

26/11/88

Reg No. 1339/96

5000Rs.



Serial No. 1288
 Presented at the Office of the
 Sub-Registrar of *Ilhas*
 between the hours of *12pm to 3pm*
 and *12pm to 2pm* on *26/11/88*

Received fees for:
 Registration *12056*
 Copying (Police) *36*
 Copying endorsement *54*
 Postage *3*
125

AAwal
[Signature]
 SUB REGISTRAR
 ILHAS

12132/-
[Signature]
 SUB REGISTRAR
 ILHAS

DEED OF SALE

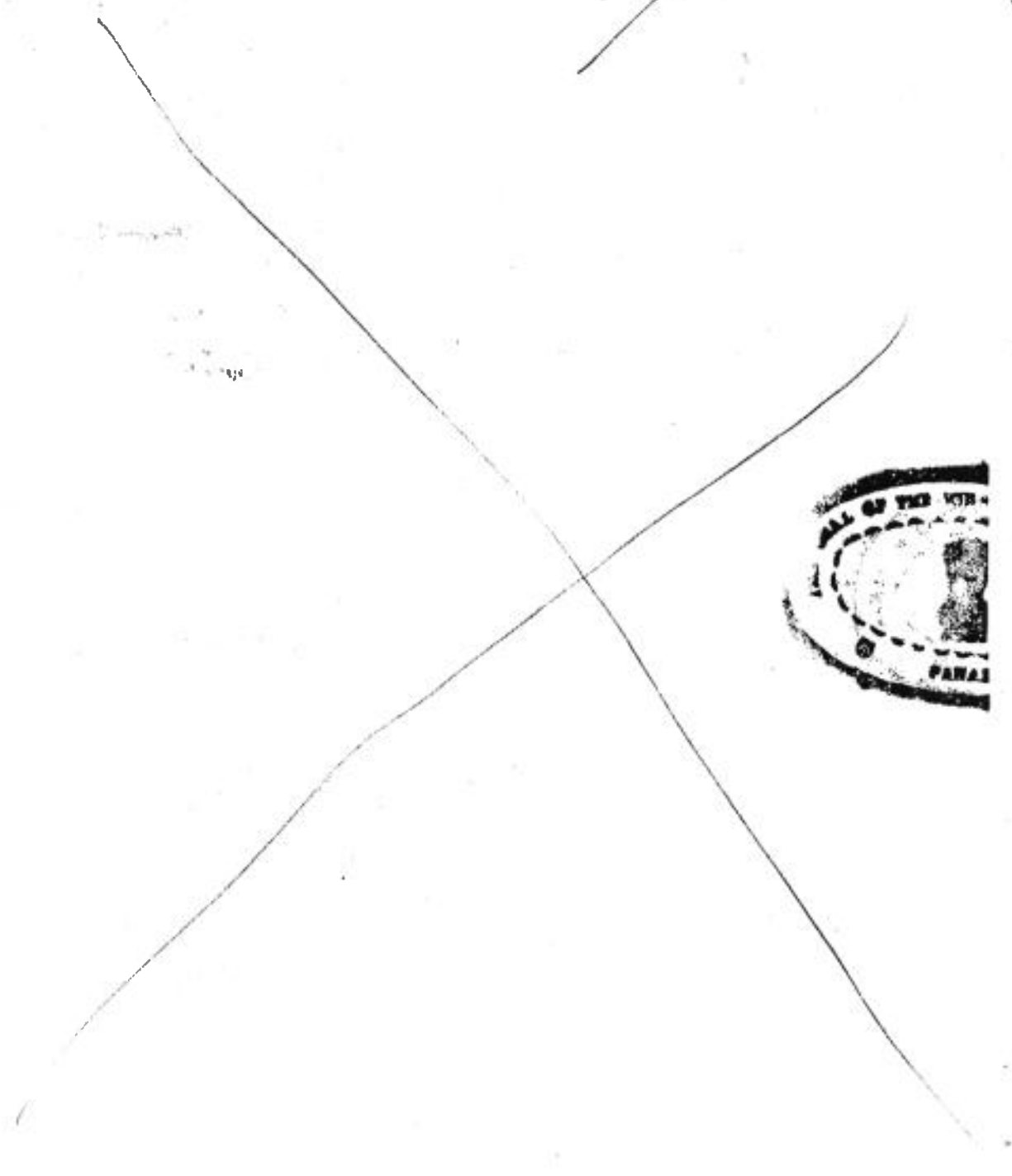
"THIS DEED OF SALE MADE AT PANAJI, TIBWA-
 DI TALUKA and Registration Sub-District of

5 JUL 1996

Sr. No. 389 Place of vend. Panaj
Vente of 9.500/-
Name of Sheekh Ghant Awwar
Residing Panaj
As 96000/-

Signature of Sheekh Ghant Awwar

Signature of Purchaser



5000Rs.



Ilhas, District of North Goa, on this 19th
 day of July, of the year One thousand Nine
 Hundred and Ninety Six.

5000
 5000
 5000

+

Sr. No. 389 Place of vend. Punjab Date of issue 5 JUL 1996

Value of stamp paper Rs. 5000/-

Name of the purchaser Shashi Jaiwal Awar

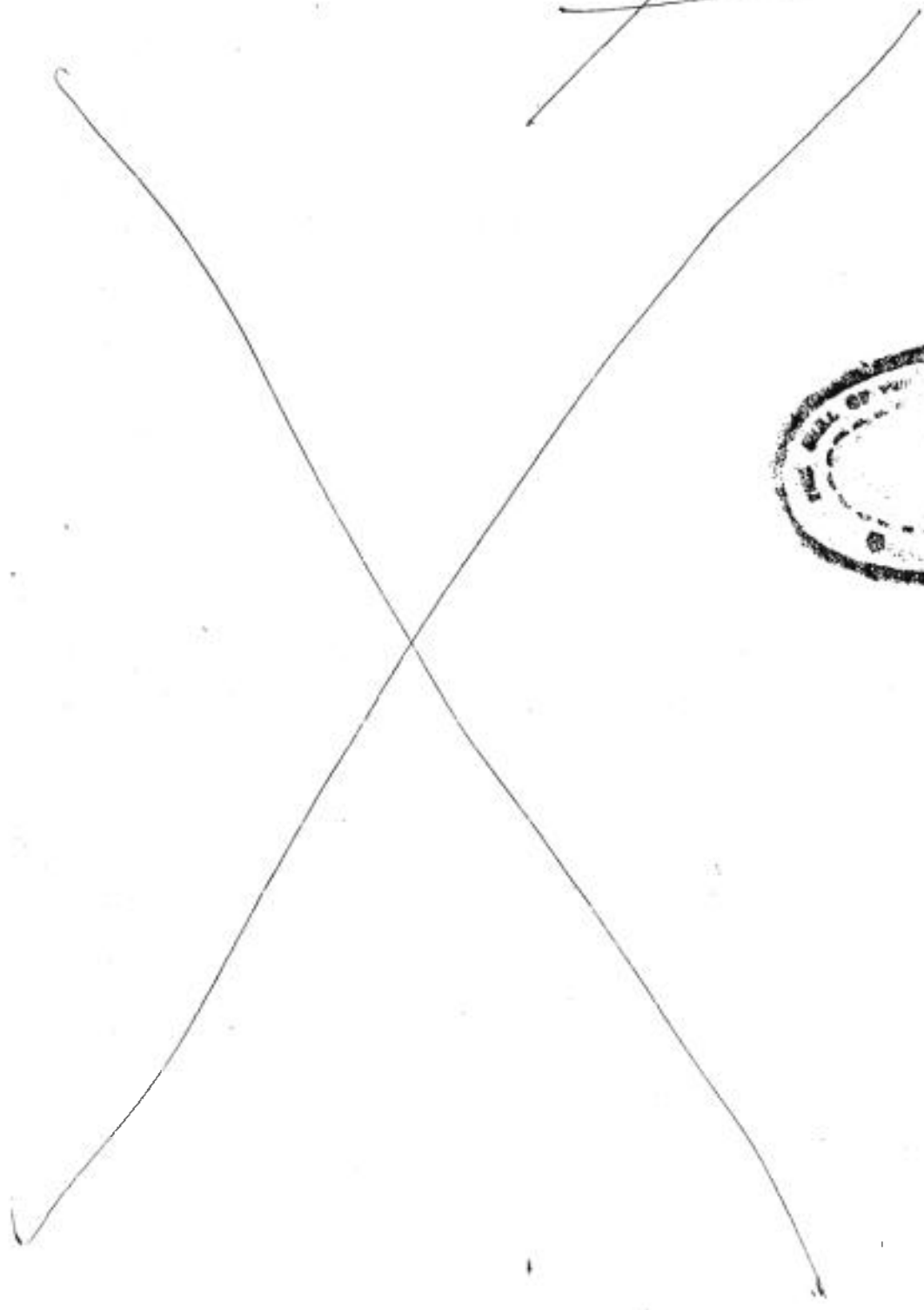
Residing at Punjab son of

As there is no one single stamp paper for the value of 96000/-

Additional stamp paper for the completion of the value of

.....
Signature of the Vendor

.....
Signature of Purchaser



5000Rs.



BETWEEN

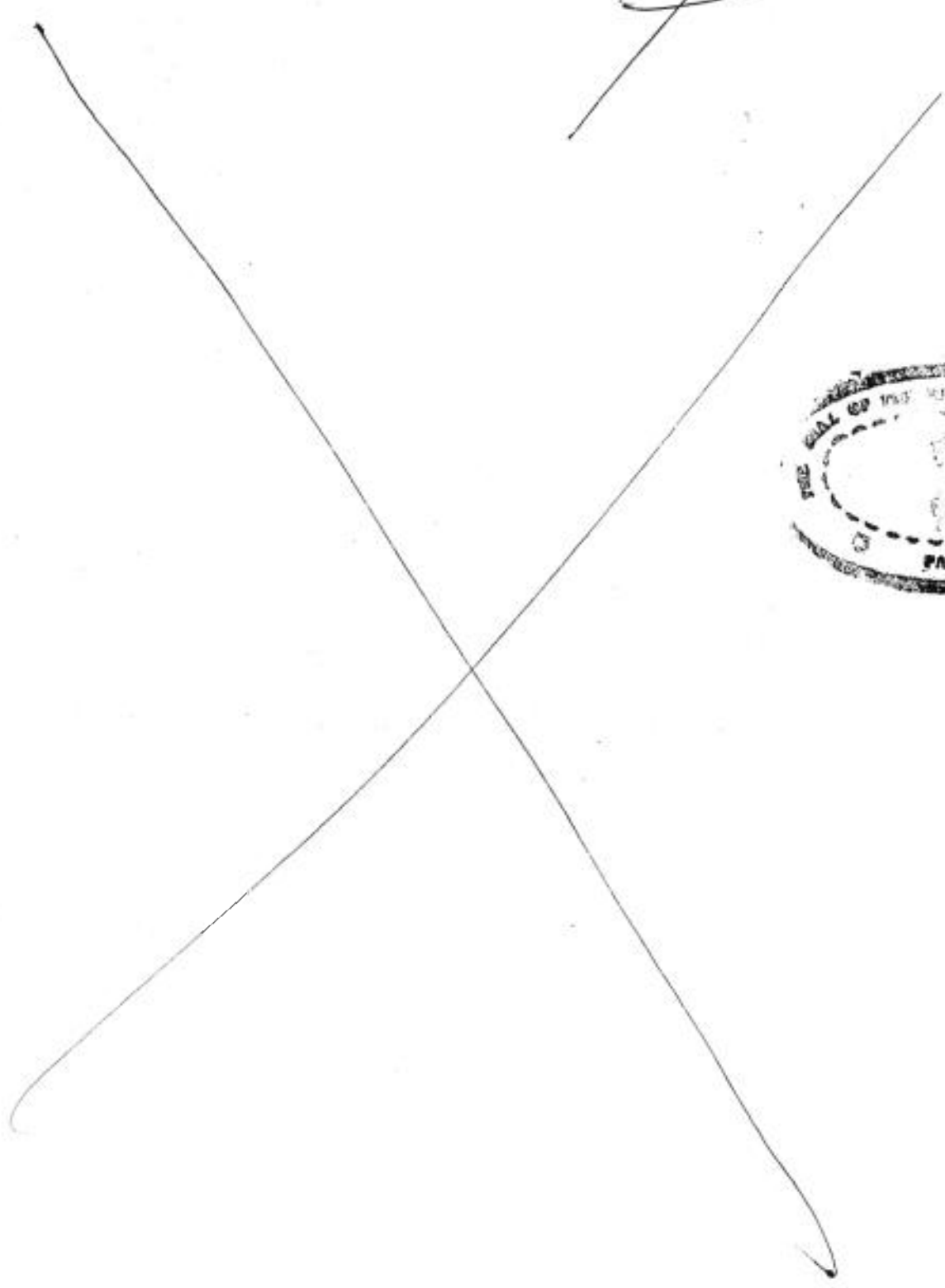
1) SHRI FLORES JOSE AGNELU VAZ, aged 30
years. married. son of Smt. Roicao Justino

4

Dr. No. 389 Place of vend. Levy Date of issue 5 JUL 1996
Value of stamp paper Rs. 500/-
Name of the purchaser Shankar Jugal Awan
Residing at Levy son of
As there is no one single stamp paper for the value of 96000/-
Additional stamp paper for the completion of the value of 96000/-
has been used.

Shankar
Signature of the Na-officio vendor

Shankar
Signature of Purchaser



Handwritten notes on the right margin, including the number '30' and other illegible scribbles.

5000Rs.

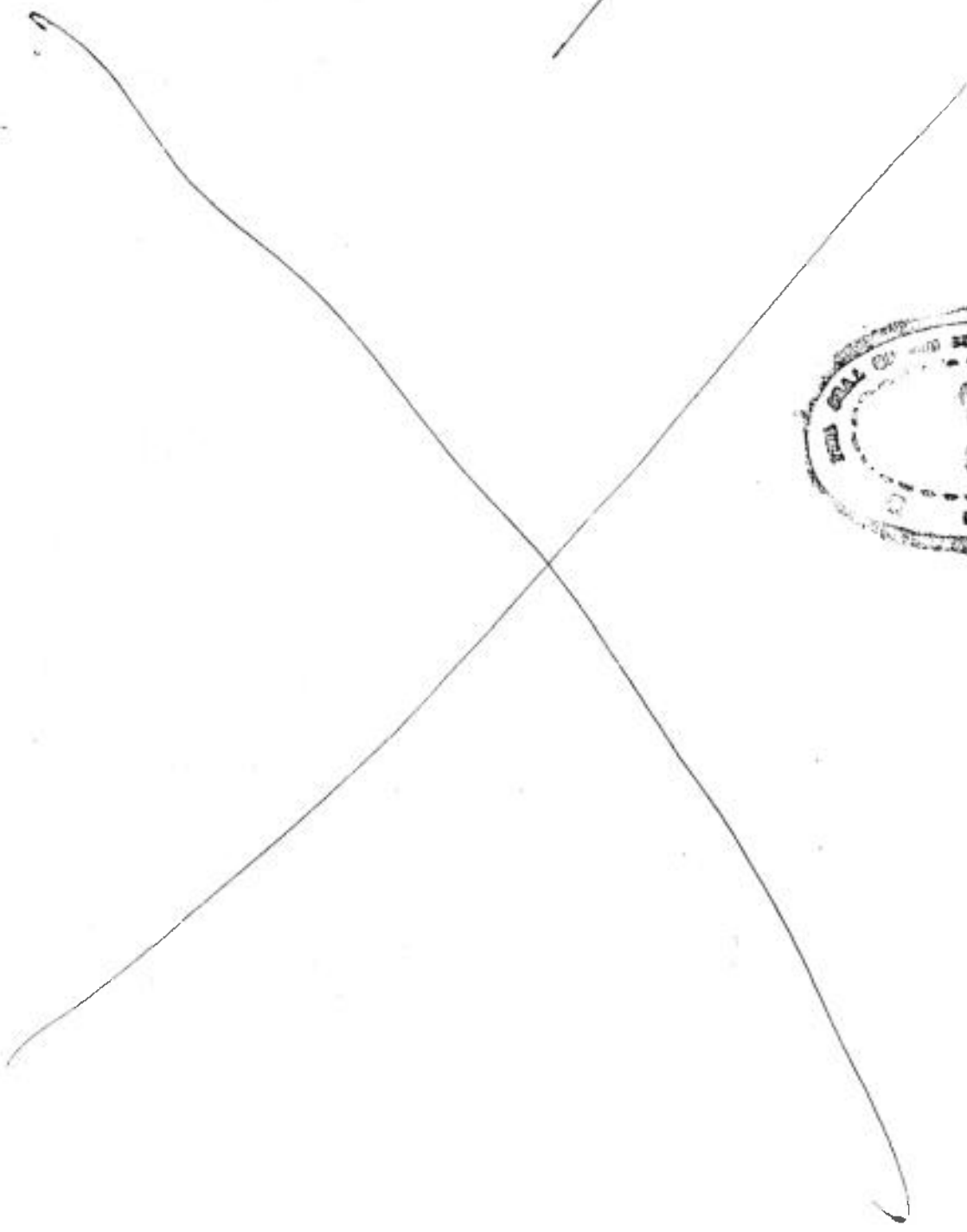


das Mercedes Vaz, Indian National, residing at
Segundo Bairro, Santa-Cruz, Tiswadi Taluka,
Goa and 1B) SMT. SEVERINA CHERYL FERNANDES E

Dr. No. 389 Place of vend. Lowy Date of issue 5 JUL 1996
Value of stamp paper Rs. 500/-
Name of the purchaser Shantilal Jivant Awarar
Residing at Lowy son of
As there is no one single stamp paper for the value of Rs. 500/-
Additional stamp paper for the completion of the value of
Rs.

[Signature]
Signature of the Officer in-charge

[Signature]
Signature of the Purchaser



5000Rs.



VAZ, wife of Flores Jose Agnelo Vaz, Indian
National hereinafter called "THE VENDORS"
(which expression shall unless it be recog-

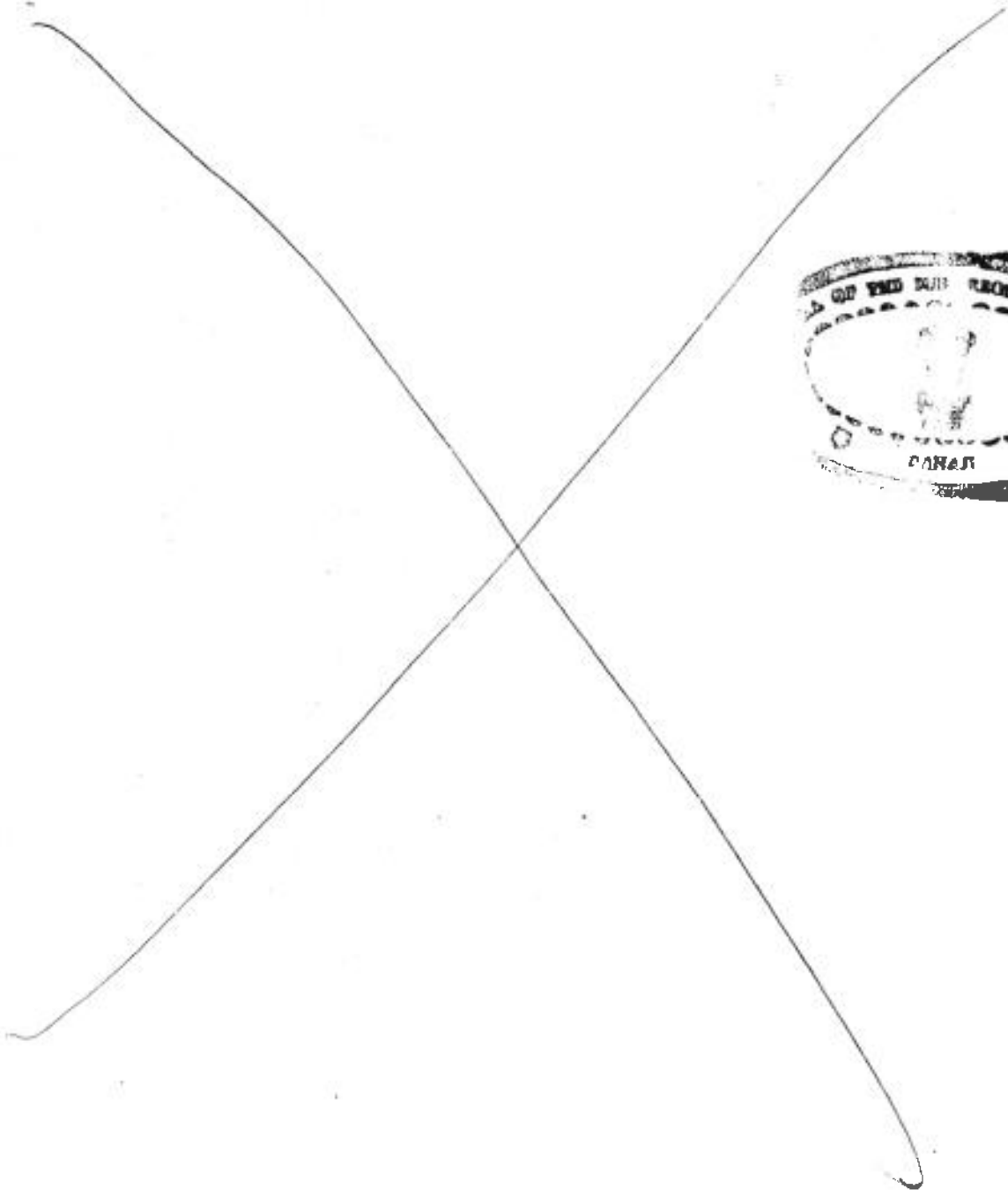
+

Dr. No. 389 Place of vend. Qauy Date of issue 5 JUL 1996
Value of stamp paper A. 5000/-
Name of the purchaser Shakil Dawud Auwan
Residing at Qauy son of _____
As there is no one single stamp paper for the value of 9600/-
Additional stamp paper for the completion of the value 9600/-
is.

Signature
Signature of the Vendor

Signature of Purchaser

Signature



5000Rs

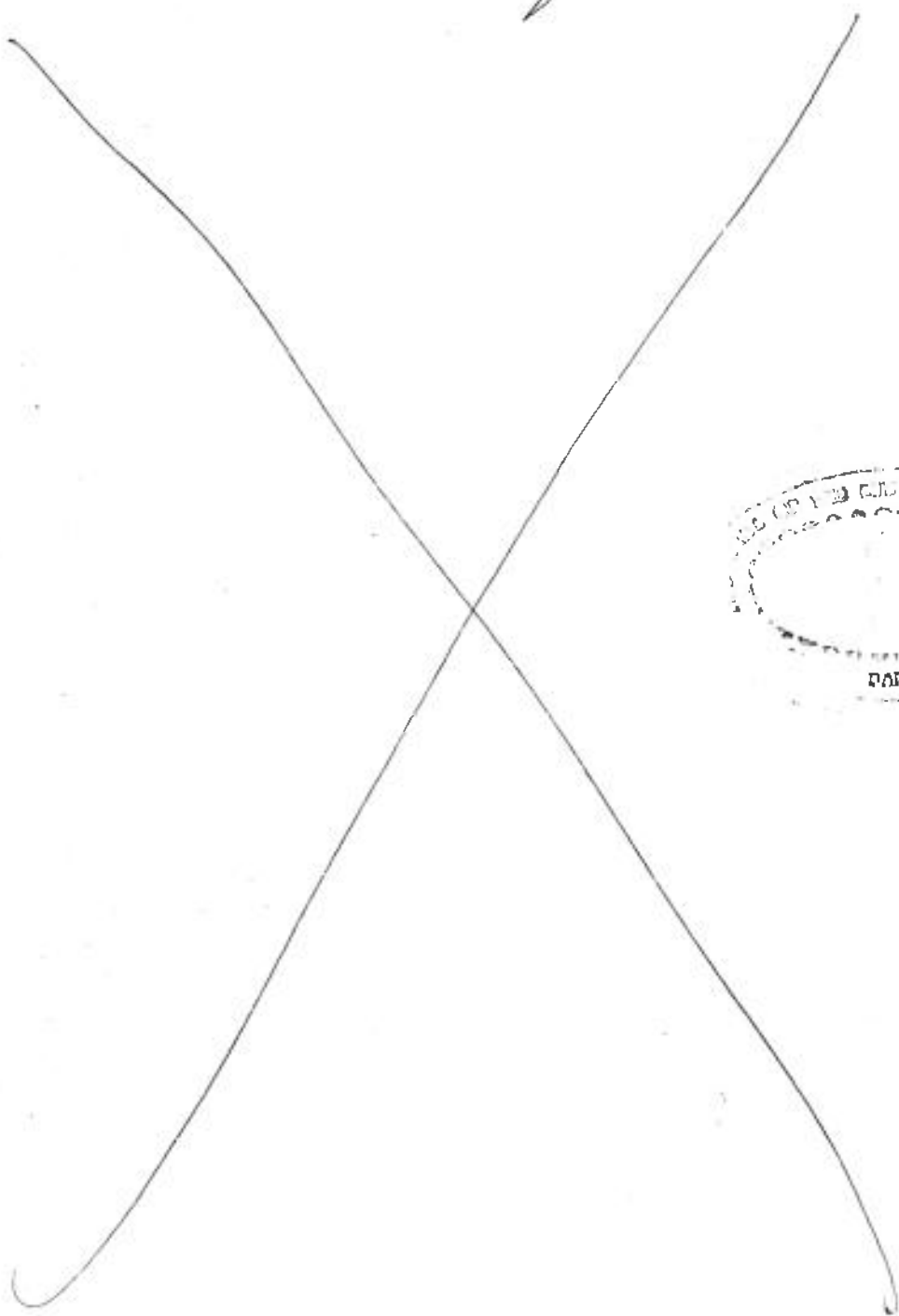


nant to the context or meaning thereof be
deemed to include her heirs, successors,
executors, administrators, legal representa-

Dr. No. 389 Place of vend. Pauy Date of issue 5 JUL 1996
Value of stamp paper R. 5000/-
Name of the purchaser Shanku Janta Anam
Residing at Pauy son of
As there is no one single stamp paper for the value of 96000/-
Additional stamp paper for the completion of the value

[Signature]
Signature of the Non-official witness

[Signature]
Signature of purchaser



389
50

5000Rs.



and assigns) OF THE FIRST PART.

A N D

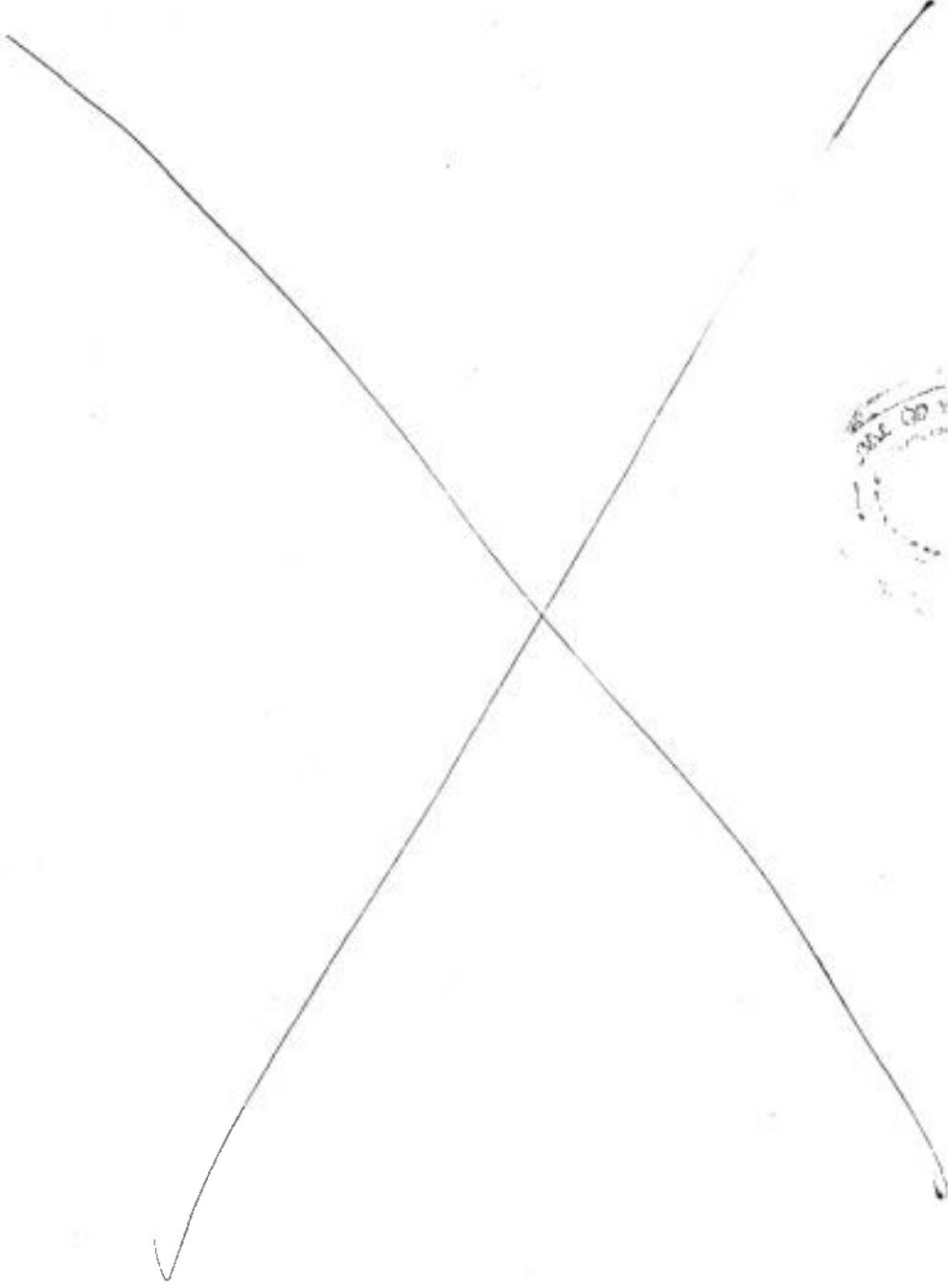
2) MRS. JULIA SILVA VAZ wife of Mr. Roldao

Sr. No. 389 Place of vend. P. G. W. Y. Date of issue 5 JUL 1996
Value of stamp paper Rs. 5000
Name of the purchaser Shaitch Juvant Awan
Residing at P. G. W. Y. son of
As there is no one single stamp paper for the value of Rs. 5000
Additional stamp paper for the completion of the value of Rs. 5000
ma.

DR
Signature of the Registrar General

SIGNATURE OF PURCHASER

[Signature]



[Vertical handwritten text, possibly a date or reference number]

5000Rs.

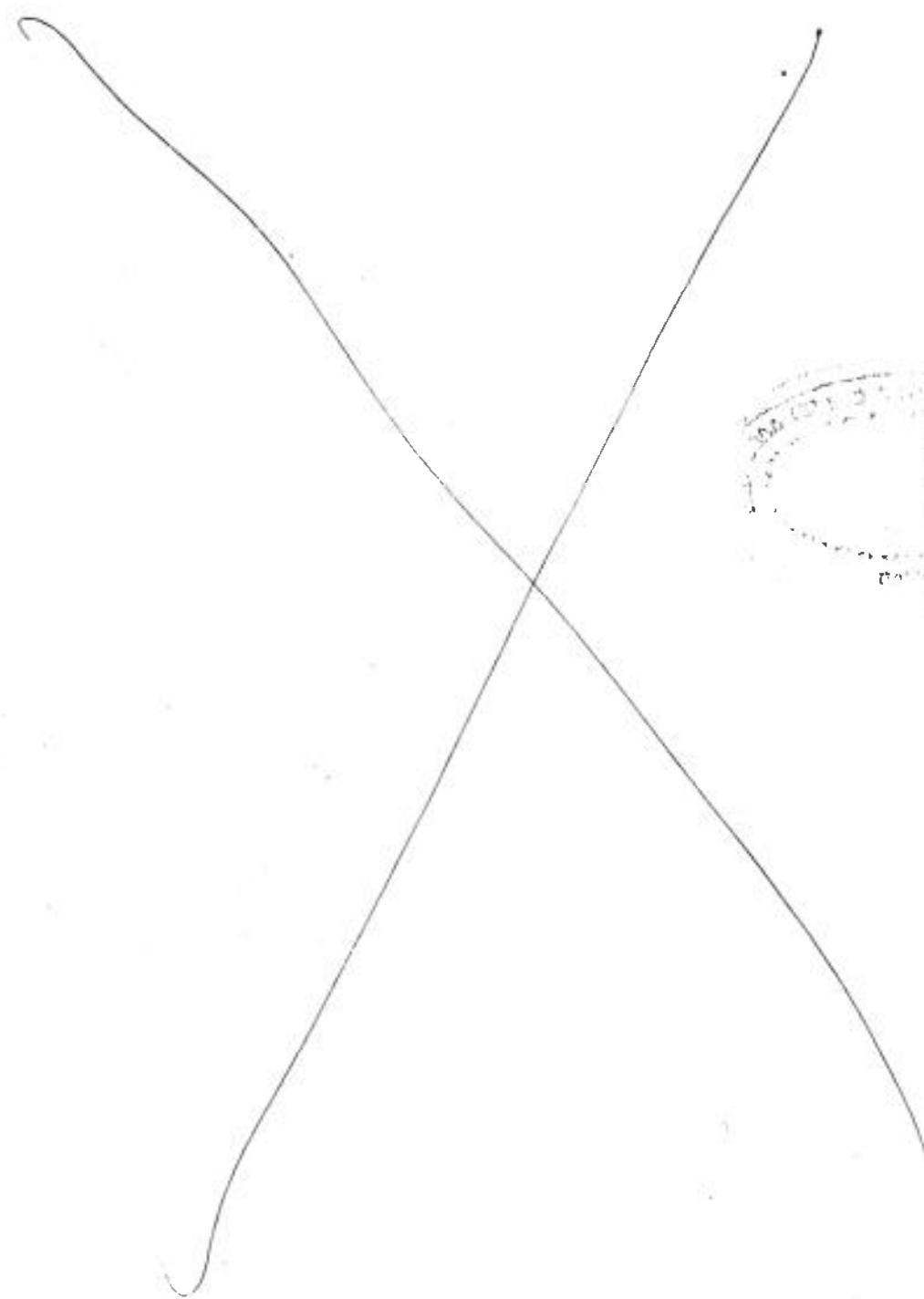
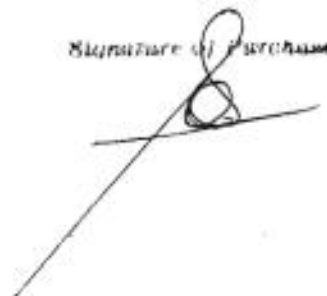


Vaz resident of Santa Cruz, Ilhas, Goa
hereinafter called "THE CONFIRMING PARTY"
(which expression shall unless it be requir-

Dr. No. 389 Place of vend. Dany Date of issue 5 JUL 1996
Value of stamp paper 2.500/-
Name of the purchaser Shaita Javed Arwan
Residing at Dany
As per the stamp paper the value of the stamp is 96000/-
Additional stamp paper used to purchase of the stamp is 2.500/-
Total

Signature of the Manufacturer
Dny

Signature of Purchaser



5000Rs.

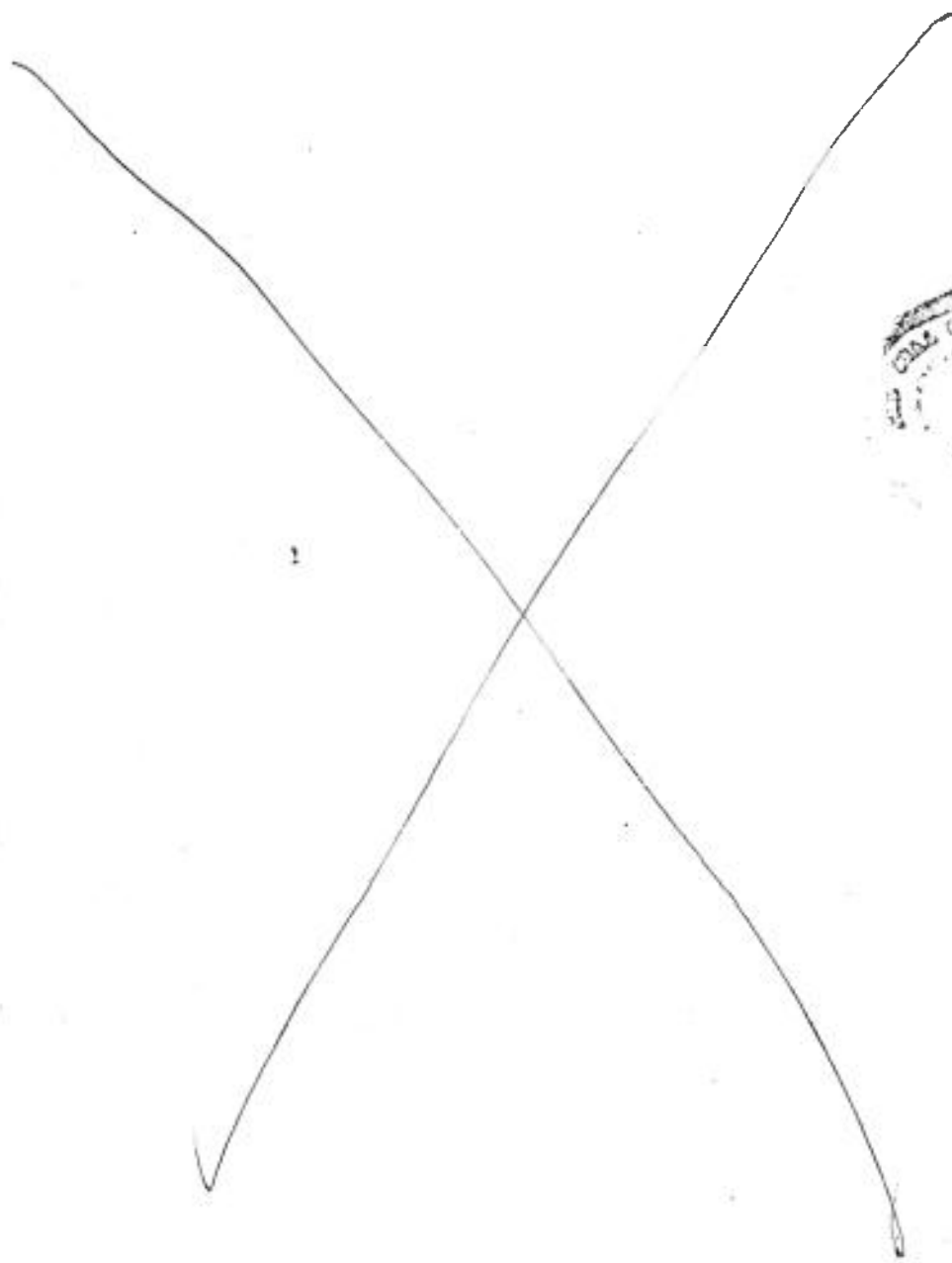
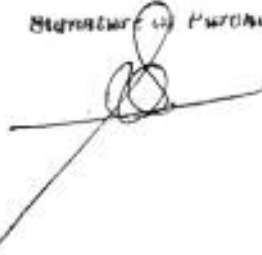


nant to the context or meaning thereof be
deemed to include their heirs, successors,
executors, administrators, legal representa-

Sr. No. 389 Place of vend. Pony Date of issue 5 JUL 1996
Value of stamp paper Rs. 2000/-
Name of the purchaser Shankar Jitendra Arora
Residing at Pony son of
As there is no one single stamp paper for the value of Rs. 36000/-
Additional stamp paper for the completion of the value of Rs. 36000/-
is.

By
Signature of the purchaser

Signature of the purchaser



5000Rs.



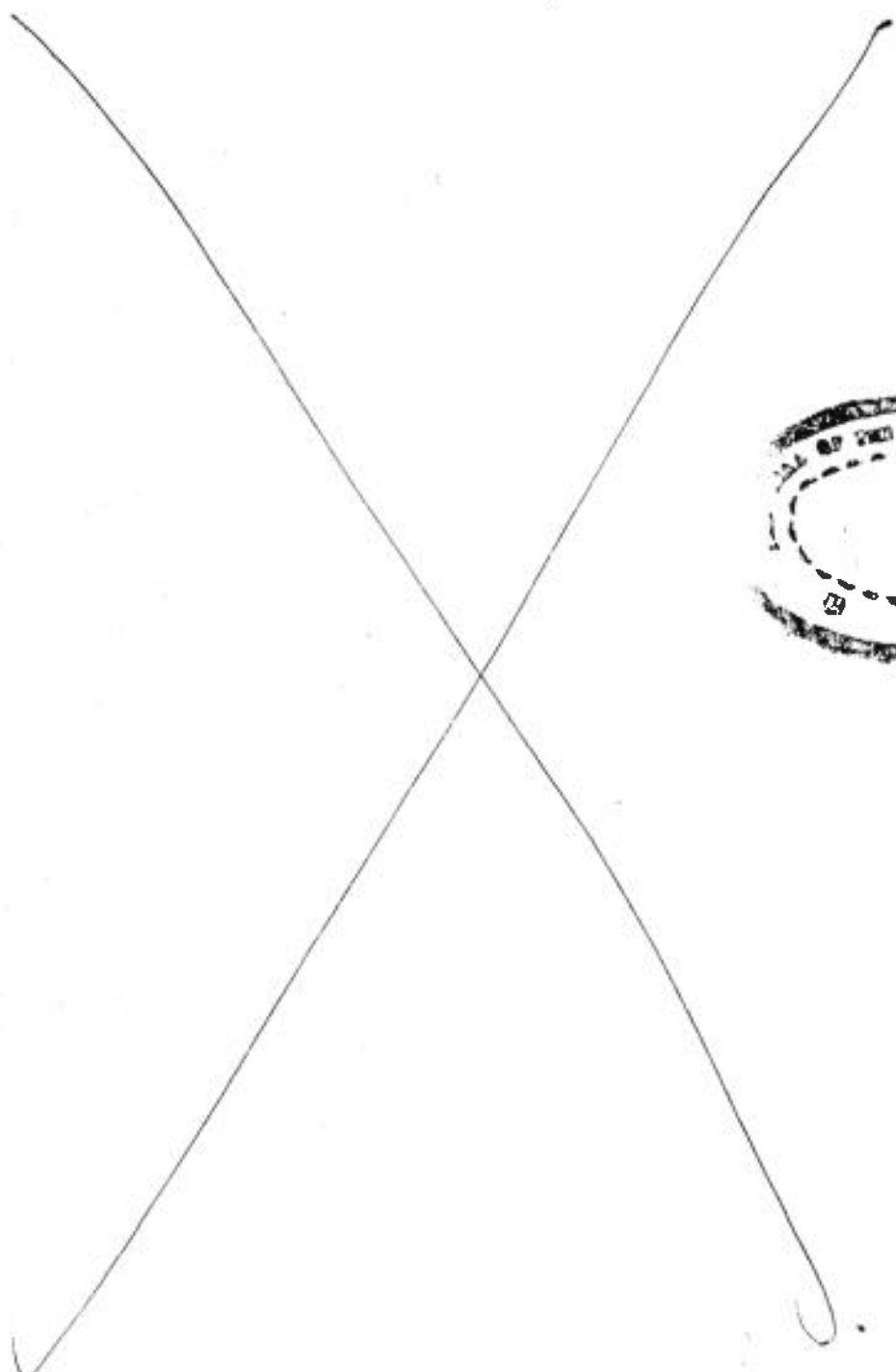
tives and assigns) OF THE SECOND PART.

3)a) MR. SHEIKH JAMAL ANWAR 3)b)MR.SHEIKH
IMTIYAZ AHMED 3)c)MR. SHEIKH MUSTAK AHMED.

Sr. No. 389 Place of vend. Qauy Date of issue 5 JUL 1996
Value of stamp paper Q 5000
Name of the purchaser Shake Javed Anwar
Residing at Qauy son of _____
As there is no one single stamp paper for the value of 96000
Additional stamp paper for the completion of the value _____
ms.

Q 5000
Signature of the Non-official vendor

Signature of Purchaser
[Signature]



5000Rs.

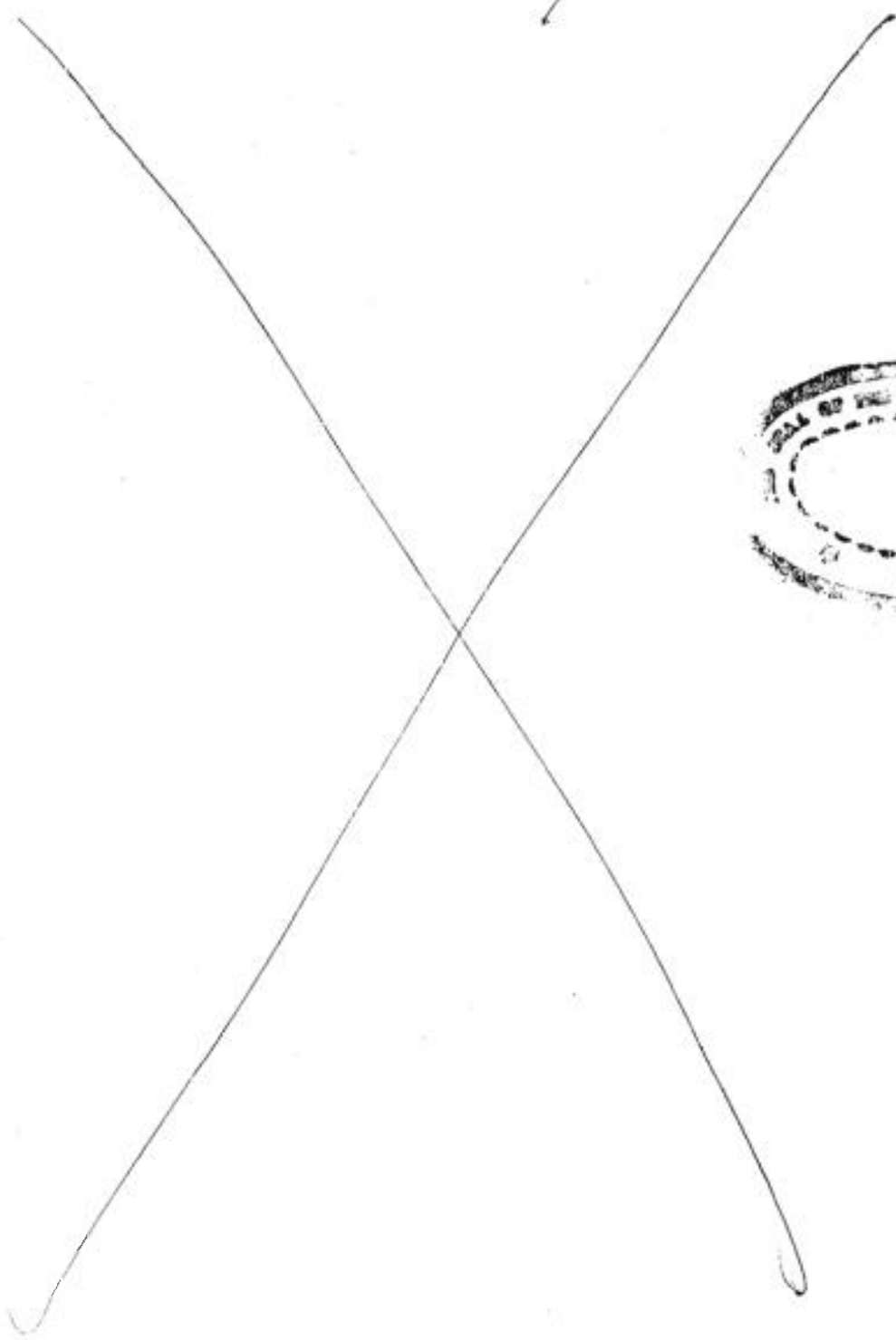


all major in age, sons of Sheikh Nazirooddin
Hassan. Indian Nationals, Businessmen, resi-
dents of St. Inez, Panaji, Goa. hereinafter

Sr. No. 389 Place of vend. Pony Date of issue 5 JUL 1996
Value of stamp Rs. 500/-
Name of the person Shanish Tomal Anwar
Reading Pony
As per the value of the stamp Rs. 500/-
Applicant's signature for the stamp [Signature]

[Signature]
Signature of the Applicant

[Signature]
Signature of the Officer



389

5000Rs.

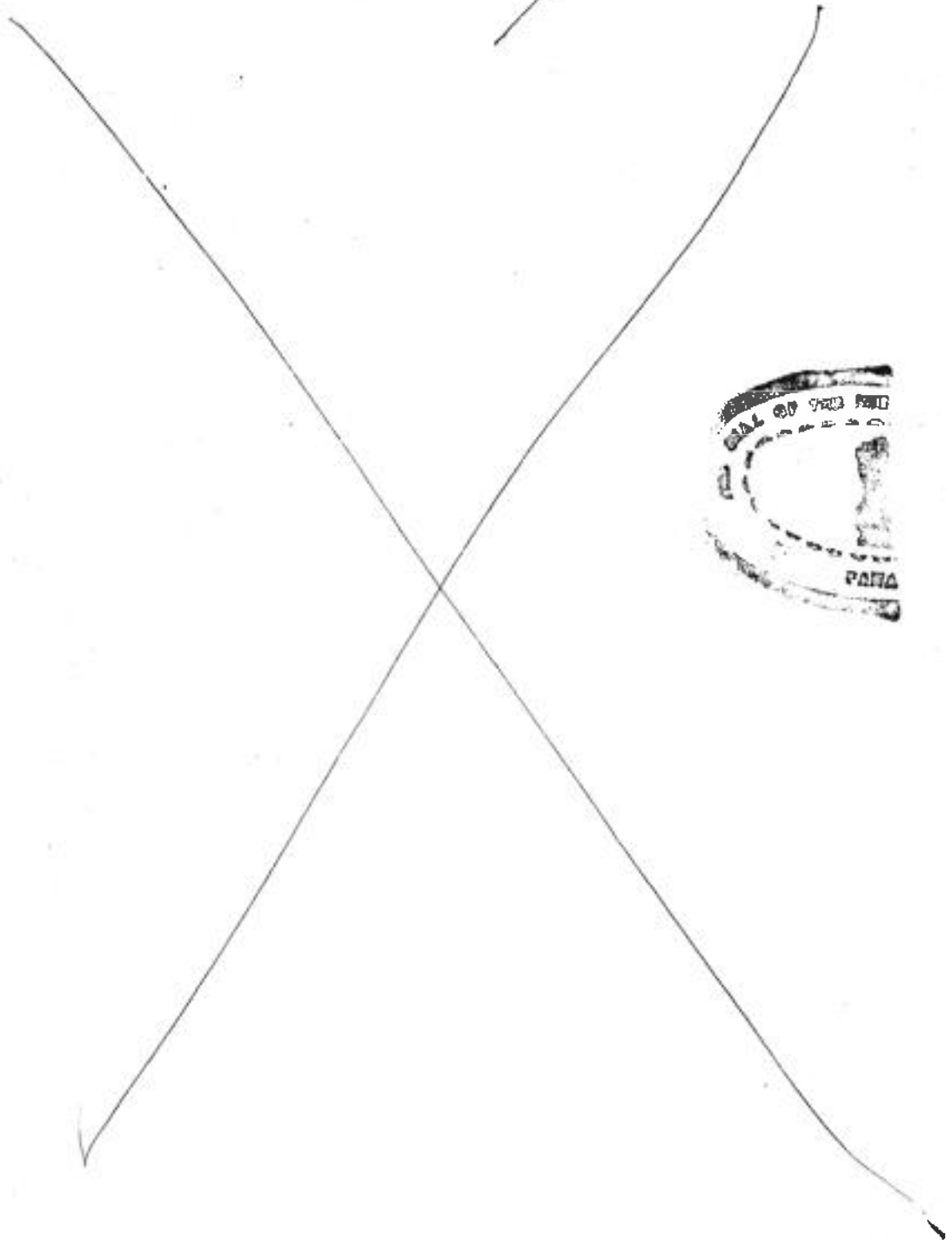


called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their

Sr. No. 389 Place of vend. Pancy Date of issue 5 JUL 1996
Value of stamp paper As per bill
Name of the purchaser Shobha Jyoti Anwar
Residing at Pancy son of
As there is no single stamp paper for the value of 36000/-
Additional stamp paper for the completion of the value of

[Signature]
Signature of the High-Office Officer

[Signature]
Signature of the purchaser



389
5

5000Rs.

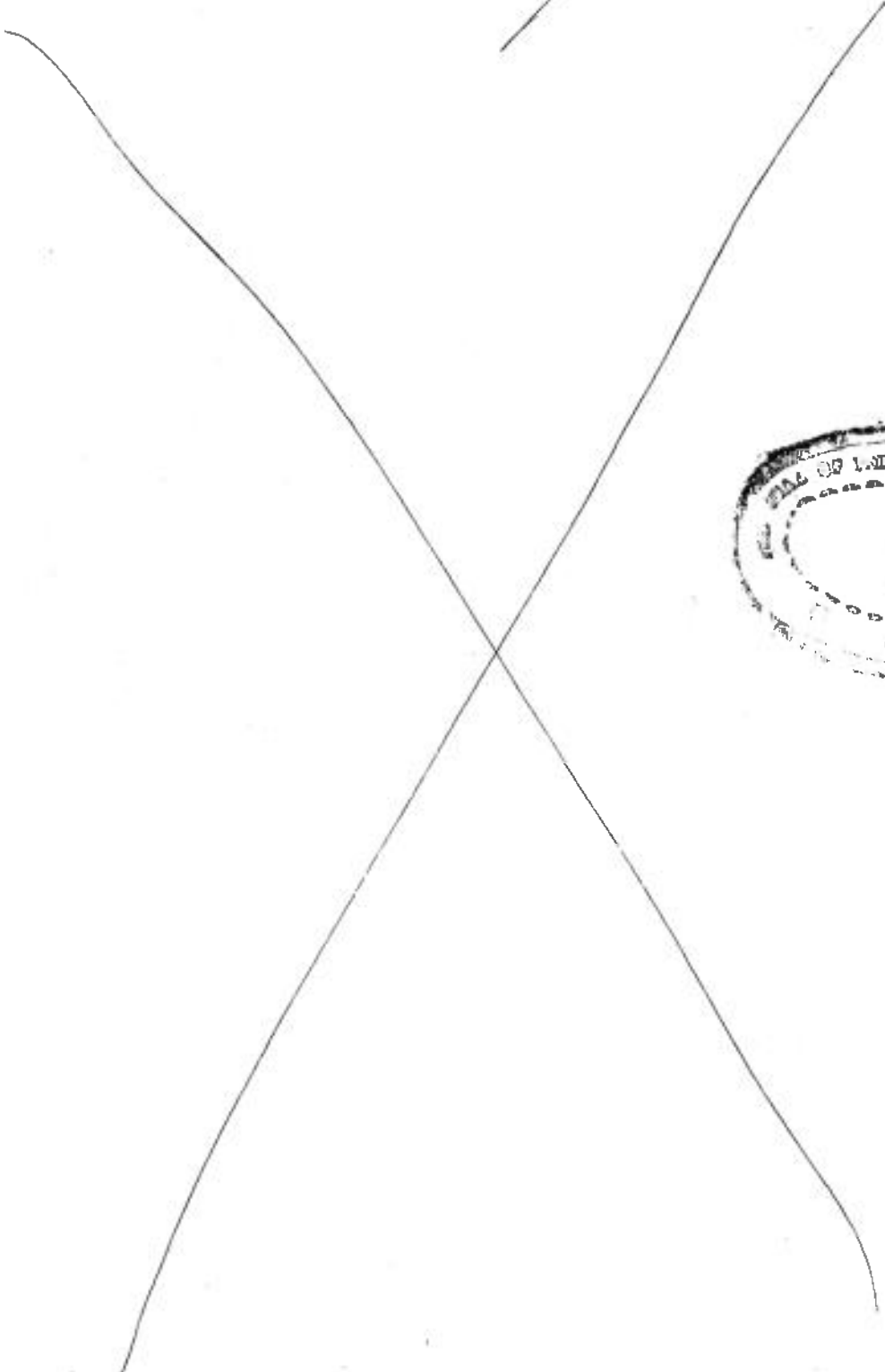


partners, successors, executors, administra-
tors, legal representatives and assigns) OF
THE THIRD PART.

Dr. No. 389 Place of vend. Jassy Date of issue 5 JUL 1996
Value of stamp paper 10,500/-
Name of the purchaser Shaitel Jomel Arwan
Residing at Jassy son of
As there is no one single stamp paper for the value of 9600/-
Additional stamp paper for the completion of the value of 9600/-
is.

DR
Signature of the No-Office Vendor

Signature of purchaser



Handwritten marks on the right margin, including a large '0' and some illegible scribbles.

5000Rs.

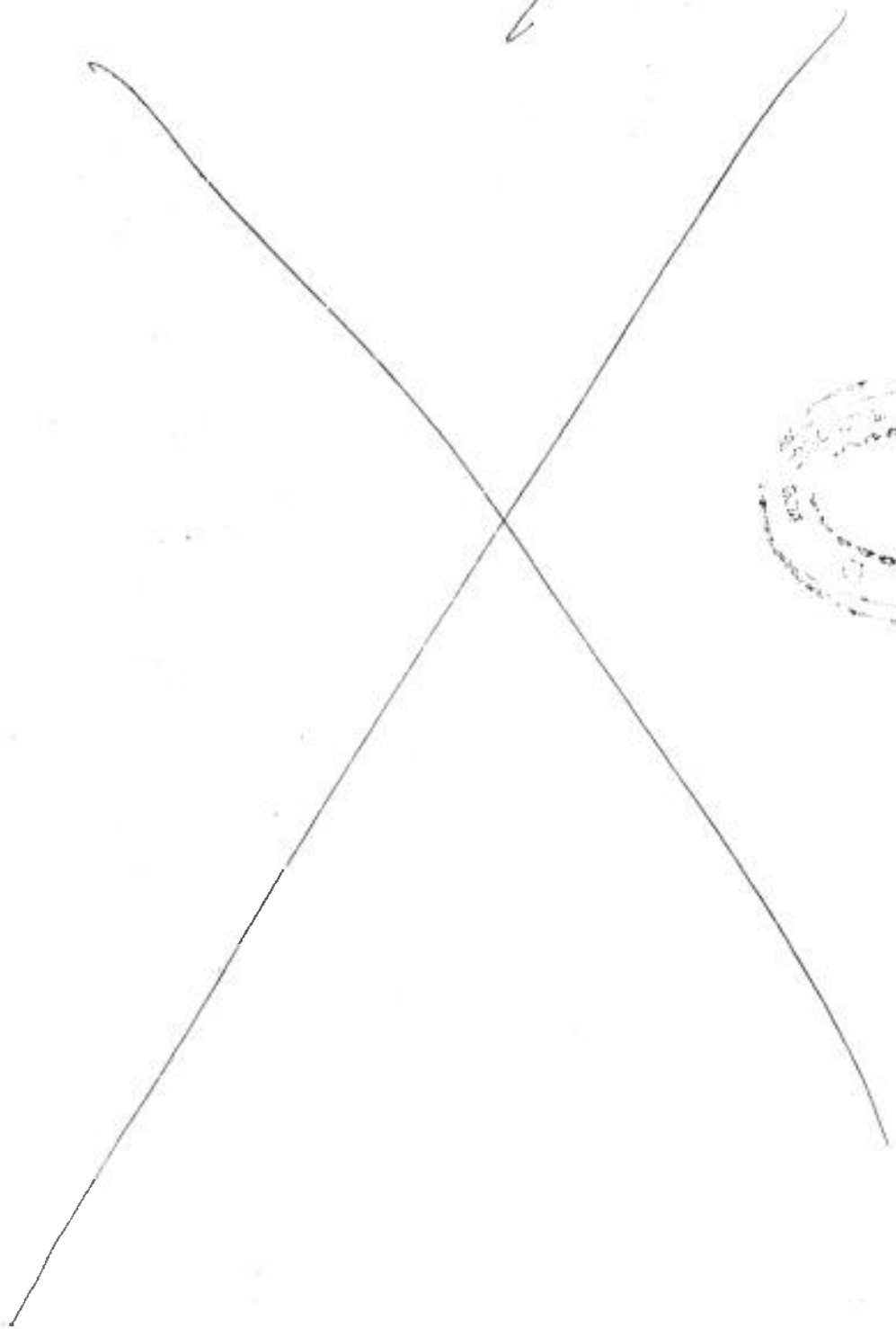


WHEREAS THE OWNER 1(A) is the absolute and exclusive owner, sufficiently entitled to the property surveyed under new survey No.

Dr. No. 389 Place of vend. Pune Date of issue 5 JUL 1996
Value of stamp paper Rs. 5000/-
Name of the purchaser Shri. J. D. Arora
Residing at Pune son of
As there is no one single stamp paper for the value of Rs. 6000/-
Additional stamp paper for the completion of the value of Rs. 6000/-
Value

[Signature]
Signature of the Non-official vendor

[Signature]
Signature of purchaser



5000Rs.



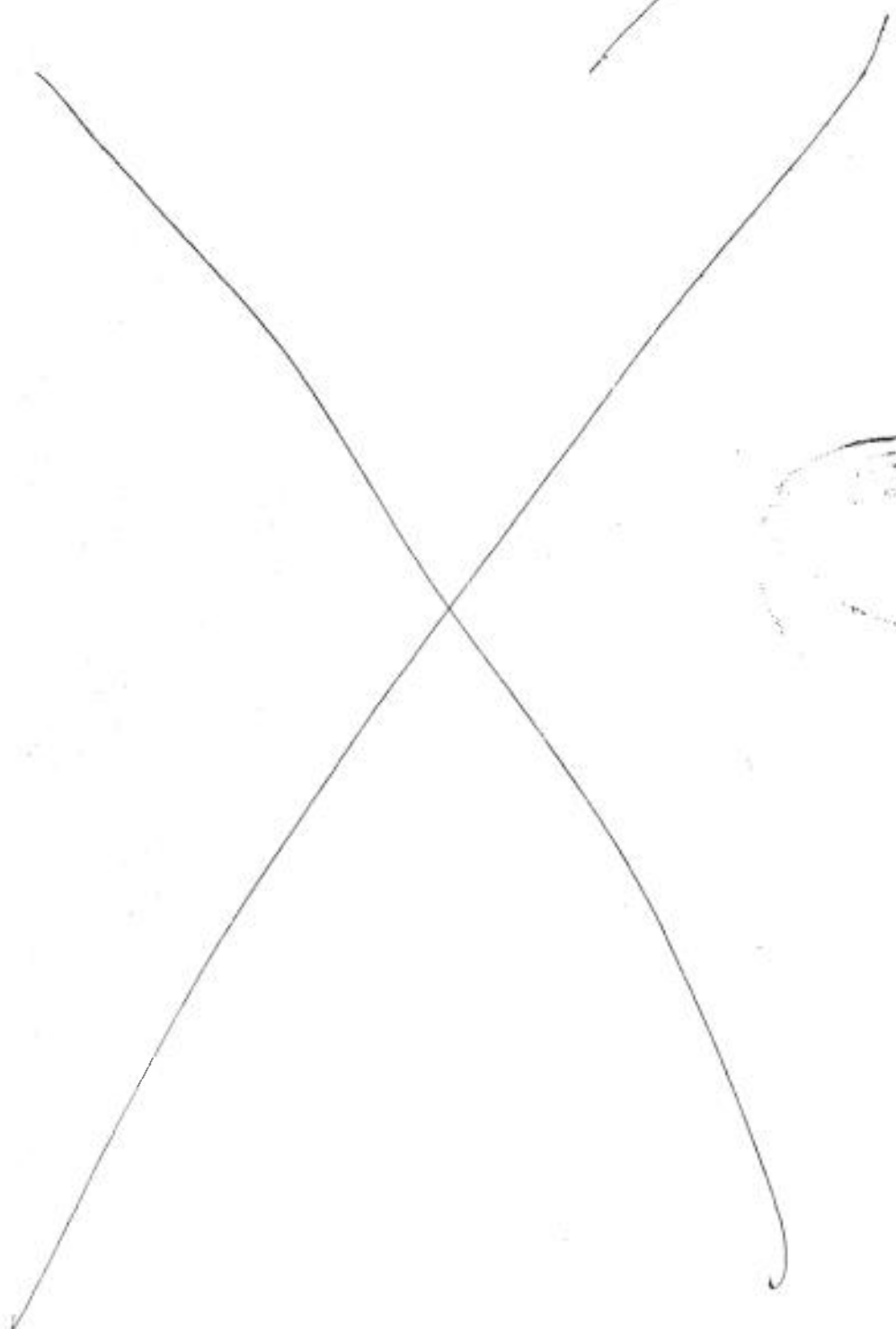
5971 of Calapur Village, Tiswadi Taluka, on
the aggregate measuring 7.450 square metres:
described in the Land Registration Office of

T

Dr. No. 389 Place of vend. Qury Date of issue 5 JUL 1996
Value of stamp 9,500/-
Name of the Shakil Javed Anwar
Residing in Qury
As per the order of the collector of the revenue 9600/-
Approved stamp for the collection of the same

[Signature]
Signature of the Sub-Office

[Signature]
Signature of the Collector



[Faint Stamp]
A faint, illegible stamp or mark located in the lower right quadrant of the page.

5000Rs.

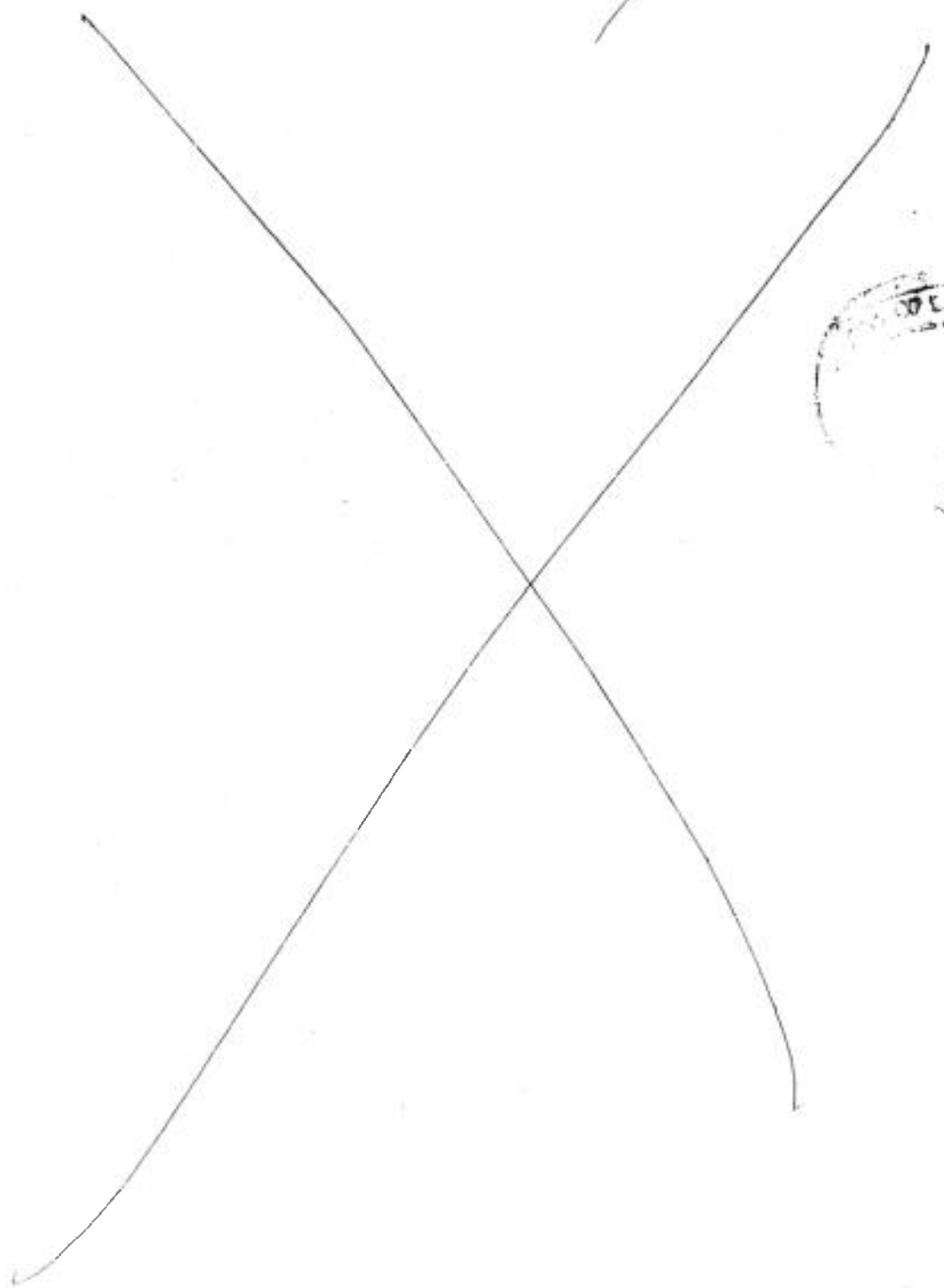


Ilhas under No. 18992 at page 142 of the book
B, 50 New which in turn is part of the prop-
erty described under No. 17248 at page 177

Dr. No. 389 Place of vend. Lucy Date of issue 5 JUL 1996
Value of stamp Rs. 5000
Name of the person Shashik Javed Anwar
Residing at P.O. Post of
As there is no post office stamp affixed for the value of 56000/-
All stamps affixed for the completion of the value of

Signature of the Postmaster
Signature of the Postmaster

Signature of Postmaster



5000Rs.

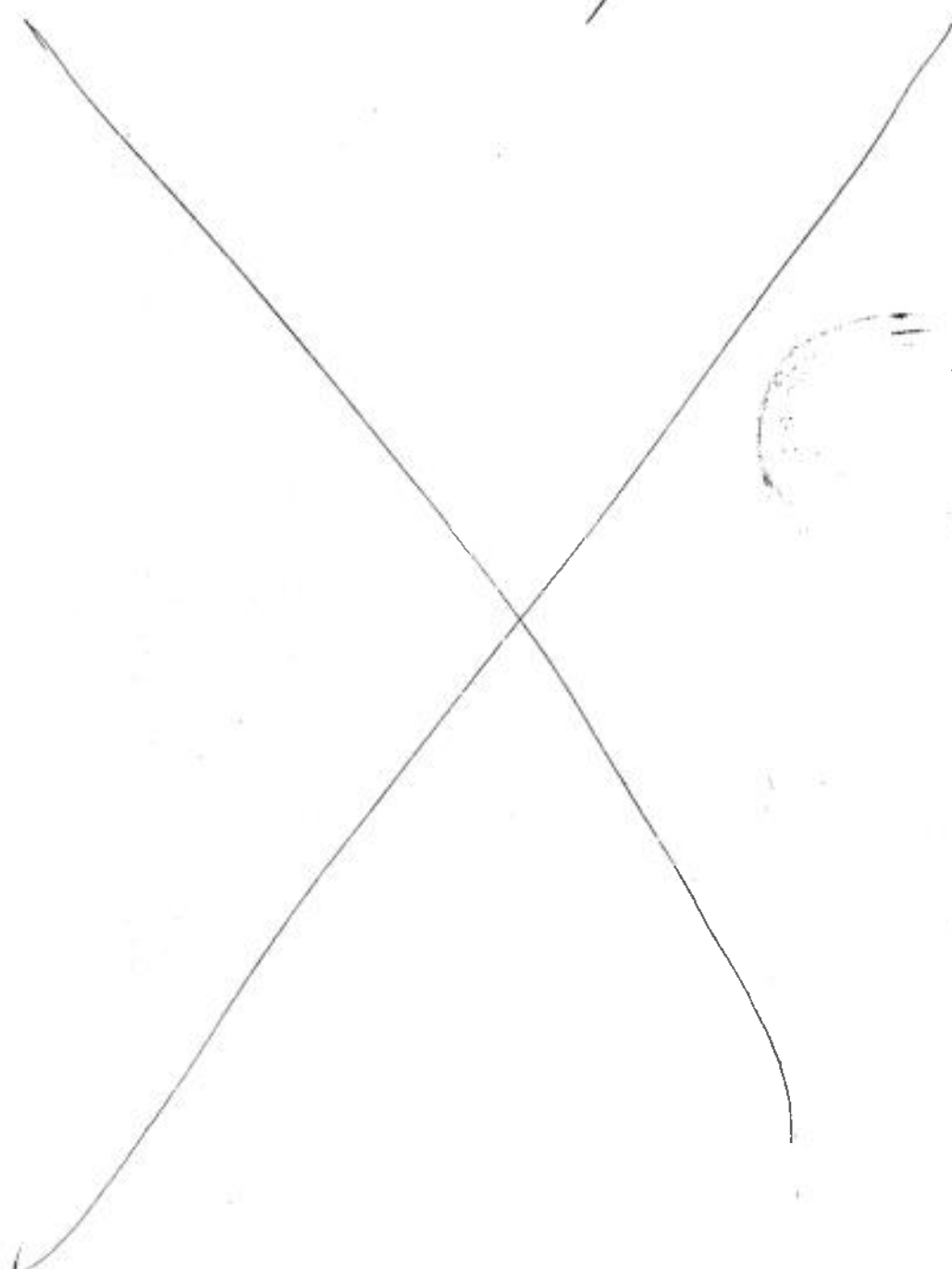


of Book B 45 New; and enrolled in the Revenue
Office at Panaji under Matrix no 84 & 85,
which property is described more in detail in

Mr. No. 389 Place of vend. Dang Date of issue 5 JUL 1998
Value of stamp paper Rs. 5000/-
Name of the purchaser Shahid Jamal Numan
Residing at Dang part of 96009
As there is no one stamp paper for the value of 96009/-
As there is no one stamp paper for the completion of the value of 96009/-
Rs.

[Signature]
Signature of the Vendor

[Signature]
Signature of the Purchaser



[Faint circular stamp]
Date: 5 JUL 1998

30
30

5000Rs.



Schedule I hereunder written and were ac-
quired by the OWNER 1(A) by virtue of the
allotment by a Decree dated 12th March 1990

Sr. No. 389 Place of vend. Punjab Date of issue 5 JUL 1996
Value of stamp Rs. 200/-
Name of the purchaser Shashi Kumar Anwar
Residing at Punjab son of
As there is no one single stamp paper for the value of 96000/-
Additional stamp paper for the completion of the value
vta.

[Signature]
Signature of the Non-official vendor

[Signature]
Signature of purchaser

[Large X mark]

[Circular stamp]
5 JUL 1996

5
C

5000Rs.

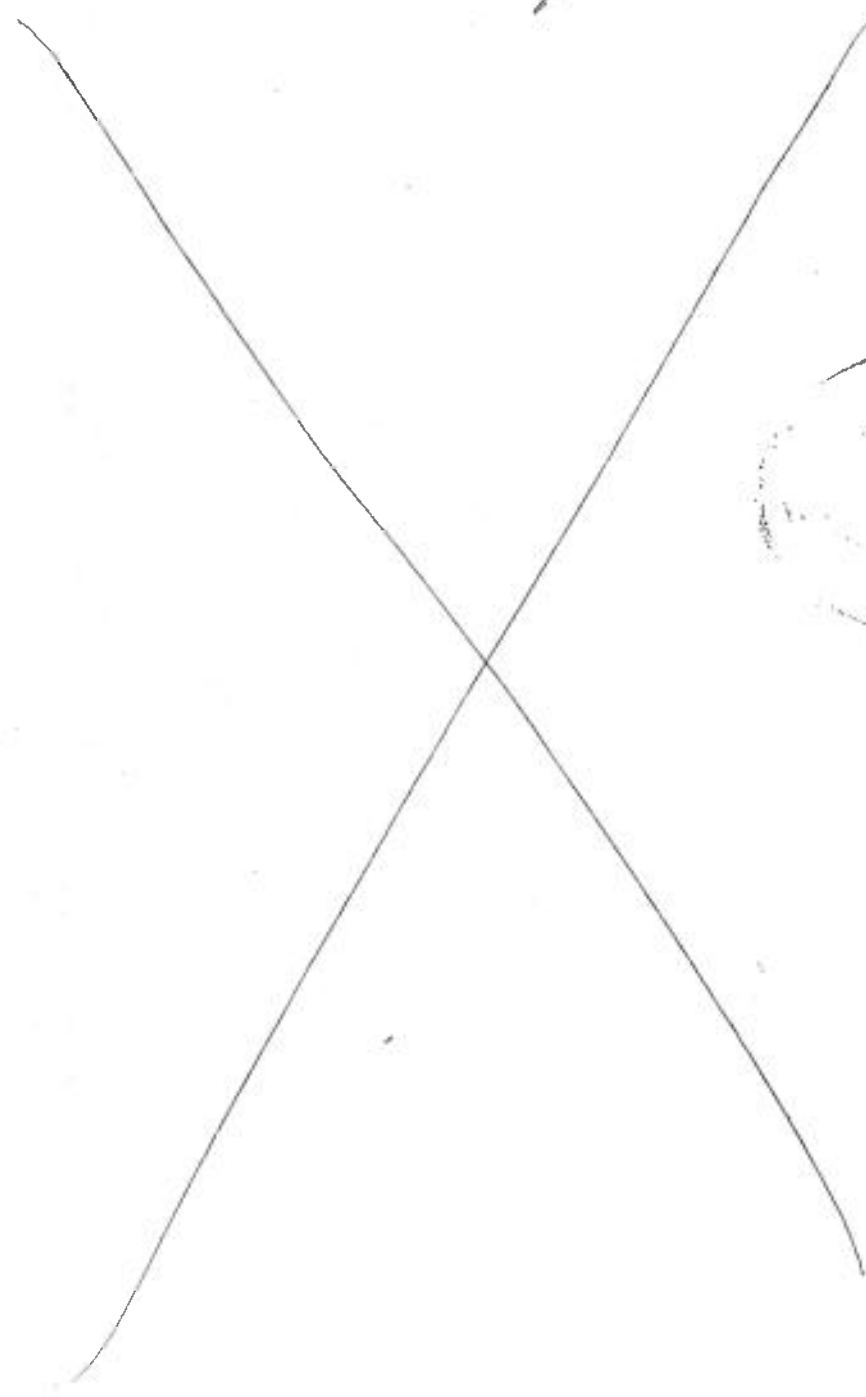
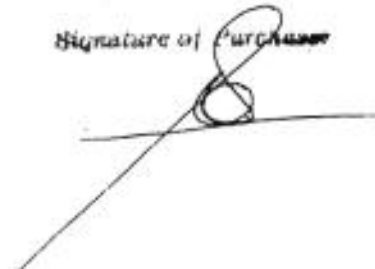


of the Court of the Civil Judge Senior Division at Panaji in Inventory Proceedings No.4 of 1965.

Sr. No. 389 Place of vend. P. Guay Date of issue 5 JUL 1996
Value of stamp 2000
Name of the purchaser Shahid Ahmad
Residing at P. Guay
As there is no bar stamp placed on the value of 96004
Additional stamp paper for the completion of the stamp 2000

Plus
Signature of the non-official vendor

Signature of Purchaser



1000Rs.

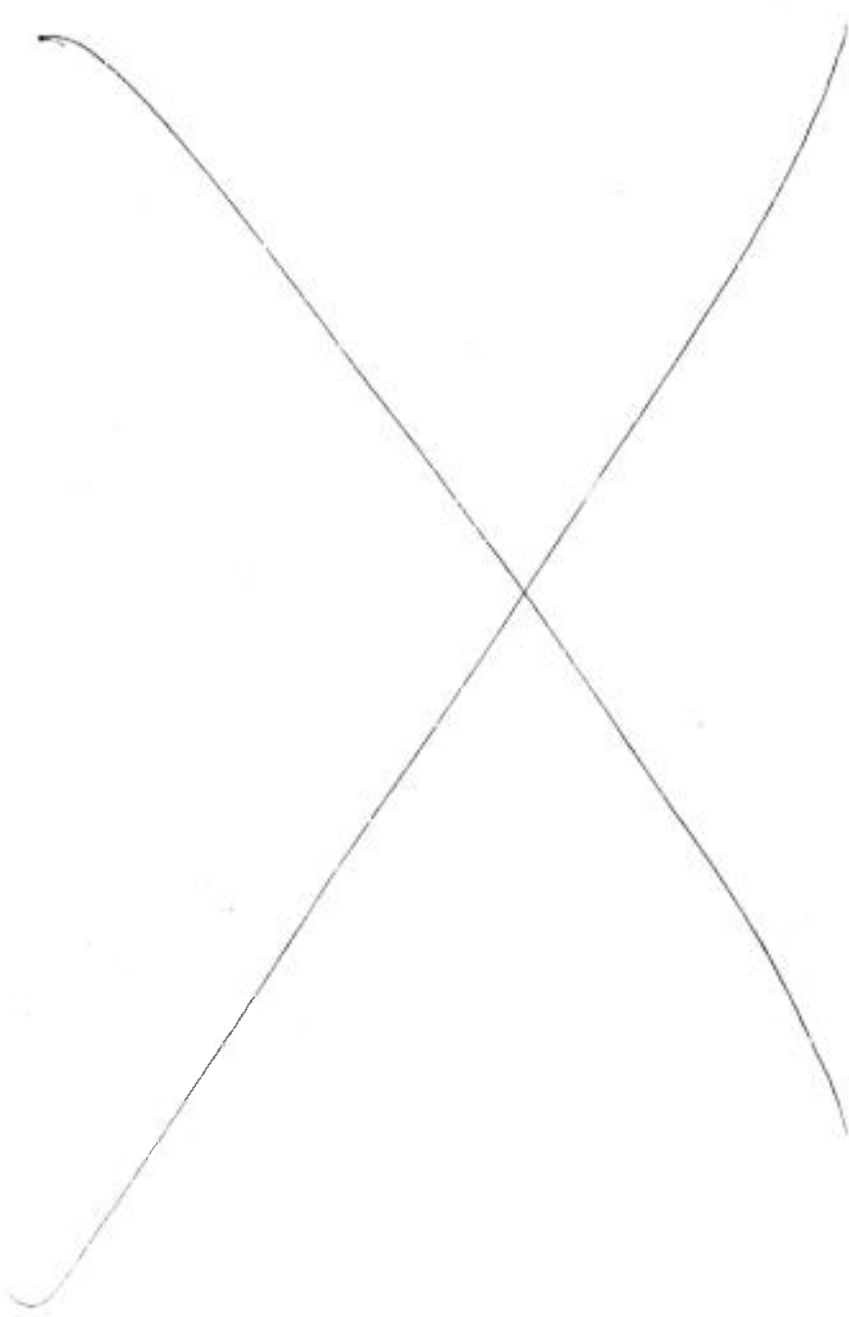
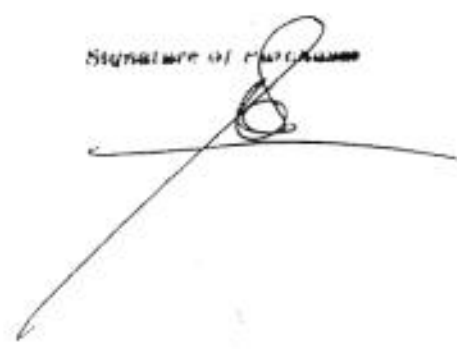


AND WHEREAS the "Confirming Party" is the tenant in possession of the land who has agreed to transfer the rights for a consider-

Dr. No. 389 Place of vend. Pungy Date of issue 5 JUL 1996
Value of stamp in of 10000
Name of the purchaser Shakh Jamal Aman
Residing at Pungy son of
As there is no one single stamp paper for the value of 36000
Additional stamp paper for the completion of the value of 36000
is

Signature of the Officer in Charge

Signature of purchaser



ation of Rs. 4,00,000/- (Rupees four lakhs only) and have joined in this sale deed as "Confirming Party".

AND WHEREAS the Purchaser have agreed to purchase, and the Vendors have agreed to sell by an agreement dated 30/9/95 all that property known as 'Cabeca' surveyed under survey NO. 59/1 admeasuring 7450 Square Metres for a total consideration of Rs.12,00,000/- (Rupees twelve lakhs only), Rs.8,00,000/- (Rupees eight lakhs) to be paid to the VENDORS and Rs.4,00,000/- (Rupees four lakhs) to be paid to the Confirming Party, and out of which a sum of Rs.9,00,000/- (Rupees nine lakhs only) was paid on different dates i.e (Rs.6,00,000/- (Rupees six lakhs) to the VENDORS and Rs.3,00,000/- (Rupees three lakhs) to the Confirming Party) which the vendors and the confirming party do hereby acknowledge.

NOW THEREFORE THIS DEED OF SALE WITNESSES THAT:-

1: IN PURSUANCE of the agreement dated 30th September 1995 and in consideration for a total sum of Rs.8,00,000/- (Rupees eight lakhs only) paid by the PURCHASERS to the VENDORS and Rs.4,00,000/- (Four Lakhs only)

paid by the Purchasers to the Confirming Party on or before execution of these presents (the receipt of which the VENDORS and the Confirming Party admit and acknowledge) and from the same and every part whereof acquit, release and discharge the PURCHASERS which represents the Market Value of the SAID PLOT. They the VENDORS and the Confirming Party do hereby grant, convey, assign, assure and transfer by way of sale unto the PURCHASERS free from all encumbrances the said plot to be in accordance with the plan hereto annexed and forming a part of this deed together with the benefits pension and other rights, liberties, easements, appendages and appurtenances and ALL estate, right, title, interest, property claim and demand whatsoever attached to the said plot of land to the use of the PURCHASERS absolutely and forever subject to the payment by the Purchasers of all rents, taxes, dues, assessments and fees now chargeable or hereafter become payable in respect of the same to the Government or any other public authority or body and to the payment of all outgoing in respect of said plot including all taxes.

2. It is specifically noted and agreed that the Purchaser shall provide "easementary rights" to the people being affected by the same.

3. THE VENDORS and the Confirming Party do hereby covenant with the PURCHASERS, that notwithstanding any act, deed or thing whatsoever by the VENDORS or by way of predecessors, entitled, the VENDORS now have themselves good right, full powers and absolute authority to convey the Plot of Land and for the use of the PURCHASERS now and at all times hereafter peacefully and quietly to enter upon, to have, occupy, hold, possess and enjoy the said plot hereby conveyed with the appurtenances and to receive issues, profits thereof and to every part thereof for their own benefit without any suit, lawful eviction, interruption, claim, and demand whatsoever from the VENDORS or their successors or by any other person/s claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged and otherwise by the Vendors well and sufficiently saved from and against all former and other estates, titles,




charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendors or by any person/s claiming by, from under or in trust for them. And that the Vendors and all persons claiming any estate right or title in the said property shall and will from time to time and at all times hereafter at the request and at the cost of the PURCHASERS do and execute or cause to be done or executed all such further and other acts, deeds, conveyance and assurance for better, further and more perfectly and absolutely granting the said plot hereby granted and conveyed unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required by the PURCHASERS, their successors and assigns or their counsel at law and the VENDORS declare that they have not omitted or knowingly or willingly suffered of being party to any act, deed or thing whereby they are prevented from granting and conveying the said premises in the manner aforesaid.

4. The Deed, for any defect in the title of the VENDORS or any time the purchaser is

dispossessed of the whole or any part thereof of the aforesaid plot hereby conveyed, the VENDORS shall compensate for the losses.

5. The cost of stamp duty, registration charges and advocates fees shall be borne by the PURCHASERS.

SCHEDULE I



ALL that property known as 'CABECA' surveyed under survey No.59/1, admeasuring 7450 square metres (seven thousand, four hundred fifty square metres) situated at Calapur Village of Tiswadi Taluka and described in the Land Registration Office under No. 18992 at page 142 of Book B-50 New, which is a part of the entire property described in the Land Registration office under No. 17248 of Book B 45 New at Page 177 and enrolled in Taluka Revenue Office under matriz No. 84 and No.88, NORTH Goa District, State of Goa and is bounded as follows.

ON THE EAST - by plot A of Fotubabu Sinai
Quencro Sr. No.57

ON THE WEST - by Public Road Panaji to St.
Lourenco

ON THE NORTH - by plot 'Valli' of Comunidade
of Calapur

ON THE SOUTH - by palm grove of Plot NO.
17246 and Plot A of Fotubabu
Sinai Quencro (Sr. No. 60 &
58)

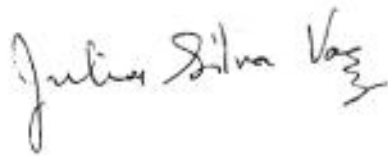
This plot is delineated in red colour on the
plan annexed hereto duly signed by the par-
ties hereto.

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

SIGNED AND DELIVERED BY THE)
WITHIN NAMED OWNERS 1(A))
MR. FLORES JOSE AGNELO VAZ)
1(B) MRS. SEVERINA CHERYL)
FERNANDES E VAZ.....)



SIGNED AND DELIVERED BY THE)
WITHIN NAMED CONFIRMING PARTY)
2) MRS. JULIA SILVA VAZ)
.....)



SIGNED AND DELIVERED BY THE)

WITHIN NAMED PURCHASERS 3) a) MR.)

JAWAR

SHEIKH JAMAL ANWAR, 3) b) MR.)

SHEIKH IMTIYAZ AHMED 3) c) MR.)

Imtiyaz

SHEIKH MUSTAK AHMED)

Mustak

.....)

In the presence of:

1. W. Zaid

2. AB



1) Shri Flores Jose Agnelo Vaz,
aged 30 yrs, married, s/o Shri
Roldao Justino das Mercedes Vaz,
r/o Segunda Bairro, Santa Cruz.

2) Smt Severina Cheryl Fernandes
E Vaz, wife of Flores Jose Agnelo
Vaz.

3) Mrs Julia Silva Vaz, wife of Mr
Roldao Vaz, r/o Santa Cruz.

4) a) Mr Sheikh Jamal Anwar
b) Mr Sheikh Imtiaz Ahmed
c) Mr Sheikh Mustak Ahmed
all major in age, s/o Sheikh
Wazirooddin Hassan, Businessman,
Executing party r/o St Inez, Panaji

.....
admits execution of the so called
Sale deed

.....
Sale deed

1. [Signature]

2. [Signature]

3. Julia Silva Vaz

4. [Signature] identified by his passport No 906667
Jdt- 10/4/90, Panaji
Offic. Panaji

5. [Signature]

6. [Signature]

Shri Ganesh Dadas Kunkobhenta
major married s/o Shri
Chimbel Goa.

Shri Sheik Koinadin s/o Sheik
Gmail, 52, married, Businessman,
r/o Panaji

.....
and know to
states that
the above
.....
.....
.....

Da [Signature]
[Signature]

[Signature]
REGISTRAR

I.T. CC No 82/wd-1/
Pnj/96-97 Panaji,
Dated 25-7-96.
Issued by I.T.O
Ward - 1 Panaji
furnished

1288

[Signature]
SUB REGISTRAR
ILHAS 26/7/96

Registered No. 1334
Pages 270 to 294
Book No. F Volume No. 531
• s.1/1996

[Signature]
Sub-Registrar



Note of Returns

This document will be returned
on 01/8/96

[Signature]
SUB REGISTRAR
ILHAS



CC

CC