

CIVIL REGISTRATION - DOM - SUB-REGISTRAR
ILHAS

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ILHAS

Doc No. 994/88
Presented at the Office of the
Sub-Registrar of Ilhas
at Panaji on the 19th of 10:30 AM
and 10:30 AM 28th Sept 88

Received from Party Rs.
Registration 900.00
Copying of Deed 150.00
Copying and stamps 62.00
Postage
Total Rs. 1052.00

Sd/- Theodore D Souza
Sd/- Asha Kamed

Sd/- Asha S. Kamed

LIAR

Sd/- LIAR

DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on this _____
19th day of September of the year one thousand nine _____
hundred eighty eight BETWEEN: 1. (a) ANDRE FRANCISCO
PAULO SOUZA MACHADO, alias FRANCISCO SOUZA MACHADO, _____
major of age, son of late Claudio Teofilo de Souza _____
Machado, married, landlord and his wife, (b) MARIA _____
LOURDES PRAXEDES BEVENUTA E MACHADO alias MARIA MAR-
TINS MACHADO, major of age, housewife, daughter of _____
late Miguel Joao Martins, both residents of House No.
131, Gaunsavaddo, Mapusa, Bardes, Goa. 2. (a) VICEN-
TE ALVARO SOUZA MACHADO, alias ALVARO SOUZA MACHADO, _____
major of age, son of late Claudio Teofilo de Souza _____
Machado, married, businessman and his wife (b) ANGELA
SOUZA MACHADO, major of age, daughter of Manuel Bor-
ges, housewife, both residing at 'Primavera' Building,
next to the Old Kala Academy, Panaji, Tiswadi Taluka,
Goa. _____ - 2 - _____ 3. (a) GUILHERME PER-
PETUO HAMILTON SOUZA MACHADO, major of age, son of _____
late Claudio Teofilo de Souza Machado, service and _____

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Theodore D Souza.
Kashinath Mhatrekar
Satehit Souza Salgankar

his wife (b) MARIA ANTOINETTE PIEDADE DE CONCEICAO DE SOUZA MACHADO, major of age, daughter of Baltazar de Souza, housewife, both residing at c/o. Mr. Antonio de Souza, Portavaddo, Siolim, Goa. 4. (a) ENA SOUZA MACHADO E COSTA MARTINS, major of age, daughter of late Claudio Teofilo de Souza Machado, married, housewife with her husband, (b) CARLOS DE COSTA MARTINS, major of age, son of Emilio de Costa Martins, landlord, both residents of Assolna, Salcete, Goa. 5. MARIA ELSA SOUZA MACHADO E MENEZES, major of age, daughter of late Claudio Teofilo de Souza Machado, widow of late D. Francisco Xavier Silvestre da Santa Catarina Menezes alias D. Francisco Menezes, housewife, residing at Fontainhas, Panaji, Goa. 6. (a) D. MARIA JANIZA DA CONCEICAO JOSE MENEZES, major of age, daughter of late D. Francisco Xavier Silvestre da Santa Catarina Menezes alias D. Francisco Menezes, housewife, with her husband (b) DANIEL FRAGOSO RODRIGUES, major of age, son of Joaquim Fragoso Rodrigues, businessman, both residing at Taleigao, Tiswadi, Goa. 7. D. CRISTOVAO MARIA JOSE ANTONIO DE MENEZES, major of age, son of late D. Francisco Xavier Silvestre da Santa Catarina Menezes alias D. Francisco Menezes, service, residing at Fontainhas, Panaji, Goa. 8. D. FRANCISCO XAVIER AGNELO DO PERPETUO SOCORRO MENEZES, major of age, son of late D. Francisco Xavier Silvestre da Santa Catarina Menezes alias D. Francisco

Theodore D'Souza,
Kashinath Mhatrekar
Sixta Salgankar

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Menezes, engineer, residing at Poona, Maharashtra. _____

- 3 - 9. D. MARIA DE JESUS FATIMA _____

MENEZES, major of age, daughter of D. Francisco Xavier
Silvestre da Santa Catarina Menezes alias D. Francis-

co Menezes, engineer, residing at Fontainhas, Panaji,

Goa. 10. (a) LILIA PIEDADE LOURDES MARTINS E PEREIRA,

major of age, daughter of late Miguel Joao Martins, _____

married, housewife, with her husband, (b) FRANCISCO _____

XAVIER PEREIRA, major of age, advocate, son of late _____

Dr. Aleixo Pereira, both residents of Utorda, Majorda,

Salcete, Goa. 11. (a) LUIZA FILOMENA LOURDES MARTINS

E FERNANDES, major of age, married, housewife, daugh-

ter of late Miguel Joao Martins, with her husband, _____

(b) PAULO BAILON FERNANDES, major of age, son of Dr. _____

Constancio Fernandes, retired army officer of the _____

Indian Army, both residents of Aquem Baixo, Margao, _____

Salcete, Goa. 12. (a) EVELYN LUCY MACHADO GODIN, _____

major of age, daughter of late Francisco Manuel Souza

Machado, married, housewife, with her husband (b) _____

STANLEY FRANCIS GODIN, major of age, son of late E. _____

Nazareth Godin, army officer of the Indian Army, both

residing at 585, Domlur Layout, Bangalore 560 071. _____

13. LUCIA BULALIA MACHADO E BRAGANCA, major of age, _____

daughter of Vicente Gabriel Souza Machado, widow, _____

housewife, resident of Gaunsavaddo, Mapusa, Bardes _____

Taluka, Goa. 14. (a) VASCO MACHADO BRAGANCA, son of _____

late Manuel Xavier de Braganca, major of age, govern-

Theodore D'Souza.

Kashinath Mhatrekar or

Satchit Sunya Salgankar. *[Signature]*

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ment servant, with his wife, (b) VIRGA MENEZES E BRAGANCA, daughter of Antoninho F. de Rosario Menezes, major of age, government Primary Teacher, both residents of Gaunsavaddo, Mapusa, Bardez, Goa. 15. (a) IVO MACHADO BRAGANCA, son of late Manuel Xavier Braganca, major of age, businessman, with his wife, _____ (b) PAMELA DE SOUZA BRAGANCA, daughter of late Joao Francisco de Souza, major of age, housewife, both residents of Gaunsavaddo, Mapusa, Bardez, Goa. 16. (a) MARIA ELSA MACHADO E BRAGANCA, major of age, daughter of late Vicente Gabriel Souza Machado, married, housewife with her husband, (b) ASSUNCAO DE BRAGANCA, major of age, son of late Andre F. Braganca, married, retired government officer, both residents of Mapusa, Goa. 17. MARIA CONCEICAO XAVIER DE MELO SOUZA MACHADO, major of age, daughter of Francisco Xavier de Melo, widow of Leonardo de Souza Machado, housewife, resident of Dondrem, Taleigao, Tiswadi Taluka, Goa. 18. UMELIANA FERNANDES E MARTINS, major of age, daughter of Miguel Fernandes and widow of late Jose Francisco Martins, housewife, resident of Caranzalem, Tiswadi Taluka, Goa. 19. (a) QUEROBINO MARTINS, major of age, son of late Jose Francisco Martins, government servant, married, with his wife, (b) LAVINIA LOPES, major of age, daughter of Carmo Lopes, government servant, both residents of flat No. 3, 1st floor, 'Merrygold' Building, St. Inez,

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Panaji, Goa. 20. (a) MIGUEL JOAO MARTINS, major of age, son of late Jose Francisco Martins, landlord with his wife (b) CACILDA CONSOLACAO GORETTI FERNANDES MARTINS, major of age, daughter of late Romeo Fernandes, housewife, both residing at Caranzalem, Tiswadi Taluka, Goa. 21. FERNANDO LOURDES MARTINS, bachelor, major of age, son of late Jose Francisco Martins, landlord, resident of Caranzalem, Tiswadi Taluka, Goa. 22. FRANCISCO XAVIER MARTINS, bachelor, landlord, major of age, son of late Jose Francisco Martins, resident of Caranzalem, Tiswadi, Goa. + +
- 5 - 23. ANTONIO MARTINS, major of age, bachelor, son of late Jose Francisco Martins, landlord, resident of Caranzalem, Tiswadi Taluka, Goa. 24. (a) MARIQUINHAS MARTINS E CARVALHO, major of age, daughter of late Jose Francisco Martins, married, housewife, with her husband, (b) ARVINO CARVALHO, major of age, son of Paulo Clement Carvalho, businessman, both residents of Cansaulim, Mormugao Taluka, Goa. 25. (a) ALICE MARTINS E LOPES, major of age, daughter of late Francisco Martins, married, housewife with her husband, (b) OSCAR LOPES, major of age, son of Antonio Lopes, government servant, both residents of Chinchinim, Salcete, Goa. 26. (a) LOURDES MARTINS E DIAS, major of age, daughter of late Jose Francisco Martins, married, housewife, with her husband, (b) RALPH DIAS, son of Charles Dias, major of

Theodore D'Souza.

Kashinath Mhalsheden

Satchut Surya Saljankar

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X(-) (-) x hereinafter called the 'PURCHASER/S'
(which expression shall, unless repugnant to the con-
text or meaning thereof, be deemed to include his/_
her/their heirs, administrators or executors) of the
THIRD PART All the Parties to this Deed including
the Shareholders and Directors of Vendor-Developers
company are Indian nationals. - 7 -

AND WHEREAS the Vendor-Developers entered into an
Agreement dated 14-5-1985 and a Deed of Rectification
dated 21-8-1985 with the Vendors in respect of the
property described in the Schedule 'A' hereto, which
Agreements shall hereinafter be referred to as the
'ORIGINAL AGREEMENTS'. AND WHEREAS D. Francisco Xa-
vier Silvestre de Santa Catarina Menezes alias D.
Francisco Menezes who was a party to the said Origi-
nal Agreements died on 22-11-1986 leaving behind his
wife the said Maria Elsa Souza Machado e Menezes and
his children, the aforesaid D. Maria Janiza da Con-
ceicao Jose Menezes married to Daniel Fragoso Rodri-
gues, D. Cristovao Maria Jose Antonio de Menezes, D.
Francisco Xavier Agnelo do Perpetuo Socorro Menezes
and D. Maria de Jesus Fatima Menezes. AND WHEREAS by
Deed of Succession (Habilitacao) dated 20-4-87 recor-
ded at page 64 of Book B, No. 634 of Deeds in the
office of the Civil Registrar-cum-Sub Registrar and
Notary Public Ex-officio in the Judicial Division of
Ilhas at Panaji, the said Maria Elsa Souza Machado

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Kashinath Mhatrekar
Satehit surya sajamkar

has been qualified as moiety holder and D. Maria Ja-
niza da Conceicao Jose Menezes and her husband Daniel
Fragoso Rodrigues, D. Cristovao Maria Jose Antonio de
Menezes, D. Francisco Xavier Agnelo do Perpetuo Socor-
ro Menezes, and D. Maria de Jesus Fatima Menezes as__
heirs of the said D. Francisco Menezes. AND WHEREAS__
the Vendor-Developers after entering into the said__
original Agreements have purchased 0.71428% share of__
the property described in the Schedule 'A' hereto__
from the co-owners of the said property Caetano Mar-
tins and his wife Mauricia Amaral e Martins vide Deed
of Sale executed on 5.9.1986 and lodged for registra-
tion under Serial No. 855/86 dated 22.9.1986 in the__
office of the Sub-Registrar of Ilhas, at Panaji, Goa.
In view of the said purchase of 0.71428% share the__
Vendor-Developers are also the Owners of 0.71428% of__
the property described in the Schedule 'A' hereto.__
AND WHEREAS in pursuance of the said 'Original Agree-
ments' the Vendor-Developers have developed the pro-
perty described in the Schedule 'A' hereto and sub-
divided it into sub-plots, according to the approvals
of the concerned authorities. AND WHEREAS the Panjim
Planning and Development Authority vide their letter__
No. PDA/T/5885/1316/87 dated 26-6-1987 and the Vil-
lage Panchayat of Taleigao, Goa, vide their letter__
No. VPT/TLG/153/87-88 dated 8-7-1987 has issued the__
final No Objection Certificate for the sub-division__.

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Kashinath Mhatre
Safelit Suya Saljankar

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of the said property. AND WHEREAS the Panaji Plan-
ning and Development Authority has issued their No
Objection Certificate No. PDA/S/1109/2358/88 dated
18-7-88 as required under Section 49(6) of the Town
and Country Planning Act, for the purpose of regis-
tration of this Deed of Sale. AND WHEREAS under an
'Agreement for Sale' dated 10-3-1986 the Vendor-Deve-
lopers have agreed to sell to the Purchaser/s the
Plot No. 19, fully described in the Schedule 'B'
hereto for a consideration and on the terms and con-
ditions contained in the said Agreement dated 10-3-
1986 (hereinafter for brevity's sake called the 'said
Agreement'). ⁺⁺ - 8 - AND WHEREAS in
the said Agreement, the area of the Plot described in
the Schedule 'B' was mentioned as being approximately
450.00 square metres. AND WHEREAS the exact area of
the said Plot No. 19 is 500.00m² (Five hundred square
metres) and therefore, the total consideration paya-
ble by the Purchaser/s calculated on the basis of the
exact area of 500.00m² (Five hundred square metres)
and the agreed rate of Rs.350/- (Rupees Three hundred
fifty only) per square metre is Rs.1,75,000/- (Rupees
One lakh seventy five thousand only). AND WHEREAS
out of the total consideration, a sum of Rs.74,325/-
(Rupees Seventy four thousand three hundred twenty
five only) is the cost of land payable to the Vendors
and the Vendor-Developers and Rs.1,00,675/- (Rupees

Theodore S. Souza,

Kashinath Mhalhedkar W.

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One lakh six hundred seventy five only) is the cost of development payable to the Vendor-Developers; AND WHEREAS the Purchaser/s has/have already paid a sum of Rs.1,41,750/- (Rupees One lakh forty one thousand seven hundred fifty only) out of the total cost of the plot as referred above. AND WHEREAS the balance amount of Rs.33,250/- (Rupees Thirty three thousand two hundred fifty only) was paid by the Purchaser/s by Cheque Nos 0099786/10 dated 14-3-88 ^{sedhi-211agibk, 211agibk, 211agibk, 211agibk, 211agibk} and 0099789 dated 14-9-88 on Syndicate Bank, Caranzalem, Goa in the name of the Vendor-Developers. AND WHEREAS the Purchaser/s having taken inspection of the documents of title, the relevant permission, approvals and other papers and obtaining the necessary information is/are satisfied with the title of the Vendors and Vendor/Developers of the property described in the Schedule 'A' hereto. AND WHEREAS the Parties hereto desire to complete the sale of the said Plot No. 19 described in the Schedule 'B' hereto annexed. NOW THEREFORE THIS DEED OF SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: 1. That in consideration of a sum of Rs.73,794/- (Rupees Seventy three thousand seven hundred ninety four only) paid from time to time by the Purchaser/s to the Vendors through Vendor-Developers towards their 99.28572% share in the cost of the land and in consideration of a sum of Rs.531/- (Rupees Five.

Signed
N.S.R.

Theodore D'Almeida
Kashinath Mhatre
Satekut Siva Sanyal
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COPY OF DOCUMENT NO. 994 OF 82
OF BOOK CONTAINS 17 SHEETS
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hundred thirty one only) paid from time to time by the Purchaser/s to the Vendor-Developers towards 0.71428% cost of the land and Rs.1,00,675/- (Rupees One lakh six hundred seventy five only) towards the development charges, the Vendors and Vendor-Developers as beneficial owners hereby sell, transfer, convey and assure UNTO AND TO THE USE of the Purchaser/s free from encumbrances, all that piece or parcel of land more particularly described in the Schedule 'B' hereto, to HAVE and to HOLD the same to the Purchaser/s absolutely and forever. - 9 - 2.

That the Vendors admit and acknowledge to the Purchaser/s the receipt of the said sum of Rs.73,794/- (Rupees Seventy three thousand seven hundred ninety four only) as 99.28572% share in the cost of land hereby sold. The Vendor-Developers admit and acknowledge to the Purchaser/s the receipt of the said sum of Rs.531/- (Rupees Five hundred thirty one only) as 0.71428% share in the cost of land and Rs.1,00,675/- (Rupees One lakh six hundred seventy five only) towards the development charges for the development made by them and attributable to the plot hereby sold. 3. That the Purchaser/s shall not do or cause to be done any act which in any manner reduces the width of the internal roads and/or otherwise damage the other infrastructural facilities. It is understood that the said internal roads and other infrastructural facilities

Frederico D'Souza.

Kashinath Mhatre

Satevit Surya Salgankar

ties constitute easements for the benefit of all the owners of the sub-plots in the development scheme 'MACHADOS RESIDENTIAL COVE'. 4. The Purchaser/s hereby declares/declare that he/she/they has/have taken inspection on the site of the plot hereby conveyed and ascertained that the area and the shape of the Plot No. 19 is as stated in this Deed and is/are satisfied that the development works were carried out as agreed upon. 5. It is declared that the plot described in the Schedule 'B' hereto shall upon conveyance form a separate and distinct property for all purposes. X(-) X 7. The open spaces, roads, drains, et cetera may at any time be transferred and/or handed over to any authority, including the Village Panchayat, as may be required under the provision of law or any directive from any Government authority. 8. That the market value of the plot conveyed is Rs.1,75,000/- (Rupees One lakh seventy five thousand only). 9. The Vendors at Sr.No. 1(a) Andre Francisco Paulo Souza Machado, alias Francisco Souza Machado, at Sr.No. 1(b) Maria Lourdes Praxedes Bevenuta Machado alias Maria Martins Machado, at Sr.No. 2(b) Angela Souza Machado, at Sr.No. 11(a) Luiza Filomena Lourdes Martins e Fernandes, at Sr.No. 11(b) Paulo Bailon Fernandes, at Sr.No. 12(a) Evelyn Lucy Machado Godin, at Sr.No. 12(b) Stanley Francis Godin, at Sr.No. 13, Lucia Eulalia Machado e Braganca, at Sr.No. 14(a)

Theodore D'Souza
Kashinath Mhatre
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Vasco Machado Braganca, at Sr.No. 14(b) Virga Menezes
e Braganca, at Sr.No. 15(a) Ivo Machado Braganca, at
Sr.No. 15(b) Pamela de Souza Braganca, at Sr.No. 16
(a) Maria Elsa Machado e Braganca and at Sr.No. 16(b)
Assuncao de Braganca are represented by their duly
constituted attorney the said Vicente Alvaro Souza
Machado alias Alvaro Souza Machado, appointed by
power of attorney executed on 12.8.1987 before the
Notary of Panaji, Vasco da Silva Ferreira. The Ven-
dors at Sr.No. 3(a) Guilherme Perpetuo Hamilton Souza
Machado and Sr.No. 3(b) Maria Antoinette Piedade de
Conceicao de Souza Machado are represented by their
duly constituted attorney the said Vicente Alvaro
Souza Machado alias Alvaro Souza Machado appointed by
power-of-attorney executed on 5.8.87 before the Nota-
ry of Mapusa, Francisco de Souza. The Vendors at Sr.
No. 5 Maria Elsa Souza Machado e Menezes, at Sr.No.
6(a) D. Maria - 10 - Janiza da
Conceicao Jose Menezes, at Sr.No. 6(b) Daniel Fragoso
Rodrigues, at Sr.No. 7 D. Cristovao Maria Jose Anto-
nio de Menezes, at Sr.No. 8 D. Francisco Xavier Agne-
lo do Perpetuo Socorro Menezes, at Sr.No. 9 D. Maria
de Jesus Fatima Menezes are represented by their duly
constituted attorney the said Vicente Alvaro Souza
Machado alias Alvaro Souza Machado appointed by power-
of-attorney executed on 12.8.1987 before the Notary
of Panaji, Vasco da Silva Ferreira. The Vendors at

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Theodore D Souza
Kashinath Mhatrekar
Satchit Surya Salgankar
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Sr.No. 4(a) Ena Souza Machado e Costa Martins and Sr. No. 4(b) Carlos de Costa Martins, at Sr.No. 10(a) Lilia Piedade Lourdes Martins e Pereira ⁷ and Sr.No. 10(b) Francisco Xavier Pereira, at Sr.No. 18, Umeliana Fernandes e Martins, at Sr.No. 19(a) ⁸ (Querobino) Martins and Sr.No. 19(b) Lavinia Lopes, at Sr.No. 20(a) Miguel Joao Martins and Sr.No. 20(b) Cacilda Consolacao Goretti Fernandes Martins, at Sr.No. 21, Fernando Lourdes Martins, at Sr.No. 22, Francisco Xavier Martins, At Sr.No. 23, Antonio Martins, at Sr.No. 24(a) Mariquinhas Martins e Carvalho and at Sr.No. 24(b) Arvino Carvalho, at Sr.No. 25(a) Alice Martins e Lopes and Sr.No. 25(b) Oscar Lopes, at Sr.No. 26(a) Lourdes Martins e Dias and Sr.No. 26(b) Ralph Dias and at Sr. No. 27, Fatima Martins are represented by their duly constituted attorney MR. VICTOR ALBUQUERQUE constituted as such by powers-of-attorney executed on 12.6.1987, 20.10.1987, 14.10.1986, 29.10.1986, 14.10.1986, 14.10.1986, 14.10.1986, 14.10.1986, 14.10.1986, 14.10.1986, 14.10.1986, 11.11.86, and 14.10.1986. Attested copies of the powers of attorney mentioned hereinabove are produced in the office of the Sub-Registrar of Ilhas, at Panaji alongwith the Deed of Sale in respect of Plot No. 3 lodged for registration under Serial No. 87/88 dated 3-2-88. 10. The details of the share of respective Vendors and Vendors-Developers are as per the Annexure I annexed hereto. SCHEDULE 'A' HEREIN.

Theodor L Souza
Kashinath Mhabhale
Safelut Souza Salgancan
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ABOVE REFERRED TO ALL THAT property named 'Curla
Vainguinim', consisting of a palm grove, areca grove
caju grove and a paddy field, situated at Taleigao,
within the limits of the Village Panchayat of Talei-
gao, Taluka _____ - 11 - _____ Tiswadi, Sub-
District of Ilhas, District of North Goa, Goa. descri-
bed in the Land Registration Office (Conservatoria do
Registo Predial) of Ilhas under No. 17260 in Book ___
B-45, New, enrolled in the Taluka Revenue Office of
Tiswadi under Matriz Nos. 279, 284, 286, 288, 289,
291, 293, 295, 297, 299, 301, 303 and 382 identified
in the Old Cadastral Survey under Plot No. 792 cor-
responding to New Survey Nos. 242/1, 243/2, 243/3
243/4, 243/6, 243/9, 243/10, 243/12, 243/17 and 243/
19 in the recent survey records of Taleigao Village.
The property is bounded as follows, according to the
records of the Land Registration Office (Conservato-
ria do Registo Predial): On the East: by the pro-
perty bearing Old Cadastral Survey No. 810, belonging
to the Comunidade of Taleigao and the land of Xavier-
Martins; On the West: by the properties belonging
to late Maria Fernanda Monserrate bearing Old Cadas-
tral Survey No. 769, property belonging to M/s. Fo-
mento bearing Old Cadastral Survey No. 687 and the
properties belonging to Mr. Renato Pinto bearing Old
Cadastral Survey Nos. 803 and 807; On the North: by
the properties of the Comunidade of Taleigao and the

Theodore B' Souza,

Kashinath Mhatrekar

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property of the said late Maria Fernanda Monserrate!
and; On the South: by a part of the property bear--
ing Old Cadastral Survey No. 807, belonging to Mr. ___
Renato Pinto and a part of the property bearing Old ___
Cadastral Survey No. 811, belonging to Dr. Xavier ___
Martins. SCHEDULE 'B' HEREINABOVE REFERRED TO Sub-
Plot No. 19 shown delineated with red boundary lines
in the plan annexed hereto, admeasuring 500.00m2 ___
(Five hundred square metres) and bounded as follows: ___
To the East: by Plot No. 20 of the Colony; To the ___
West: by Plot No. 18 of the Colony; To the North: ___
by the property of the Comunidade of Taleigao and ___
partly by Plot No. 46 of La Oceana Colony Phase I; ___
To the South: by 6 m. wide private road of the ___
Colony. This Sub-Plot No. 19 is part of the property
described in the Schedule 'A' above. IN WITNESS ___
WHEREOF the Parties hereto (-) have signed this Deed
of Sale on the day, the month and the year first ___
hereinabove mentioned. ___ - 12 - ___

VENDORS _____
SIGNED AND DELIVERED by the _____
withinnamed Vendor No. 2(a) VICENTE ALVARO SOUZA _____
MACHADO alias ALVARO SOUZA MACHADO for self and _____
as duly constituted attorney of the within-named _____
Vendors: Sd. Alvaro Souza Machado Vicente Alvaro Souza Machado
1(a) ANDRE FRANCISCO PAULO SOUZA MACHADO _____
alias FRANCISCO SOUZA MACHADO _____

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11/15
- 23

Handwritten signatures and names at the bottom:
Theodor D'Souza
Kashinath Mhatre
Satelit Suya Suljankar - Gaur
Handwritten initials and lines below.

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- 1 (b) MARIA LOURDES PRAXEDES BEVENUTA _____
MACHADO alias MARIA MARTINS MACHADO _____
- 2 (b) ANGELA SOUZA MACHADO _____
- 3 (a) GUILHERME PERPETUO HAMILTON SOUZA _____
MACHADO _____
- 3 (b) MARIA ANTOINETTE PIEDADE DE CONCEICAO _____
DE SOUZA MACHADO _____
- 5 MARIA ELSA SOUZA MACHADO E MENEZES _____
- 6 (a) D. MARIA JANIZA DA CONCEICAO JOSE _____
MENEZES _____
- 6 (b) DANIEL FRAGOSO RODRIGUES _____
- 7 D. CRISTOVAO MARIA JOSE ANTONIO DE _____
MENEZES _____
- 8 D. FRANCISCO XAVIER AGNELO DO PERPETUO _____
SOCORRO MENEZES _____
- 9 D. MARIA DE JESUS FATIMA MENEZES _____
- 11 (a) LUIZA FILOMENA LOURDES MARTINS E _____
FERNANDES _____
- 11 (b) PAULO BAILON FERNANDES _____
- 12 (a) EVELYN LUCY MACHADO GODIN _____
- 12 (b) STANLEY FRANCIS GODIN _____
- 13 LUCIA EULALIA MACHADO E BRAGANCA _____
- 13 -
- 14 (a) VASCO MACHADO BRAGANCA _____
- 14 (b) VIRGA MENEZES E BRAGANCA _____
- 15 (a) IVO MACHADO BRAGANCA _____
- 15 (b) PAMELA DE SOUZA BRAGANCA _____
- 16 (a) MARIA ELSA MACHADO E BRAGANCA _____
- 16 (b) ASSUNCAO DE BRAGANCA _____

+ p. 189 L
24 blank
+ p. 189 25

SIGNED AND DELIVERED BY THE within named _____

Theodore L Souza,
Kashinath Mhalhedkar & Co.,
Sachinbhai Souza Salgankar
[Signature]

SUB-REGISTRAR
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Vendor No. 17. MARIA CONCEICAO XAVIER DE 9
MELO SOUZA MACHADO (signed) Souza Machado

Maria Conceicao Xavier de Melo Souza Machado

SIGNED AND DELIVERED by the withinnamed

Vendors:

4(a) ENA SOUZA MACHADO E COSTA MARTINS

4(b) CARLOS DE COSTA MARTINS

10(a) LILIA PIEDADE LOURDES MARTINS E PEREIRA

10(b) FRANCISCO XAVIER PEREIRA

18 UMELIANA FERNANDES E MARTINS

19(a) QUEROBINO MARTINS

19(b) LAVINIA LOPES

20(a) MIGUEL JOAO MARTINS

20(b) CACILDA CONSOLACAO GORETTI FERNANDES
MARTINS

21 FERNANDO LOURDES MARTINS

22 FRANCISCO XAVIER MARTINS

23 ANTONIO MARTINS

24(a) MARIQUINEAS MARTINS E CARVALHO

24(b) ARVINO CARVALHO

+ +
- 14 -

25(a) ALICE MARTINS E LOPES

25(b) OSCAR LOPES

26(a) LOURDES MARTINS E DIAS

26(b) RALPH DIAS

27 FATIMA MARTINS

represented by their duly constituted Attorney

4pl. 23 c
26 blav
4pl. 25 c
25

Theodore D'Souza
Kashinath Malshankar
Safelut Surya Salgaankar
Ar

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Mr. Victor Albuquerque ^(sd/-91129146) Signed Victor Albuquerque
VENDOR-DEVELOPERS For ALCON REAL ESTATES
PVT.LTD.

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor-Developers,
ALCON REAL ESTATES PVT.LTD.,

represented by their Director, MR.
VICTOR ALBUQUERQUE ^(sd/-91129146) Signed Victor Albuquerque
(DIRECTOR)

Seal of Alcon Real Estates Pvt.Ltd.

PURCHASERS

- (1) MR. THEODORE D'SOUZA ^(sd/-91129146) Signed Theodore D'Souza
- (2) MRS DOMINA F. D'SOUZA ^(sd/-91129146) Signed Domina F. D'Souza

IN THE PRESENCE
OF

- WITNESSES:
- 1. Mr. Jose Fernandes ⁽¹⁹⁾ Signed J. Fernandes
 - 2. Mrs. Bella Luna ⁽¹⁹⁾ Signed Bella Luna

+p. 89
28 blank
-p. 89
29

- 15 -

ANNEXURE - I

| Sr.No. | Vendor's Name | Share |
|--------|---|-----------|
| 1.a) | Andre Francisco Paulo Souza Machado alias Francisco Souza Machado | 15.53571% |
| b) | Maria Lourdes Praxedes Bevenuta e Machado, alias Maria Martins Machado | |
| 2.a) | Vicente Alvaro Souza Machado, alias Alvaro Souza Machado | 9.28571% |
| b) | Angela Souza Machado | |
| 3.a) | Guilherme Perpetuo Hamilton Souza Machado | 9.28571% |

Theodore D'Souza
Kashinath Mhabhukam
Satelit Souza Salgamba

- b) Maria Antoniette Piedade de Conceicao de Souza Machado
- 4.a) Ena Souza Machado e Costa Martins 4.64285%
- b) Carlos de Costa Martins
- 5. Maria Elsa Souza Machado e Menezes 4.64285%
- 6.a) D. Maria Janiza da Conceicao Jose Menezes
- b) Daniel Fragoso Rodrigues
- 7. D. Cristovao Maria Jose Antonio de Menezes
- 8. D. Francisco Xavier Agnelo do Perpetuo Socorro Menezes
- 9. D. Maria de Jesus Fatima Menezes
- 10.a) Lilia Piedade Lourdes Martins e Pereira 6.25%
- b) Francisco Xavier Pereira
- 11.a) Luiza Filomena Lourdes Martins e Fernandes 6.25%
- b) Paulo Bailon Fernandes
- 12.a) Evelyn Lucy Machado Godin 10.17857%
- b) Lt.Col. Stanley Francis Godin
- 13. Lucia Bulalia Machado e Braganca 1.33928%

++
- 16 -

4 p. 175 c
30 blank
+ p. 175 5

| Sr.No. | Vendor's Name | Share |
|--------|-------------------------------|----------|
| 14.a) | Vasco Machado Braganca | 0.66964% |
| b) | Virga Menezes e Braganca | |
| 15.a) | Ivo Machado Braganca | 0.66964% |
| b) | Pamela de Souza Braganca | |
| 16.a) | Maria Elsa Machado e Braganca | 2.67857% |
| b) | Assuncao de Braganca | |

Frederico D'Almeida
Kashinath Mhalhade
Satehit Suya Salgankar
Ac

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| | | |
|-------|--|-----------|
| 17. | Maria Conceicao Xavier de Melo Souza Machado | 14.28571% |
| 18. | Umeliana Fernandes e Martins | 7.14285% |
| 19.a) | Querobino Martins | 0.71428% |
| b) | Lavinia Lopes | |
| 20.a) | Miguel Joao Martins | 0.71428% |
| b) | Cacilda Consolacao Goretti Fernandes Martins | |
| 21. | Fernando Lourdes Martins | 0.71428% |
| 22. | Francisco Xavier Martins | 0.71428% |
| 23. | Antonio Martins | 0.71428% |
| 24.a) | Mariquinhas Martins e Carvalho | 0.71428% |
| b) | Arvino Carvalho | |
| 25.a) | Alice Martins e Lopes | 0.71428% |
| b) | Oscar Lopes | |
| 26.a) | Lourdes Martins e Dias Ralph Dias | 0.71428% |
| 27. | Fatima Martins | 0.71428% |
| 28. | Alcon Real Estates Pvt.Ltd. Panjim, Goa (Vendor-Developers) | 0.71428% |
| | TOTAL | 100.00% |

Sr.No. 436 Place of vend. Panaji Date of issue 19/9/88

Value of stamp paper Rs.5000/- Five thousand only

Name of the purchaser Mr. Theodore D'Souza

Residing at Panaji son of S. D'Souza

As there is no one single stamp paper for the value
 of Rs.10,510/- Additional stamp paper for the comple-
 tion of the value is attached alongwith.

Signed Theodore D'Souza

Blank

Theodore D'Souza
Kashinath Mhalakar
Satelul-Surya Salgankar

SUB-REGISTRAR
T. 11/10

Signature of the Ex-officio vendor. Signature of Purchaser. _____

Sr.No. 436 Place of vend. Panaji Date of issue 19/9/88

Value of stamp paper Rs.5000/- five thousand only

Name of the purchaser Mr. Theodore D'Souza

Residing at Panaji son of S. D'Souza

As there is no one single stamp paper for the value of Rs.10,510/- Additional stamp paper for the completion of the value is attached alongwith. _____

Signed *Illegible*

Blank

Signature of the Ex-officio vendor. Signature of Purchaser. _____

Sr.No. 436 Place of vend. Panaji Date of issue 19/9/88

Value of stamp paper Rs.500/- five hundred only

Name of the purchaser Mr. Theodore D'Souza

Residing at Panaji son of S. D'Souza

As there is no one single stamp paper for the value of Rs.10,510/- Additional stamp paper for the completion of the value is attached alongwith. _____

Signed *Illegible*

Blank

Signature of the Ex-officio vendor. Signature of Purchaser. _____

Sr.No. 436 Place of vend. Panaji Date of issue 19/9/88

Value of stamp paper Rs.10/- ten only

Name of the purchaser Mr. Theodore D'Souza

Theodore D'Souza
Kashinath Mhabhalewale
Satehit Suya Salgankar - Guay
Ah

[Signature]
CIVIL-REGISTRAR-DUM-SUB-REGISTRAR
ILHAS

[Signature]
SUB-REGISTRAR
ILHAS-DUM

Residing at Panaji son of S. D'Souza

As there is no one single stamp paper for the value
of Rs. 10,510/- Additional stamp paper for the comple-
tion of the value is attached alongwith.

Signed *[Illegible]*

Blank

Signature of the Ex-officio vendor. Signature of Pur-
chaser.

FOUR STAMP PAPERS OF RUPEES TEN THOUSAND FIVE HUNDRED
TEN ONLY

Theodore D'Souza.
28

Kashinath Mhalhadekar
Sateesh Surya Salgonkar - [Signature]
[Signature]

Note of correction in True copy
Erasure (1) to (6) (10) (12) (14) (15) (17) (18) (19)
Allerations (7) and (8)
Interlineations (9) (11) (13) and (16)

[Signature]

Copy of Endorsement - and Certificates:

- 1) Vicente Alvaro Souza Machado alias Alvaro Souza Machado major of age son of late Claudio Teofilo de Souza Machado, married businessman residing at Panaji Indian National for self and as attorney of.
 - a) Andre Francisco Paulo Souza Machado alias Francisco Souza Machado Major of age son of Claudio Teofilo de Souza Machado, married landholder R/o Mapusa Indian National.
 - b) Maria Lourdes Praxedes Bevenuta ^{xsr} E Machado alias Maria Martins Machado major of age housewife do Miguel Joao Martins R/o Mapusa Borda Goa Indian National
 - c) Angela Souza Machado major of age housewife daughter of Manuel Borges R/o Panaji Indian National.
 - d) Guilherme Perpetua Hamilton Souza Machado major of age service R/o Claudio Teofilo de Souza Machado R/o Sidiim Goa Indian National.
 - e) Maria Antoinette Piedade de Lencica de Souza Machado major of age housewife do Baltazar de Souza R/o Fortavado Sidiim, Goa Indian National.
 - f) Maria Elsa Souza Machado e Menezes major of age housewife do Claudio Teofilo de Souza Machado R/o Fontainhas Panaji Goa Indian National.

- g) Maria Janiza da Conceicao Jose Menezes
major of age housewife, do Francisco Xavier
Silvestre da Santa Catarina Menezes alias
D. Francisco Menezes R/o Talrigos Tiswadi
area Indian National.
- h) Daniel Fragoso Rodrigues, major of age
businessman s/o Joaquim Fragoso Rodrigues
residing at Talrigos, Tiswadi area Indian
National.
- i) D. Cristovao Maria Jose Antonio de Menezes
major of age service son of D. Francisco
Xavier Silvestre da Santa Catarina Menezes
alias D. Francisco Menezes R/o Fontainhas
Panaji Indian National.
- j) D. Francisco Xavier Agnelo do Espetito
Socorro Menezes Engineer major of age
son of D. Francisco Xavier Silvestre da
Santa Catarina Menezes alias D. Francisco
Menezes R/o Boona Indian National.
- k) D. Maria de Jesus Fatima Menezes, major
of age Engineer do D. Francisco Xavier
Silvestre da Santa Catarina Menezes alias
D. Francisco Menezes R/o Fontainhas Panaji
Indian National.
- l) Luiza Filomena Levedes Martins e
Fernandes major of age married house-
wife do late (bracket) Joao Martins R/o
Mangos Indian National.
- m) Paulo Eulon Fernandes retired army
officer major of age s/o Constançia
Fernandes R/o Aquem Baixo Indian
National.

- M) Evelyn Lucy Machado Rodin major
of age, married housewife, do Francisco
Manuel Souza, Machado Rto Bangalore
560071 Indian National
- O) Stanley Francis Rodin, major of age,
army officer S/O E. Nazareth Rodin
Rto Bangalore 560071.
- P) Lucia Eulalia Machado e Braganca
widow, housewife do Vicente Gabriel
Souza Machado residing at Baunsavada
Mapusa, Bardez Indian National.
- Q) Vasco Machado Braganca major of
age government servant - S/O Manuel
Xavier de Braganca Rto Baunsavada,
Mapusa, Bardez, Goa Indian National.
- R) Virga Menezes e Braganca major of
age, govt. primary teacher do Antoninho
F. de Rosario Menezes, Rto Mapusa, Bardez,
Goa, Indian National.
- S) Ivo Machado Braganca major of age
businessman S/O Manuel Xavier Braganca
Rto Baunsavada Mapusa Indian National.
- T) Pamela de Souza Braganca major
of age housewife do Joao Francisco de
Souza, Rto Baunsavada Mapusa, Bardez
Goa, Indian National.
- U) Maria Elsa Machado e Braganca,
married housewife major of age do
Vicente Gabriel Souza Machado, Rto
Mapusa, Goa, Indian National.

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1) Assuncao de Braganca married,
major of age, retired gov't. officer do
late Andre F. Braganca residing at
Mapusa, Goa, Indian National

2) Maria Conceicao Xavier (De Melo) Souza
Machado major of age housewife do
Francisco Xavier de Melo Rio Dondrem
Talugao, Indian National

3) Theodore D' Souza married businessman
aged 36 years electrician do late Salvador
D' Souza Rio Caranzalem, 9th Indian
National

A) Domina F. D Souza, aged 30 years, Se-vice
do John Fernandes Rio Caranzalem, 9th
Indian National

Executing party

admits execution of this deed

deed of sale

1) self-Alvaro Souza Machado

T.P.

2) self-Maria Conceicao Xavier de Melo
Souza Machado

T.P.

3) self-Theodore D' Souza

T.P.



SUB-REGISTRAR
11/11/38

4) Sd/- Domina Fernandes e D' Souza

T.P.

Albert Noronha son of Santan G.
Noronha, married aged 67 years R/o
Panaji, Indian National

.....
.....
.....
.....
.....

Sd/- Illegible

September 28th 1938

Sd/- Asha Kamal

~~.....~~

4) Alcon Real Estates Pvt. Ltd. a private
Ltd company having their registered
office at Panaji Goa represented by
Company's Director Mr. Victor Albuquerque
Engineer major of age 50 Francisco
Mildgres Albuquerque R/o Panaji Goa
Indian National for self and as attorney

a) Ena Souza Machado e Costa Martins
major of age married businessman, d/o
Claudio Teofilo de Souza Machado
R/o Assolva Salcele Goa Indian National

b) Carlos de Costa Martins major of
age 50 Emilio de Costa Martins landlord
R/o Salcele Goa Indian National

CIVIL REGISTRAR - CIVIL SUB-REGISTRAR
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SUB-REGISTRAR
ILHAS

- 1) Lilia Bidade Lourenes Martins e
Pereira, major of age do Miguel Joao
Martins, married (do) Major da, Salcebe
Lica, Indian National
- 2) Francisco Xavier Pereira, advocate major
of age, Sto Dr. Aleixo Pereira Rio Utor da
Major da Lica, Indian National
- 3) Umeliana Fernandes e Martins major
of age housewife do Miguel Fernandes
Rio Caranzalem, Ilhas, Lica Indian Na-
tional
- 4) Querobino Martins major of age govt
servant - Sto Jose Francisco Martins Rio St
Inez Panaji Lica Indian National
- 5) Lavinia Lopes major of age govt servant
do Carmo Lopes Rio St. Inez Panaji, Lica
Indian National
- 6) Miguel Joao Martins, major of age Sto Jose
Francisco Martins Rio Caranzalem Tiswadi
Lica, Indian National.
- 7) Cacilda Consolacao Gorette Fernandes
Martins major of age housewife do Romeo
Fernandes Rio Caranzalem, Tiswadi - Lica
Indian National.
- 8) Fernando Lourenes Martins bachelor,
major of age landlord Sto Jose Francisco
Martins Rio Caranzalem, Tiswadi, Lica
Indian National.
- 9) Francisco Xavier Martins, bachelor land
lord major of age Sto late Jose Francisco
Martins Rio Caranzalem, Tiswadi Lica
Indian National.

L) Antonio Martins major of age bachelor
landlord Sto Jose Francisco Martins,
R/o Caranzalem, Tiswadi, Goa, Indian
National.

M) Mariquinhas Martins e Carvalho,
married housewife, d/o Jose Francisco
Martins, R/o Cansolim, Mormugao
Indian National

N) Asvino Carvalho, businessman, major of
age Sto Paulo Clement Carvalho, R/o Can-
solim, Mormugao, Indian National.

O) Alice Martins e Lopes, married housewife
major of age d/o Francisco Martins, R/o
Chinchinim Salcele, Goa, Indian National

P) Oscar Lopes, government servant major
of age Sto Antonio Lopes R/o Chinchinim
Salcele Goa, Indian National

Q) Lourdes Martins e Dias, married housewife
major of age d/o Jose Francisco Martins R/o
Bandra, Bombay Indian National.

R) Ralph Dias major of age service son
of Charles Dias R/o Bandra Bombay,
Indian National

S) Fatima Martins domestic spinster, daughter
of Jose ^(Francis) Martins R/o Caranzalem Tiswadi
Indian National

Execution of
admits execution of the so called
..... deed of sale

SUB-REGISTRAR
ILHAS

CIVIL REGISTRATION-COM-SUB-REGISTRAR
ILHAS

Executing party's Known to SR's files.
From thumb impression.

28th September 1988.

Sd/- Asha S. Kamal

N.O.C. as per sel- 49(6) of the Goa De
and Div Town & Country planning Act
issued by P.D.A under No. PDA/S/1109/235
dated 18/7/1988 is filed in this office
the respective file


Panaji dated 28th Sept. 1988

Sd/- Asha S. Kamal

Endorsement - Copied by - Kashinath Mhatsheta
L.D.C.

True copy and endorse
ment - Compared by

Reader: 

Examiner: 

Alterations: (1), (2), (3), (4) and (6)

Interlineation: (5)



[Signature]
SUB-REGISTRAR
ILHAS

Registration No. 726/89 filed in Book
No. 1 vol. 60 dated 12-9-1989

[Signature]
~~_____~~

