 27/2/2002, before notary and advocate, Mr.Emerico Afonso.

AND WHEREAS, as per the Agreement for Sale dated 1<sup>st</sup> March 2002 the VENDORS herein had agreed to sell to the PURCHASERS the SAID PROPERTIES along with properties bearing Survey No.42/1, and 41/5 for a certain consideration.

AND WHEREAS the PURCHASER herein developed the property bearing Survey No.42/1 admeasuring 3500sq.mts. and subsequently the VENDORS alongwith the PURCHASER sold the undivided land rights to the various purchasers therein. The VENDORS and the PURCHASER herein have also agreed to execute separate Sale deed for the property surveyed under Survey No.41/5.

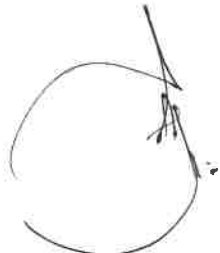
AND Whereas by this deed the VENDORS are selling unto the PURCHASER the properties bearing survey No.40/5 and 40/11, better described in the Schedule No.II for a total consideration of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only);

AND WHEREAS, the PURCHASER have paid to the VENDORS the entire consideration agreed upon and the PURCHASER has now approached the VENDORS requesting that the SAID PROPERTIES better described in Schedule No.II, be transferred and conveyed to them in terms of the agreement, which request the VENDORS have accepted and hence this deed is being executed.



**NOW THIS DEED WITNESSETH AS UNDER:**

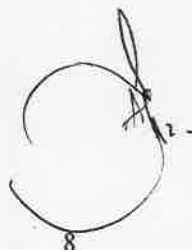
1. The VENDORS do hereby sell, convey and transfer all the SAID PROPERTIES described in detail in the Schedule No.II, hereunder to the PURCHASER and the PURCHASER does hereby agree to purchase the same for a total consideration of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only), paid by the PURCHASER to the VENDORS before the execution of this DEED OF SALE, the receipt whereof the VENDORS does hereby admit, acknowledge, and confirm, and acquit the PURCHASER from the payment thereof, the VENDORS do hereby sell, assign, release, convey, discharge and assure unto the said PURCHASER, forever ALL THAT SAID PROPERTIES fully described in the Schedule No.II hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever to the SAID PROPERTIES or any part thereof belonging or pertaining to or with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the SAID PROPERTIES.
2. AND the VENDORS do hereby covenant with the PURCHASER, their heirs, administrators and assigns that the VENDORS are now lawfully seized and possessed of the SAID PROPERTIES and consequently the SAID PROPERTIES is described in the Schedule No.II hereby granted and transferred in favour of the PURCHASER and the VENDORS have full and absolute authority to sell the SAID PROPERTIES described in the Schedule No.II hereto.



3. AND FURTHER, the VENDORS covenant with the PURCHASER to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever. AND the VENDORS further covenant that they shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTIES and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.
4. AND the VENDORS does hereby declare that they have a clear and marketable title to the SAID PROPERTIES and do hereby further declare to indemnify the PURCHASER in the event the PURCHASER is deprived of the whole or any part of the SAID PROPERTIES at any point of time on the ground of defect of title in favour of the VENDORS.
5. AND the VENDORS have on this day delivered the vacant possession of the SAID PROPERTIES, more fully described in the Schedule No.II hereunder to the PURCHASER and have delivered the original title deeds and documents which are in their possession in respect of the SAID PROPERTIES hereby conveyed on the date of the execution of these presents.
6. AND the PURCHASER shall hereafter peacefully and quietly possess and enjoy the SAID PROPERTIES without any claims, demands, whatsoever from the VENDORS or any person claiming through or under them.



7. AND the VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the SAID PROPERTIES hereby sold.
8. AND the VENDORS do hereby authorize and gave their no objection to the PURCHASER to enter his name in survey record on execution of this deed with respect to the above SAID PROPERTIES.
9. The VENDORS do hereby declare that the SAID PROPERTIES are not subject matter of any acquisition proceedings or any court litigation or any dispute of any nature.
10. That the Executants declare that the subject matter of this sale deed does not pertain to occupancies of person belongs to Schedule caste or Schedule Tribes.
11. In terms of Official Gazette dated 03-01-2013 giving the value to the properties by the Government and since the present property agreed to be sold is settlement zone ~~S<sub>2</sub>~~ and totally admeasures 1325sq.meters, on applying the present rate of 15% less than base value the rate becomes  $(5000 \times 15\% = 5000 - 750 = \text{Rs.}4250/\text{m}^2)$  and hence the total value of the property is @ Rs.4250/m<sup>2</sup>.
12. The SAID PROPERTY is purchased for a consideration of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only). For the purpose of Stamp Valuation and registration this Deed is valued at Rs.56,32,000/- hence stamp duty of Rs.2,26,000/- is affixed to this Deed.



**SCHEDULE I**  
**(Description of the entire property)**

ALL that properties known as "Pongueracho Acco", "Vodlo Aco", "Dacto Aco", "Pagecho Acco", "Cursacho Acco", "Galli", "Pello", "Firgueacho Agor", "Agrachi Nimbani" and "Porsum", situated at Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, surveyed under Survey Nos.40/1 to 40/12, 41/1 to 41/7, 42/1, 42/2, 31/2, 32/1, 33 and 34, which property as a whole is described in the Land Registration Office under No.5005 at folio 13 of Book B-2 new in the transcript of Bardez and enrolled in the Taluka Revenue Office of Bardez under Matriz No.245, 254, 301 and 302 and bounded as under:-

On the North : By Survey No.39, 36 and 35 of Village Marra

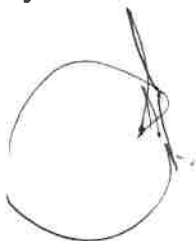
On the South : By Survey No.45 and 43

On the East : By Survey No.21 and 31

On the West : By Survey No.46 and 39 of Village Marra

**SCHEDULE II**

ALL those properties known as "PONGUERACHO ACCO", "VODLO ACCO", "DACTO ACCO", "VHODLO AGOR", "PAGECHO ACCO", "CURSACHO ACCO" and "PORSUM" surveyed under Survey Nos.40/5 and 40/11, situated at Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Land Registration Office of Ilhas under No.5005 and enrolled in the Taluka Revenue Office under Matriz Nos.245 and 254 and totally admeasures 1325sq.meters and are independently admeasuring and bounded as under:-



Property surveyed under Survey No.40/5 is admeasuring an area of 425sq.meters and is bounded as under:-

On the North : By Nallah

On the South : By Nallah

On the East : By Survey No.40/6

On the West : By Survey No.40/4

And

Property surveyed under Survey No.40/11 is admeasuring an area of 900sq.meters and is bounded as under:-

On the East : By Survey No.40/12

On the West : By Survey No.40/10

On the North : By Nallah

On the South: By Nallah;

The said properties are delineated with red in the annexed plan.



IN WITNESS WHEREOF THE PARTIES HERETO SIGN  
HEREUNDER:

SIGNED, EXECUTED AND )  
DELIVERED BY THE )  
WITHINAMED VENDORS )  
(1) Mr.COSMAS FRANCIS )  
ANTHONY FERNANDES )  
(2) Mrs. PERPETUAL FERNANDES )  
(3) Mr. PAUL FERNANDES )  
(4) Mrs. JACKELINE ANTONETTE )  
FERNANDES )

IN THE PRESENCE OF )

WITNESSES )



Represented herein by their  
duly constituted Power of  
Attorney Holder Mr.Peter  
Vaz.



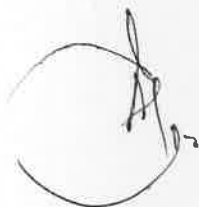
L.H.F.P. of Mr.Peter Vaz

R.H.F.P of Mr.Peter Vaz



1. Almeida . CHERRY XIMES

2.  REENA BOTELHO





SIGNED, EXECUTED AND ) FOR MODELS CONSTRUCTION  
DELIVERED ) PVT. LTD.  
BY THE WITHIN NAMED )  
PURCHASER IN THE )  
PRESENCE OF WITNESSES )

(MR. EDGAR AFONSO)  
DIRECTOR OF



L.H.F.P. of Mr. Edgar Afonso

R.H.F.P. of Mr. Edgar Afonso



1. Cherry X LUNES

2. REENA BOTELHO

*[Signature]*

*[Signature]*



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA

Plan showing plots situated at

KARRA Village

BARDEZ Taluka

S.No/Sub Div No.31/

40/

Scale 1:1000

2 to 5, 32/ 1, 33/ 34/

S.No.35

S.No.21

SURVEY No.34

SURVEY No.42

SURVEY No.33

SURVEY No.32

SURVEY No.31

SURVEY No.40

SURVEY No.41

S.No.46

S.No.45



S.No.30

Computer Generated On 15-05-2006

Computer Generated by



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 08-11-2016 12:39:16 PM

Document Serial Number : 4785




Presented at 11:38:00 AM on 08-11-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	168960.00
2	Processing Fees	450.00
	Total :	169410.00

Stamp Duty Required: 225280.00

Stamp Duty Paid: 226000.00



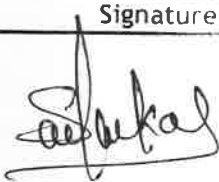
Samir Uttam Kerkar presenter

Name	Photo	Thumb Impression	Signature
Samir Uttam Kerkar, s/o Uttam Kerkar , UnMarried, Indian, age 33 Years, Advocate, r/o Naik Vaddo Mandrem Pernem Goa To Admit and Execute as POA for CP Vide POA Dated 5.10.2011 before Sub Registrar Ilhas under Sr. No. 72/11			

Endorsements

Executant

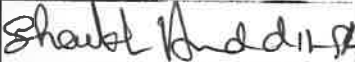

1 . Samir Uttam Kerkar, s/o Uttam Kerkar, UnMarried, Indian, age 33 Years, Advocate, r/o Naik Vaddo Mandrem Pernem Goa To Admit and Execute as POA for CP Vide POA Dated 5.10.2011 before Sub Registrar Ilhas under Sr. No. 72/11

Photo	Thumb Impression	Signature
		

2 . Durgadas Shirodkar, s/O Pandurang Martins, Married,Indian,age 39  
Years,Service,r/oAivao,Caranzalim,Tiswadi Panjim Goa Pan no ,POA dated 20/11/2014 executed  
before sub Reg Ilhas Panjim Tiswadi Goa under no PNJ-BK4-00076-2014,CD no PNJD36. (To admit an execute on  
behalf of Mr Edgar Afonso)

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Amruddin Shaikh , S/o Ismail Shaikh,Married,Indian,age 71 Years,Retired,r/o Bella Vista,Sangolda,Bardez Goa	
2	Suryakant Shirodkar , S/o Gopal Shirodkar,Married,Indian,age 47 Years,Service,r/o Tivim Bardez Goa	

  
Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

REGISTRAR  
BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-05140-2016  
CD Number BRZD784 on  
Date 21-12-2016

Sub-Registrar (Bardez)

JB-REGISTRAR  
BARDEZ

Scanned By:-

Sadanand

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Serial No. 65/02  
Presented at the Office of the  
Sub-Registrar of Ilhas  
between the hours of 12.30  
and 1.30 on 9/1/10

Received fees for: Rs. ....

Registration

Copying (Folios)

Copying endorsements

Postage .....

Total Rs.

2000-00

10.00

60.00

2070-00

SUB-REGISTRAR  
ILHAS

SUB-REGISTRAR  
ILHAS

### DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on  
this 8th day of the month of January of the  
year two thousand two;

7490005  
Sr. No. 322 Place of vend, Panchajanya Date of issue 8/1/02  
Value of stamp paper 5000  
Name of the purchaser M. C. R.  
Residing at B. J. son of

*Sig. of the Stamp vendor*

*Signature of Purchase*

BETWEEN

(1) Smt RADHABAI KRISHNANATH MALVANKAR, major  
of age, widow of late Shri Krishnanath Vasu  
Malvankar, Indian National, resident of Moica



Vaddo, Pilerne, Bardez, Goa (2) SMT. BHARATI  
 VITHU GAONKAR, wife of Vithu S. Gaonkar,  
 daughter of late Shri Krishnanath Vasu Malvan-  
 kar, major of age, Indian National and her



Sr. No. 3020 Place of vend, Panaji-Goa Date of issue 8/1/62  
Value of stamp paper 1000/-  
Name of the purchaser mcf  
Residing at Penha son of  
Sig. of the Stamp vendor Signature of Purchaser



husband (3) Shri VITHU SABAJI GAONKAR, son of  
Sabaji Gaonkar, major of age, Indian National,  
both residents of Malvankar colony, Nerul,  
Bardez, Goa (4) Smt. JAYANTI SUDESH VADKAR,



wife of Sudesh V. Vadkar, daughter of late Krishnanath Vasu Malvankar, major of age, Indian National and her husband (5) Shri SUDESH VASUDEV VADKAR, son of Vasudev Vadkar,

St. No. 3024 Place of vend, Panaji-Goa Date of issue 8/11/02  
Value of stamp paper 1000  
Name of the purchaser M. C. L.  
Residing at Panaji - son of

Sig. of the Stamp vendor

Signature of Purchaser



major of age, Indian National, both residents  
of, Santa Inez, Ilhas, Goa (6) SMT. SARITA  
SANTOSH HALDANKAR, wife of Santosh Haldankar,  
daughter of late Krishnanath Vasu Malvankar,



aged 23 years old, Indian National, and her husband (7) SHRI SANTOSH TUKARAM HALDANKAR, son of Tukaram Haldankar, major of age, both resident of Valpoi, Sattari, Goa (8) SMT.

Dr. No. 3024 Place of vend, Panaji-Goa Date of issue 8/11/02  
Value of stamp paper 1000/-  
Name of the purchaser MCP  
Residing at [Signature] son of

Sig. of the Stamp vendor

Signature of Purchaser



TANUJA RAJARAM GAONKAR, daughter of late Shri  
Krishnanath Vasu Malvankar, and wife of Shri  
Rajaram Arjun Gaonkar, major of age, married,  
Indian (National), and her husband (9) SHRI



RAJARAM ARJUN GAONKAR, son of Arjun Gaonkar and  
 husband of Smt. Tanuja Rajaram Gaonkar, both  
 residents of Bicholim-Goa, major of 1948,  
 Indian National, all the above parties from 1948

St. No. 3026 Place of vend, Panaji-Goa Date of issue 8/1/02  
Value of stamp paper 50/-  
Name of the purchaser MCPL  
Residing at Panaji son of  
S  
Stk. of the Stamp vendor Signature of Purchase

to 9 are hereby represented herein by their  
lawful and legal Attorney Shri. Hemant alias  
Hanumanth Krishnanath Malvankar, son of late  
Krishnanath Vasu Malvankar, major of age,  
resident of Moica vaddo, Pilerne Bardez, Goa,





by Power of Attorney dated 6/12/2001 registered  
under Registration No.2377/2001 duly executed  
before the Notary Public Shri Gajanan G. S.  
Dhumatkar, at Alto - Betim, Goa and (10) Mr.



Dr. No. 3021 Place of vend, Panaji-Goa Date of issue 3/1/02  
Value of stamp paper 504  
Name of the purchaser MSPL  
Residing at son of

Sig. of the Stamp vendor

Signature of Purchase

Hemant alias Hanumant Krishnanath Malvankar,  
son of late Krishnanath Vasu Malvankar, major  
of age, resident of Moica vaddo, Pilerne  
Bardez, Goa, all hereinafter called the



"VENDORS" (which expression shall mean and include their heirs, executors, administrators and assigns) of the ONE PART

Sr. No. 3021 Place of vend, Panaji - 118 Date 01/10/80  
 Value of stamp paper 1000  
 Name of the purchaser M. P.  
 Residing at f. son of  
 Sig. of the Stamp vendor  
 Signature of Purchaser

AND

The person for necessary to know  
 M/S. MODELS CONSTRUCTION PVT. LTD., a Company  
 registered under the Companies Act having its  
 registered office at 4th Floor, Joffre Resi-



dency, Behind Goa College of Pharmacy, Panaji,  
Goa, represented herein by its Director Mr.  
Peter Vaz, son of late Diogo Vaz, major of  
age, married, Indian national, businessman,

St. No. 3021 Place of vend, Panaji-Goa Date of issue 8/1/02  
Value of stamp paper 1000/-  
Name of the purchaser Melc  
Residing at son of

Sig. of the Stamp vendor

Signature of Purchase

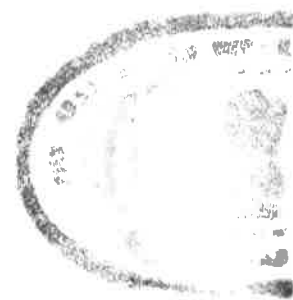
resident of Caranzalem, Ilhas, Goa, hereinafter called the "PURCHASER" (which expression shall mean and include its Directors, successors, administrators, legal representatives



and assigns) of the OTHER PART.

WHEREAS, there exists a property known as  
'PONGUERACHO ACCO' or 'PAGECHO ACCO' and also

Dr. No. 3221 Place of vend, Panaji-Goa Date of issue 2/1/62  
Value of stamp paper 100/-  
Name of the purchaser M. C.  
Residing at ... son of ...  
Signature of the Stamp vendor Signature of Purchase



the property 'PORSUM' forming part of the bigger property, surveyed under S.No.40/6, 40/12 and 41/6, situated at Village Marra, Bardez Taluka, Goa totally admeasuring 2200

sq.mts. being 225 square metres under Survey No.40/6 and 500 square metres under Survey No.40/12 and 1475 sq.mts under Survey No.41/6; fully described in Schedule I hereunder written, forming part of the larger property described in the Land Registration Office of Ilhas under No.5005 at pages 13 Book B-2 and more particularly described in schedule I hereunder written; to the extent that the said property is not already included in the said Schedule I.

AND WHEREAS, late Maria Angel Mica Estefania Fernandes, resident of Siolim, Bardez, Goa was also of Mumbai, had purchased 5 ladicoes or additions or parts particularly identified and known as 'Pongueracho Acco', 'Odlo Acco', 'Pagecho Acco', 'Cursacho Acco' and 'Ponsum', which jointly forms one property situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, enrolled in the Taluka Revenue Office under Matriz No.254. However, the above said Pongueracho Acco or Pagecho Acco part is not



enrolled in the Land Revenue Office;

AND WHEREAS, vide Deed of Sale and Acquittance executed on 3rd December, 1948, in the City of Bombay before the Consul Joao de Lucena of Consulate General of Portugal, recorded at folio 267, the original owners Dotu Mabl Sinai Borkar resident of Borim but then resident of Bombay for self and as duly authorised attorney of his children and daughter-in-law namely Shankar Dotu Sinai Borkar, bachelor, Manorama Dotu Borkar, spinster and Jayabai Harsha Bhawani Sunktankar, sold the above said property comprising of 5 parts (adcoes) situated at Village Marra-Pilorne, in favour of Mrs. Maria Angelica Estefania Fernandes;

AND WHEREAS, said Mrs. Maria Angelica Estefania Fernandes and her husband late Joaquim Martinho as exclusive owners sold the said property surveyed under survey Nos. 40/6

and 40/12 and 41/6 situated at Village Marra-  
Piterne, measuring 2200 square metres to  
late Shri Krishnanath Vassu Malvankar vide  
Deed of Sale dated 7.8.1982 duly registered in  
the Sub-Registration Office of Ilhas at Panaji  
under No.535 at pages 75 to 80, Book No.1,  
Vol.No.185 dated 9.8.1983;

AND WHEREAS, Shri Krishnanath Vassu  
Malvankar expired leaving behind the Vendors  
abovenamed as the only legal heirs;

AND WHEREAS upon the death of Krishna-  
nath Vassu Malvankar, Deed of Succession was  
executed on 15.09.1995 and registered in the  
Sub-Registrars Office Sub-District of Goa  
under Book No.652 at pages 92-V onwards and  
all the legal heirs were brought on record.

AND WHEREAS, thus the Vendors became  
the sole and absolute owners in possession of

the said property surveyed under Survey Nos. 40/6, 40/12 and 41/6 of Village Marra-Pilerne, Taluka Bardez, Goa;

AND WHEREAS, the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase by a straight deal without any prior written agreement the said property surveyed under Survey Nos. 40/6, 40/12 and 41/6 of Village Marra-Pilerne, Taluka Bardez Goa admeasuring 2200 sq. metres, described in Schedule II hereunder written and as shown in the plan annexed hereto in red colour boundary line, for a total consideration of Rs. 2,00,000/- (Rupees Two Lakh only) being fair and true market value of the property.

NOW THIS DEED OF SALE WITNESSETH as follows:-

1. That in pursuance of the oral agreement and in consideration of sum of Rs. 2,00,000/- (Rupees Two Lakh only) paid by the Purchaser to the Vendors, the receipt of which the

Vendors do hereby admit and acknowledge, and grant full discharge of the same to the Purchaser, they the Vendors as absolute owners do hereby convey and assign by way of sale unto the Purchaser all that property admeasuring 2200 square metres surveyed under survey No. 40/6 and 40/12 and 41/6 situated at Village Marra-Pilerne, fully described in Schedule II hereunder written shown on the plan annexed hereto in red colour boundary line and signed by the parties together with all their rights, title, interest, claim, demand, its privileges and appurtenances whatsoever to hold the same absolutely and freehold property forever.

2. The Vendors do hereby grant, sell, assign, convey and assure unto the Purchaser absolutely and forever all that property particularly described in Schedule II hereunder written, together with the ways, wells, compounds, path, passages, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said property belong-

ling or in any way appertaining to or with the same or any part thereof now or at any times theretofore usually held, used, occupied or enjoyed or reputed known as part or member thereof be appurtenant thereto and also together with all the deed, documents, writings, vouchers and other evidences of the title relating to the said property or any part thereof.

3. That the property hereunder sold is free from encumbrances and defects of title and no person whatsoever is having any right, claim or demand against the property or any part thereof and the Vendors have full power and absolute authority to sell the property under these presents in the manner aforesaid and the Purchaser shall be entitled to quietly hold and enjoy the same without any claim, demand whatsoever or under the Vendors or any person claiming through or under them.

4. The Vendors declare that no person what-

soever is having any claim, right or interest in the said property conveyed under these presents or any part thereof and in case the Purchaser is dispossessed of the whole or any part of the said property on account of any defect in title, then the Vendors shall clear such defects at their own cost and shall indemnify and keep indemnified the Purchaser from the same and every part thereof.

5. The Vendors declare that the property hereby sold is not acquired or requisitioned by any authority nor there are any proceedings being contemplated for acquisition of the same.

6. The Vendors shall at the cost of the Purchaser requiring the same, execute and do every assurance and thing necessary for further and more perfectly assigning the said property unto the Purchaser as may be reasonably required.

7. That the Vendors at all times hereafter indemnify and keep indemnified the Purchaser and their transferees against loss, damage, costs, charges, expenses, if any suffered by reason of any defects in title of property or any breach or covenants hereinafter contained.

8. That the Purchaser has taken physical possession of the said property sold to the Purchaser by the Vendors on having been paid the entire price of Rs 2,00,000/- (Rupees Two Lakh only) and the stamp duty has been paid separately by means of stamp paper on which the sale deed is typed and executed.

**SCHEDULE I**  
ALL that properties known as "Pongueracho Acco", "Odlo Acco", "Pagedho Acco", "Cursacho Acco" and "Porsum" situated at Marra-Rilerne, within the jurisdiction of Marra-Rilerne Grampanchayat, Sub-District of Ilhas, North

Goa District, State of Goa, surveyed under  
Survey Nos. 40/1 to 40/12, 41/1 to 41/7, 42/1  
and 2, 31/2, 32/1, 33, 34 and 42/2, which  
property as a whole is described in the Land  
Registration Office under No. 5005 at folio 13  
of Book B two new and enrolled in the Taluka  
Revenue Office under Matrix No. 254 and bounded  
as under:-

On the North: By Survey No. 39, 36, 34 and 35;

On the South: By Survey No. 45 and 43;

On the East : By Survey No. 21/31;

On the West : By Survey No. 46 and 39 of  
Village Marra-Pilerne.

## SCHEDULE II

ALL that property known as "Pongueracho  
Acco" "Pagecho Acco" and "Porsum" in parts  
which properties are surveyed under Survey



Nos.40/6, 40/12 and 41/6 totally admeasuring 2200 square metres being 225 sq.metres under Survey No.40/6 and 500 square metres under Survey No.40/12 and 1475 sq. metres under survey No.41/6, situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat Sub-District of Ilhas, North Goa District, State of Goa, which property as a whole is described in Schedule I hereinabove and this property is bounded as under:-

Property surveyed under Survey No.40/6 is bounded as under:-

On the North: By Nallah and further by Survey No.36;

On the South: By Nallah

On the East : By Nallah;

On the West : By Survey No.40/5.

Property surveyed under Survey No.40/12

is bounded as under:-

On the North: By Nallah

On the South: By Nallah,

On the East : By Nallah;

On the West : By Survey No.40/11.

Property surveyed under Survey No.41/6 is

bounded as under:-

On the North: By Nallah

On the South: By Survey No.41/7 and by  
Survey No.45;

On the East : By Nallah;

On the West : By survey No.41/5.

IN WITNESS WHEREOF, the parties hereto  
have signed this Deed of Sale on the day,  
month and the year first above mentioned.

SIGNED AND DELIVERED BY

THE WITHINNAMED VENDORS

- (1) SMT. RADHABAI KRISHNANATH MALVANKAR
- (2) SMT. BHARATI VITHU GAONKAR
- (3) SHRI VITHU SABAJI GAONKAR
- (4) SMT. JAYANTI SUDESH VADKAR
- (5) SHRI SUDESH VASUDEV VADKAR
- (6) SMT. SARITA SANTOSH HALDANKAR
- (7) SHRI SANTOSH THAKARAM HALDANKAR
- (8) SMT. TANUJA RAJARAM GAONKAR
- (9) SHRI RAJARAM ARJUN GAONKAR

On the East : By

On the West : By

All the above Parties are  
represented herein by their  
P.O.A. Holder, SHRI, HANUMANT  
alias HEMANT KRISHNANATH  
MALVANKAR

On the North : By

- (10) (SHRI HANUMANT alias HEMANT  
KRISHNANATH MALVANKAR)

Survey No. 45

SIGNED AND DELIVERED BY

THE WITHINNAMED PURCHASER

IN WITNESS WHEREOF, the parties hereto

have signed this Deed of Sale on the day,

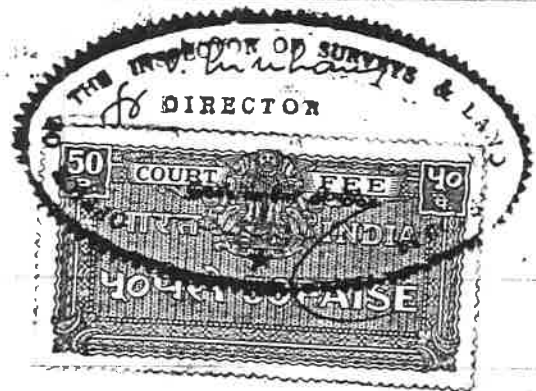
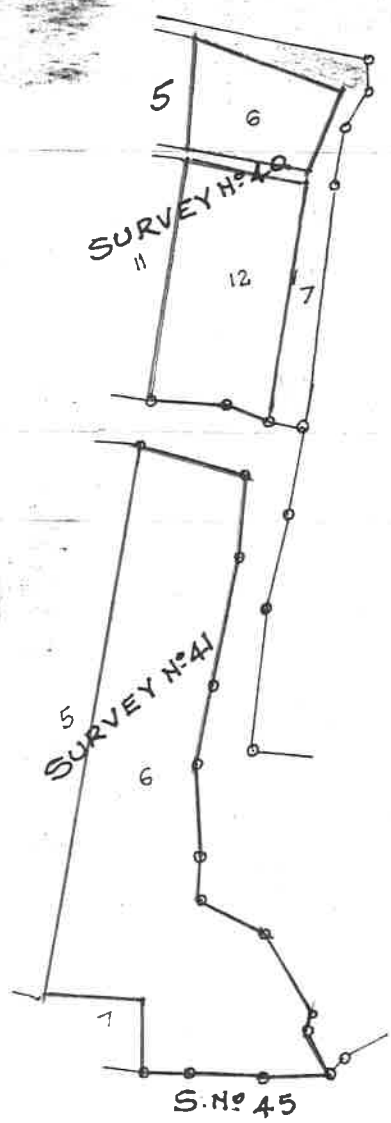
M/s. MODELS CONSTRUCTION PVT.  
LTD., represented by its  
Director Mr. PETER VAZ

WITNESSES:-

1. *Pamela*

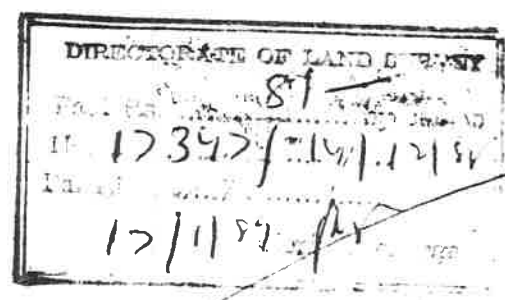
2. *Gig*

PLAN  
 CHAKRA THE ... SITUATED  
 AT MARRA VILLAGE  
 OF BARDEZ TALUKA  
 S. No. / SUB DIV. Nos. 40/6, 12, 41/6.  
 SCALE 1:1000



*John*

*Green*



*V. L. Khan*  
 6-1-89

*Marra*

40,50

6-1-89

*Notarobing*

7  
Smt. Heenan - alias  
Hannant - Krishnamath

Malvanekar, major.

Indian, and No

Moica Vaddo,

Pilona, for self  
and as person of

(a) Smt. Radhabai  
Krishnamath Malvanekar,  
major, widow, No

Pilona.

(b) Smt. Bharati Vitlu  
Ganekar, major  
and her husband.

(c) Mr. Vitlu Sabaji  
Ganekar, major -  
No. 100.

(d) Mrs. Jayanti  
Jadesh Vadkar, major -  
No. 800, Elhasi, and  
her husband.

(e) Mr. Jadesh Vasudev  
Vadkar, major, No  
800.

(f) Mrs. Savita Santosh  
Haldanekar, 234.

& her husband

(g) Mr. Santosh Tulcaran  
Haldankar, major, both  
of Valpoi, Sattari.

(h) Mrs. Tanuja Rajaram

Gaonkar, daughter  
of late Mr. Krishna-  
nath Vasu Malvankar,  
major, married -  
Indian, and her  
husband

(i) Mr. Rajaram Arjun  
Gaonkar, major,  
married, both of  
Richolim; vide  
P.A. dated 6/12/01.

→ Mr. Ashok Naik,  
married, Indian  
major, and of  
Pana ji as Attorney  
of Mrs. Modil  
Const. P. A. Ltd.  
vide P. A. dated  
30/07/2000

executing party 1 to 2

admits execution of the so called  
sale

W. M. M. M.

7 Canby

7 Thur. Cosmo  
Fernandes  
married  
major to  
Maria Biterna

7 Mr. Sauer  
Vasudeu  
Chari major  
to Piterna

identified the  
above Executants



✓ *[Signature]*

7 *[Signature]*

*[Signature]*  
9/11/02  
SUB-REGISTRAR  
ILHAS

Registered No. 150  
at pages 116 to 134  
Book No. P Volume No. 1034  
Date 17/1/2002

*[Signature]*  
Sub-Registrar

