

67/65

Ad 997 @ 18/12/98

5000Rs.



16/7/98

Buder  
11-45 AM

29/10/1998

AM

Elma Pais

*[Signature]*

REGISTRAR  
MADRAS

27050.00
150.00
<hr/>
27200.00

*[Signature]*

DEED OF SALE CUM MORTGAGE

THIS DEED OF SALE CUM MORTGAGE made at Mapusa this 30<sup>th</sup> day of the month of September of the year nineteen hundred and ninety eight.



*[Signature]* Pereira  
E. Pais  
*[Signature]*

*[Signature]*  
*[Signature]*

167 ... 3.6.98  
Socd  
Saldanha Developers (P) Ltd  
Pencij  
(1,58,600) —

BETWEEN

1. MRS. MARIA ELVIRA ROSALIA CONCEICAO DA SILVA PEREIRA, widow of Atanasio Alberto Pereira and daughter of Virginia Arcangela Ursula Alvares da Silva aged about 80 years, housewife, residing at Cobravaddo, Calangute.

*[Handwritten signature]* x *[Handwritten signature]*  
E. Pereira  
*[Handwritten signature]*

5000Rs.



2. MR. LEONILDO PEDRO ANTONIO AGNELO ERIC PEREIRA son of Atanasio Alberto Pereira by profession, landlord, major of age, bachelor, residing at Cobravaddo, Calangute.

X  
E. Pereira  
E. Pereira  
E. Pereira

167 Paraji 3.6.98  
 Socp  
 Saldeanha Developers (P) Ltd  
 Paraji  
 1,58,600



3. **MRS. ELMA ANTONIA PEREIRA PAIS** daughter of Atanasio  
 Alberto Pereira, Service by profession, major of age and  
 her husband.

*Elma Pereira*  
*E. Pais*  
*reps*



4. **MR. ALZIRO SANTANA TERESA PAIS** son of Francis Xavier Pais major of age retired Police Personnel, both residing at St. Inez Tiswadi Goa.

*Alziro Santana Teresa Pais*  
 E. Pais  
*[Signature]*



No. 167  
Name: Saeed Panaji  
Address: Saitlanha Developers (P) Ltd  
Panaji  
3.6.98  
(158600)



5. MRS. ANNA ELSIA PEREIRA E MASCARENHAS, daughter of Atanasio Alberto Pereira, service by profession, major of age and her husband.

*Handwritten signature: Anna Elsia Pereira*  
*Handwritten text: E. P. Mascarenhas*  
*Handwritten text: E. P. Mascarenhas*





6. MR. ROQUE HONORATO DAMASCIANO MASCARENHAS, major of age, by profession service, both are represented by their attorney Mr. Mathew Braganza, proprietor, residing

R.P. *Mathew Braganza*  
E. Paes  
*crassa*

*[Handwritten mark]*

*[Handwritten mark]*



SE. NO. 167. Mapusa Panoji 3.6.98  
 Value 5000/-  
 Name Saldanha Developers (P) Ltd.  
 Panoji  
 58600/-  
 Signature [Handwritten Signature]



at Mapusa. Brazilian Nationals, hereinafter called the VENDORS/MORTGAGEES (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, successors, administrators and assigns) OF THE ONE PART

[Handwritten Signature] x B. Pereira  
 E. Pereira  
 [Handwritten Signature]







AND

M/S SALDANHA DEVELOPERS PRIVATE LIMITED, a Private Limited Company, with its registered office at 118, Udvog Mandir-1, 7/C Bhagoji Keer Marg, Mahim, Mumbai - 400016, India

*R. Pereira*  
*E. Pais*  
 1/04



Sr. No. 167  
 Value 5000/-  
 Name Saldanha Developes P.L (LTD)  
 Panaji  
 158, 6007  
 100g  
 Signature: [Handwritten Signature]

and one of its Branch Offices at Mathias Plaza, 18th June  
 Road, Panaji, Goa, represented by its Managing Director  
 Mr. Benedict Saldanha, aged about 37 years, son of late  
 Mr. Joseph M. Saldanha, married, resident of Dona Paula,

[Handwritten Signature] x R. P. Pereira  
 E. Pais  
 [Handwritten Signature]

5000Rs.



3

3



Ilhas, Goa Indian National hereinafter called the "PURCHASER/ MORTGAGOR" (which expression shall unless repugnant to the context and meaning thereof be

*(Signature)*  
*(Signature)*  
*(Signature)*  
*(Signature)*  
*(Signature)*

*(Signature)*

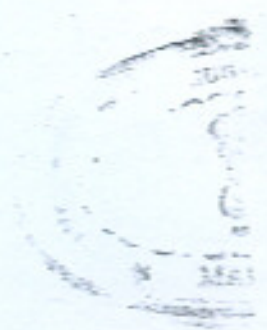


1st Floor to work, Panaji 3-6-98

5000 -  
Saldanha Developes (P) Ltd  
Panaji

b

158,600/-



deemed to include its successors, administrators and assigns) of the OTHER PART.

All the parties hereto are Indian Nationals.

*(Signature)*  
*(Signature)*  
*(Signature)*  
E. Pais  
12/4





WHEREAS by Sale Deed dated 5/03/1908 Pedro Antonio da Silva purchased from Remigio Josinho da Silva the coconut garden name JUNOSI situated at Cobravaddo,

*x R. Pereira*  
*E. Palo*  
*[Signature]*

*[Signature]*  
 13



167 Panaji 3-6-98

Secret  
Sakshya Developers (P) Ltd  
Panaji

*[Handwritten signature]*

ISS, Ecol

*[Handwritten signature]*



Calangute, Bardez, Goa bounded on the East, West and North by the heirs of Francisco Jose Rodrigues and on the South by Jose Maria da Silva and after the purchase of the

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*  
E. Pais  
*[Handwritten signature]*





said property, the said property was described in the Land Registration Office of Bardez under no.13321 at fls 178 V of Book B-34 (New) and registered on the said Pedro Antonio

*R. P. Pereira*  
*E. Pass*

*[Signature]*  
 15



167 ... Paraji ... 3.6.98  
Socd  
Saldanha Developers (P) Ltd  
Paraji  
SS, 6007

*[Handwritten signature]*

*[Handwritten signature]*



da Silva under Inscription No.8977 of book G-13/156 at  
FR.164.

AND WHEREAS upon the death of Pedro Antonio da Silva a

*[Handwritten signature]*  
*[Handwritten signature]*  
E. Tass  
*[Handwritten signature]*








Deed of Qualification, Partition and Gifts was drawn by the Notary of Bardez Camillo Souza at fls 17 overleaf of Book No.416, whereby half of the property Junagl was allotted

x *[Signature]*  
*[Signature]*  
 A. Pais  
*[Signature]*

167 ... Panayi ... 3.6.98  
5000/-  
Saldanha Developers (P) Ltd  
Panayi  
58,60/-

to his widow Virginia Arcangela Ursula Alvares e Silva and  
the remaining half to his only daughter Maria Elvira Rosalia  
da Conceicao e Silva and in the same deed the widow

 x R. P. Almeida 18  
E. P. Almeida  
Almeida






Virginia gifted her half of the said property Junosl to her daughter Marla Elvira with reservation of usufruct.

*Virginia*  
*Marla Elvira*  
 E. Paris

OF No. 167  
 Value Rs. 5000/-  
 Name Saldanha Developers (P) Ltd  
 Peneji  
 58600/-  
 Date 3.6.98  
 Signature of the Applicant  
 Signature of the Officer



AND WHEREAS Maria Elvira Rosalla da Conceicao e Silva  
 married Atanasio Alberto Pereira on 22nd October 1941.

  
 A. R. P. Pereira  
 E. P. A.  
 Mai






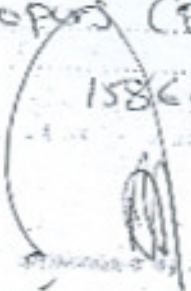
AND WHEREAS the said Virginia Arcangela Ursula Alvares e Silva died on 16/1/1968.

*R. P. Pereira*  
*E. Pais*  
*J. J. J.*

*[Handwritten mark]*



*[Handwritten mark]*  
 21



No. 167 ... Pareja ... 3.6.98  
 5008  
 Saklanta Developers (P) Ltd  
 Pareja  
 158600  





AND WHEREAS the said Atanasio Alberto Pereira died on 4th  
 September 1976 leaving his widow Maria Elvira and three  
 children namely, Leonildo Pedro, Anna Elsa and Elma.



 Maria Elvira  
 E. Pereira  
 Maria





WHEREAS the VENDORS/MORTGAGEES are seized and possessed of and otherwise well and sufficiently entitled the property JUNOSI situated at Cobravaddo Calangute.

R x P  
*E. Pan*  
 E. Pan  
 upi

23

167 ... Paneji ... 3.6.98

5000 -  
Saldanha Developers (P) Ltd  
Paneji

Signature

1586001 -  
Signature

Bardez, Goa, within the limits of the Village Panchayat of Calangute, Taluka Bardez and Sub-District of Bardez district of North Goa, State of Goa described in the land

S. R. Pereira  
E. Tavares  
Signature

24



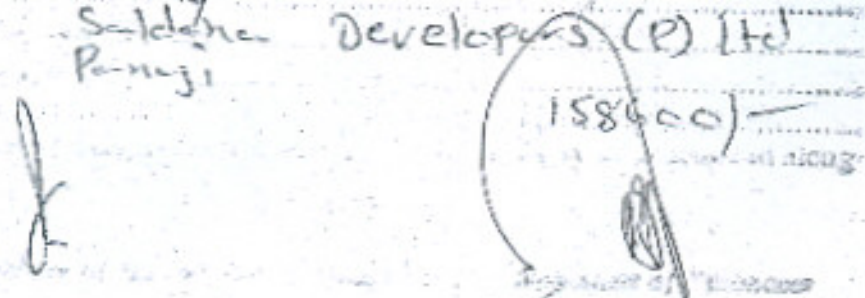




Registration Office of Bardez under no.13321 at folio 178 V  
of Book B-34 (New) and registration on the said Pedro  
Antonio da Silva under Inscription no.8971 of Book G 13/156

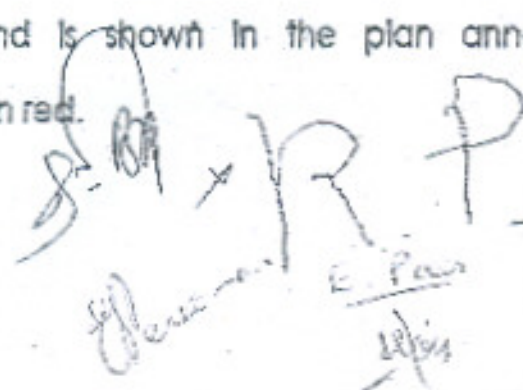
Rx P  
E. Pais  
E. Pais  
E. Pais

25

No. K7 ... Panaji ... 3.6.98  
 Saldanha  
 Panaji Developers (P) Ltd  
 158000  




at FR 164 as are independent land having an area of 1125  
 sq. mts. and is shown in the plan annexed hereto  
 delineated in red.


 R. P. Pereira  
 E. Panaji  
 26

5000Rs.



AND WHEREAS the VENDORS/MORTGAGEES have agreed to sell to the PURCHASER/MORTGAGOR the aforesaid land (which is shown on the plan annexed hereto and

*E. Pais*  
*E. Pais*  
*Reira J*

167 Panaji 3.6.98  
Saldanha Devedepes (P) Ltd  
Panaji

158,000/-

*[Handwritten mark]*

*[Handwritten signature]*

delineated in red) to the PURCHASER/MORTGAGOR for the price of Rs.18,00,000/- (Rupees eighteen lakhs) only free from all encumbrance charges and liens.

*[Handwritten signature]*

*[Handwritten signature]*  
E. Pais  
*[Handwritten signature]*



AND WHEREAS the PURCHASER/MORTGAGOR has agreed to purchase the afore said land (which is shown on the plan annexed hereto and delineated in red) for the

E. P. ...

167 Panaji 3-6-98  
5000 Saldanha Developer (P) Ltd  
Panaji 2,58,600/-

h

*[Handwritten signature]*



aforesaid price free from all encumbrances, charges and  
liens on the terms and conditions hereinafter appearing.

AND WHEREAS the VENDORS/MORTGAGEES have agreed

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
E. Pass  
*[Handwritten signature]*

*[Small handwritten text]*



that the PURCHASER/MORTGAGOR shall pay the aforesaid consideration as follows: Rs.9,00,000/- (Rupees nine lakhs only) on the date of signing of these presents and the balance 25% within six months from the date of execution

*R. Pereira*  
*E. Pass*  
 31



167 Panaji 3-6-98  
Saldanha Developers (P) Ltd  
Panaji

*[Handwritten signature]*

*[Handwritten signature]*

1,58,600/-



of the deed and the balance 25% within 12 months of the date of execution of the deed and the VENDORS/ MORTGAGEES obtaining Income Tax Clearance Certificate:



*[Handwritten signature]*

*[Handwritten signature]*  
E. Pan  
-1/2  
Esira





In the event of the PURCHASER/MORTGAGOR failing to pay any instalment due within the stipulated time the VENDORS/MORTGAGEES shall give to the PURCHASER/

  
 B. Pereira  
 E. Pais  


*[Handwritten mark]*

60. 170 607 Panaji 2-6-98  
5000  
Name Saldanha Devotika (P) Ltd  
Panaji  
155, 607



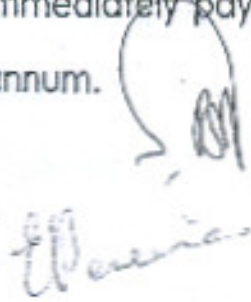
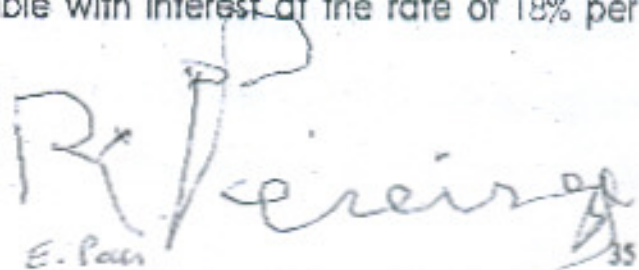
MORTGAGOR a grace period of sixty days and if the PURCHASER/MORTGAGOR fails to pay the respective instalment within the aforesaid sixty days the entire

*(Signature)*  
*(Signature)*  
*(Signature)*  
E. Pais  
reira<sup>34</sup>

21/1/98



outstanding amount shall fall due and become immediately payable with interest at the rate of 18% per annum.


  
 E. Parthasarathy  
 R. Krishna

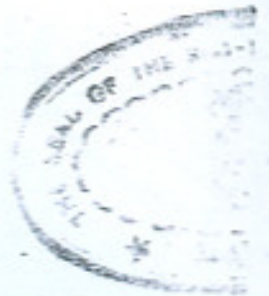
167 Panaji 3-6-98

Seed -  
Saldanha Developers (P) Ltd  
Panaji

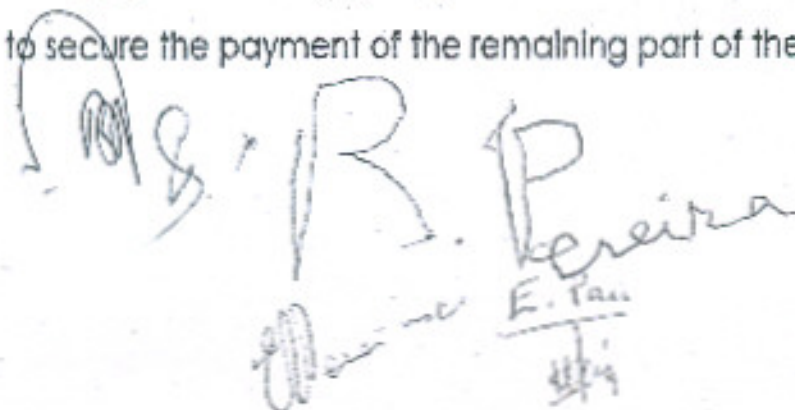
8



1,58,600/-



AND WHEREAS the PURCHASER/MORTGAGOR has agreed to pay the said price instalments and has further agreed to mortgage the said property to the VENDORS/ MORTGAGEES to secure the payment of the remaining part of the price.

  
E. Pereira



AND WHEREAS It is agreed by the PURCHASER/  
MORTGAGOR the cheques should be drawn in the favour  
of (or in the name of ) the VENDORS/MORTGAGEES no.1, 2 ;

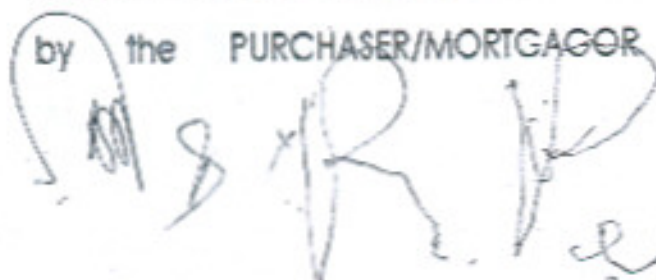
3, 4, 5, 6 only.

*[Handwritten signatures and initials]*  
Verrera  
E. Paus  
*[Other illegible signatures]*

Doc. No. 167 Panaji 2-6-98  
Value 5000/-  
Saldanha Developers (P) Ltd  
Panaji  
1,58,600/-



AND WHEREAS upon payment of the balance consideration of Rs.9,00,000/- (Rupees nine lakhs only) along with the Interest if any due and payable on the default committed by the PURCHASER/MORTGAGOR the VENDORS/

  
E. Pereira  
E. Pereira  
38





MORTGAGEES shall do all that is required to release the property hereby mortgaged from the said mortgage, and in this pursuit the VENDORS/MORTGAGEES shall at the cost and expenses of the PURCHASERS/MORTGAGORS or at the

*E. Pais*  
*E. Pais*  
 39

Doc No. 167  
 Date 3-6-98  
 Name Saldanha Development (P) Ltd  
 Address Panaji  
 158, 600



time of effecting payment of the entire dues payable  
 under this Instrument execute a deed of release and do all  
 that is required to be done to effectively, release the said  
 property from the mortgage hereby created.

158 x RP  
 E. Pan  
 40  
 criva







NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said Sale Deed cum Mortgage and In consideration of the sum of Rs.18,00,000/- (Rupees eighteen lakhs only), out of which the PURCHASER/

BR No. 167  
 Value: 5000/-  
 Name: Saldanha Developers (P) Ltd  
 Address: Panaji  
 Date: 3.6.98  
 Amount: 1,58,600/-  
 [Handwritten signature and initials]



MORTGAGOR has paid to the VENDORS/ MORTGAGEES  
 the sum of Rs. 9,00,000/- (Rupees nine lakhs only) the  
 receipt whereof the VENDORS/MORTGAGEES do and each  
 of them doth hereby admit and acknowledge and of and

[Handwritten signature] x [Handwritten signature] P  
 [Handwritten signature] Perera  
 E. Pan  
 [Handwritten signature]


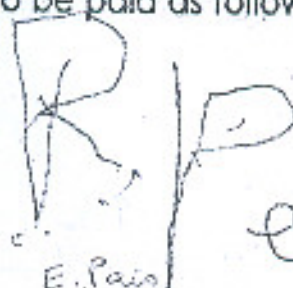
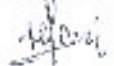


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from the same and every part thereof forever acquit, release, and discharge the PURCHASER/MORTGAGOR and the balance amount of Rs.9,00,000/- (Rupees nine lakhs only) are to be paid as follows: 25% within six months from


  
 E. Pais  


843

ereira

4

DR. No. 167  
V. No. Secor  
N. No. Saldanha  
K. No. Panaji  
A. No. Panaji  
S. No. Panaji  
D. No. Panaji  
Date 3.6.98  
Panaji  
Developers (P) Ltd.

*[Handwritten signature]*

*[Handwritten signature]*

L. S. B. Coor




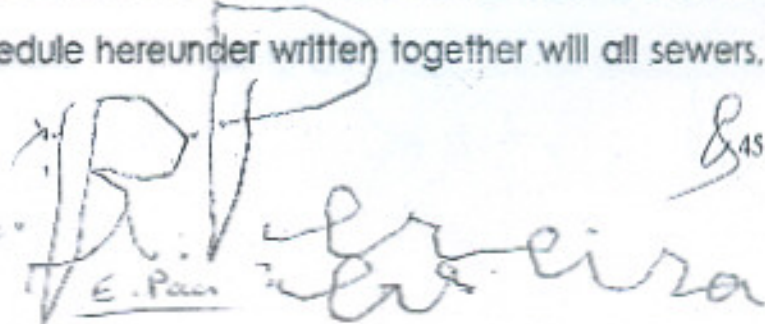

the date of executing of the deed and the balance 25% within 12 months of the date of executing of the deed, they the VENDORS/MORTGAGEES do and each of them doth, hereby granted, convey, transfer and assure unto the

*[Handwritten mark]*

*[Handwritten signature]*  
E. Pereira  
*[Handwritten signature]*



PURCHASER/MORTGAGOR all that property named JUNOSI bearing survey no.230/18 situated at Cobrawado, Calangute, Bardez, Goa, and more particularly described in the Schedule hereunder written together with all sewers,



  
 E. Pereira R. Pereira

Of No. 127 of 1998 Panaji 3. 6. 98

Value: 5000/-  
Name: Saldanha Developers (P) Ltd  
Panaji

1,58,600/-

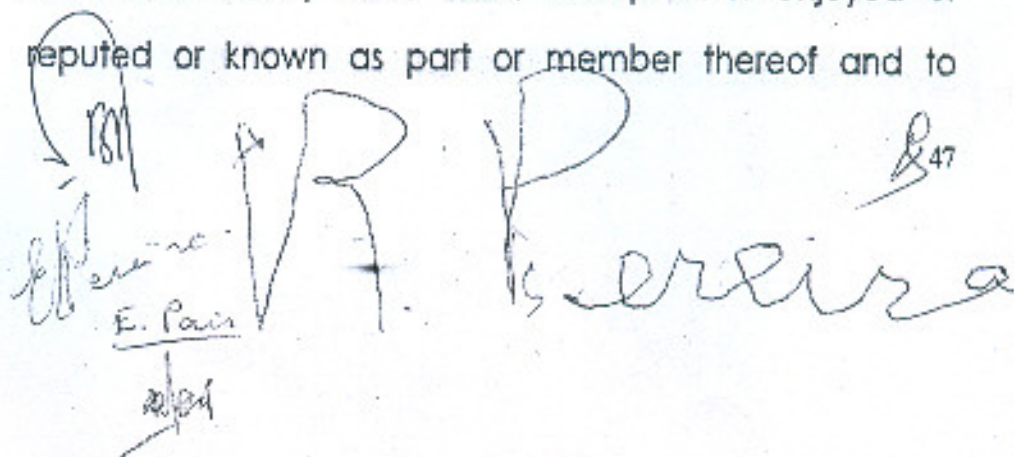


drains, ditched, fences, trees, plants, shrubs, ways, paths,  
well, water courses, lights, liberties, privileges, easements,  
profits, advantages, members and appurtenances  
whatsoever to the said land ground, hereditaments and

E. Pan



premises of any part thereof belonging to or appertaining to or with the same or any part thereof now at or any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to

  
 V. A. Pereira  
 E. Pais  
 2/24

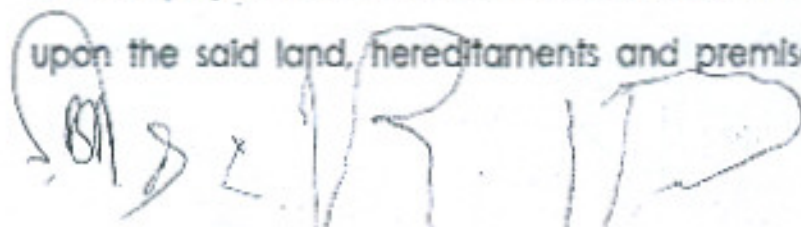

Ch. No. 107... Place of... Panaji ... Date of issue 8.6.98

Value 5000  
No. Saldanha Developers (P) Ltd  
Panaji

Area 1.58, 600  
Signature: 



belong or be appurtenant thereto and all the estate, right, title and interest claim and demand whatsoever at law and inequity of the VENDORS/MORTGAGEES in, to, out of or upon the said land, hereditaments and premises or any

  
E. Pereira  








part thereof TO HAVE AND TO HOLD all and singular the  
 said land, hereditaments and premises hereby granted,  
 conveyed, transferred and assured or Intended or  
 expressed so to be with their and every of their right.



STAMPED: 3.6.98  
STAMPED: 158, 600/-  
Handwritten: 3.6.98  
Handwritten: 158, 600/-  
Handwritten: Panaji  
Handwritten: Sankha Developers (P) Ltd  
Handwritten: Panaji



members and appurtenances unto and to the use and benefit of the PURCHASER/MORTGAGOR absolutely and forever.

Handwritten: R.P. Pereira  
Handwritten: E. Panaji



2. The VENDORS/MORTGAGEES do and each of them doth hereby covenant with the PURCHASER/MORTGAGOR.

of That notwithstanding any act, deed, matter or thing

Handwritten signatures and initials. On the left, a signature "E. Pereira" is written. In the center, there is a large stylized signature "P" with "E. Pali" written below it. On the right, a signature "Pereira" is written. A small "51" is written to the right of the signatures.

167... Place of... Panaji ... 3-6-98  
5000/-  
Saldanha Developers (P) Ltd  
Panaji  
58,600/-


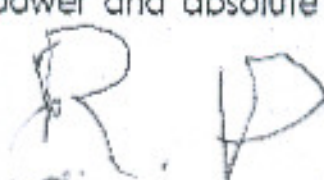
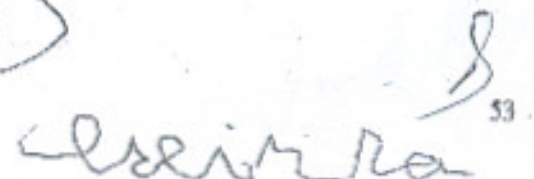


whatsoever by the VENDORS/MORTGAGEES or any person  
or persons lawfully or equitable claiming by, from, through,  
under or in trust for them made, done, committed, omitted

*(Handwritten initials)*  
E. Pais  
Cresna



or knowingly or willingly suffered to the contrary they the VENDORS/MORTGAGEES now have in themselves good right, and full power and absolute authority to grant, convey,




  
 E. P. Desai

167 Paraji 3.6.98  
Secor  
Saldanha Developers (P) Ltd.  
Paraji  
158,600/-



transfer and assure the said premises hereby granted,  
conveyed, transferred and assured or intended so to be  
unto and the use of the PURCHASER/MORTGAGOR.

*R.P. Pereira*  
Chairman E. Pais  
Affix





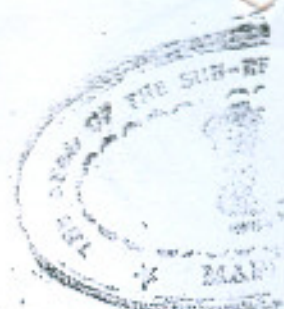
b) That it shall be lawful for the PURCHASER/MORTGAGOR from time to time and at all times hereafter peaceably and quietly to hold under, upon, occupy, possess and enjoy the said premises hereby granted, conveyed, transferred

*[Handwritten signatures and initials]*  
 E. Paro  
 Shalira

OF BANK'S

WINDING UP  
 ORDER

167  
Seed - Panaji  
Saldanha Developers (P) Ltd  
Panaji  
3.6.98  
158600



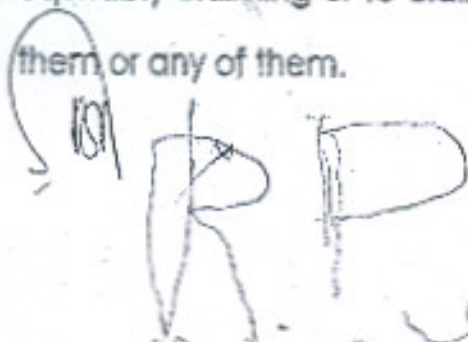
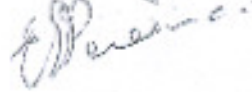

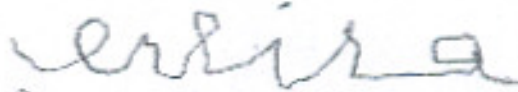

and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for her own use and benefit without any sult, lawful eviction, Interruption, claim and demand whatsoever from

*R. Pereira*  
E. Panaji





or by the VENDORS/MORTGAGEES of their successors or assigns or any of them from or by any person lawfully or equitably claiming or to claim by, from under or in trust for them or any of them.

167 Panaji 3.6.98  
Socd -  
Saldanha Developers (P) Ltd  
Panaji  
1,58600.00



c) That free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS/MORTGAGEES

*(Signature)*  
*(Signature)*  
*(Signature)*  
58  
Perreira  
E. Perreira  
*(Signature)*





well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever

1881  
 R. P. Pereira  
 E. P. P.  
 59

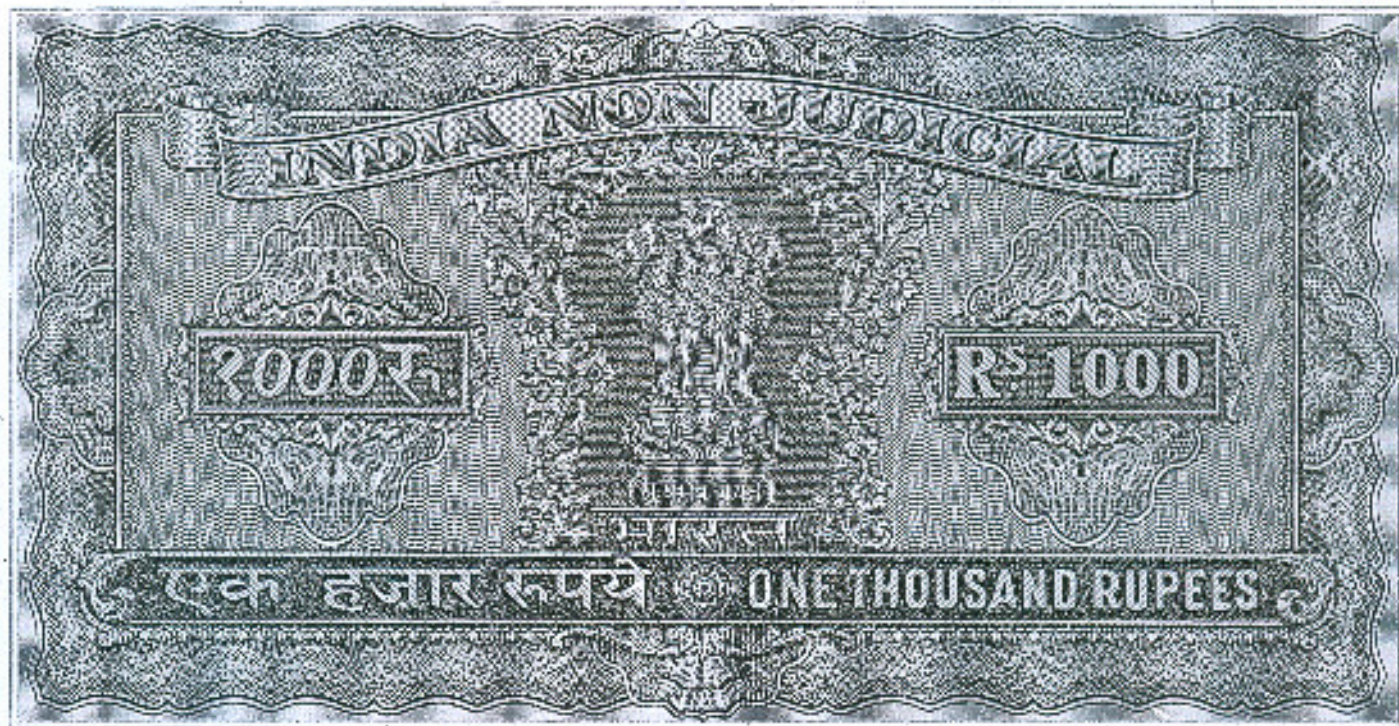


167  
Sood  
Saldanha  
Peneji  
Peneji  
3.6.98  
Developers (P) Ltd  
(152600)



either already or hereafter made, executed or occasioned  
or suffered by the VENDORS/MORTGAGEES or by any  
person or persons lawfully or equitably claiming or to claim  
by, from, under or in trust for them or any of them.

*(Signature)*  
S. R. P  
E. Par  
Peneji



d) That the VENDORS/MORTGAGEES and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted, conveyed, transferred and assured, or any part

*E. Perera*  
*E. Perera*  
*E. Perera*

167

Paray

3-6-98

158600/-

Paray

Saldanha Developers Pvt Ltd

158600/-

*[Handwritten signature]*



thereof by from, under or in trust for them the VENDORS/MORTGAGEES or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/MORTGAGOR do and

62

*[Large handwritten signature]*

*[Handwritten signature]*

E. Pais





execute and cause to be done and executed all such further or other lawful and reasonable acts, deeds, matters, things and conveyances and assurances in law whatsoever for the better further and more perfectly and

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

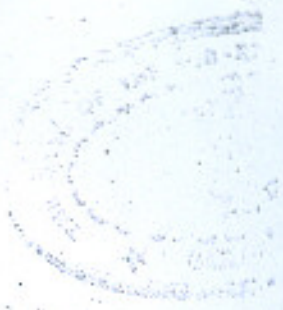


167

1000/-  
Peneja Saldanha  
Peneja  
Peneja  
Developers (P) Ltd  
3-6-98  
158600/-

f

*(Handwritten signature/initials)*



absolutely granting unto and to the use of the PURCHASER/  
MORTGAGOR In the manner aforesaid, as shall or may be  
reasonably required by the PURCHASER/MORTGAGOR for  
assuring the said premises and every part thereof hereby

*(Handwritten initials)*

R.

P

Perira

64

*(Handwritten signature)*

E. Pass

*(Handwritten signature)*







granted, conveyed, transferred and assured unto and to the use of the PURCHASER/MORTGAGOR in the manner aforesaid.

*R. P. Pereira*  
*E. Paus*  
*de*

167

Paneji  
1000/-  
Sald-nhr  
Paneji

3.6.98

Developers (P) Ltd

1.58,600/-

*[Handwritten signature]*

*[Handwritten signature]*



e) The VENDORS/MORTGAGEES do and each of them doth hereby covenant with the PURCHASER/MORTGAGOR that they the VENDORS/MORTGAGEES have not at any time

*[Handwritten signature]*  
R. P. Pereira<sup>66</sup>  
E. Pan  
*[Handwritten mark]*



1000Rs.



heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party to, privy to any act, deed, matter or thing whereby or by reason or means

*RP*  
*E. Pereira*  
E. Pereira  
67

167

Panaji

3.6.98

158600/-

Saldanha

Developers (P) Ltd

Panaji

158600/-

*[Handwritten mark]*

*[Handwritten signature]*



whereof they are prevented from conveying, transferring and assuring the said premises in the manner aforesaid or whereby or by reason or means whereof the same or any

*[Handwritten initials]*

*[Large handwritten signature]*

68

E. Pan

*[Handwritten signature]*



1000Rs.



part thereof is, can, shall or may be charged, encumbered, impeached or prejudicially, effected in estate, title or otherwise howsoever or by way of easement or way.

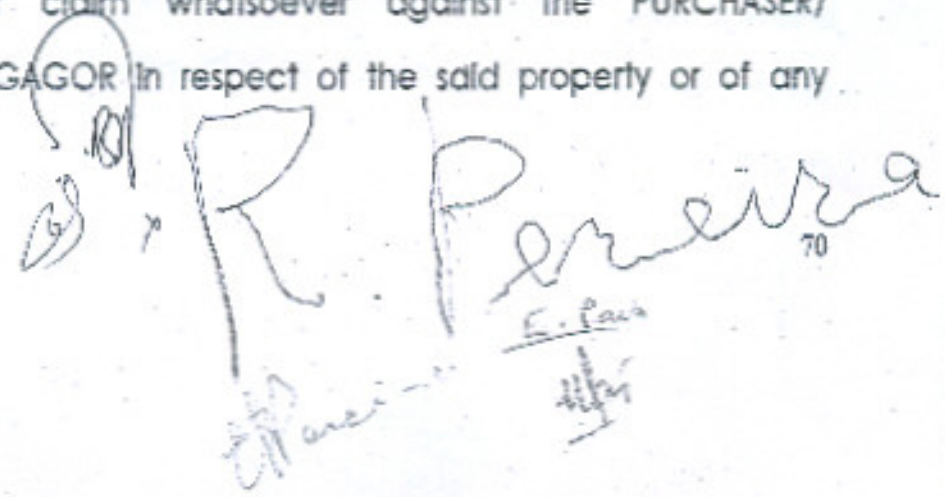
*R. Pereira*  
*E. Pais*  
69

167

1000/-  
 Pareji Saldanha Developers (P) Ltd  
 3.6.98  
 158600/-



f) The VENDORS/MORTGAGEES declare that they have no further claim whatsoever against the PURCHASER/MORTGAGOR in respect of the said property or of any

  
 R. Pereira  
 E. Pais  
 70

1000Rs.



building which the PURCHASER/MORTGAGOR constructs thereof.

3. And this deed further witnesseth as follows:-

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
E. Pan  
71

167 Panaji 36.98  
1000/-  
Saldanha Developers (P) Ltd  
Panaji  
158600/-



In pursuance of the said agreement and in consideration  
of the sum of Rs.9,00,000/- (Rupees nine lakhs only) due by  
the PURCHASER/MORTGAGOR to the VENDORS/

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
E. Pava

*[Handwritten signature]*  
*[Handwritten signature]*



1000Rs.



MORTGAGEES the PURCHASER/MORTGAGOR as a security for the sum of Rs.9,00,000/- (Rupees nine lakhs only) and as a beneficial owner transfer unto the VENDORS/

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
E. Pao  
*[Handwritten signature]*

167

Paine Jr

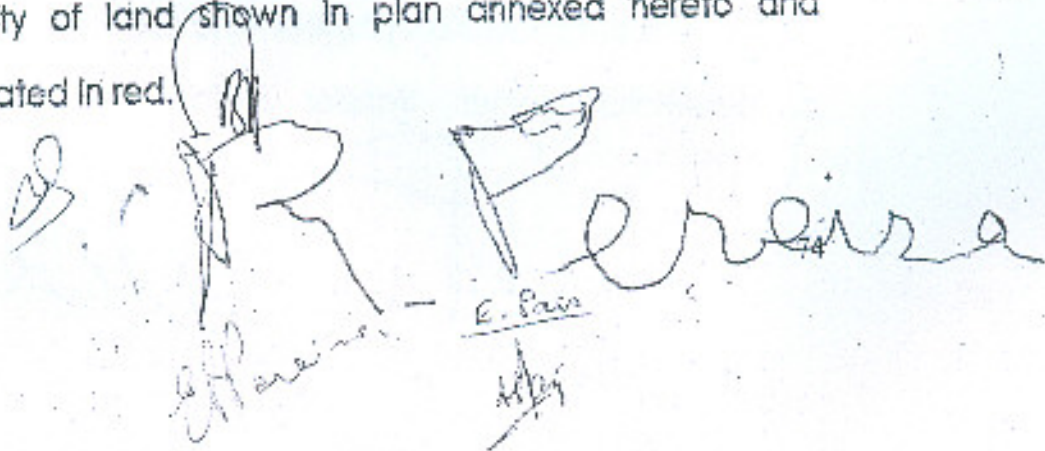
3.6.98

1000/-  
Saliente Developers (P) Ltd  
Paine Jr

158,600/-



MORTGAGEES by a simple mortgage the afore said property of land shown in plan annexed hereto and delineated in red.

  
E. Paine



4. The present market value of the land hereby sold is Rs.18,00,000/- (Rupees eighteen lakhs only) and the stamp

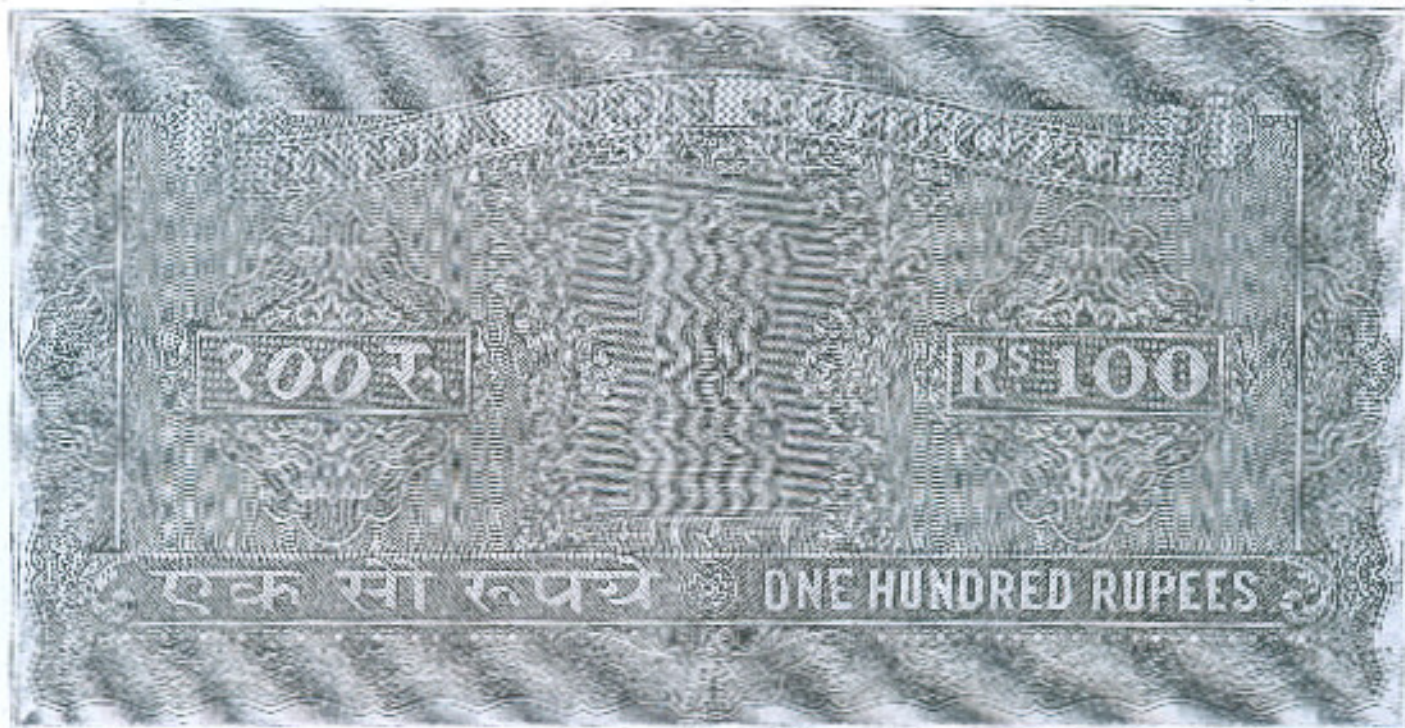
*R. P. ...*  
*E. Pass*  
*75*

167  
1000/-  
Saldanha  
Pereira  
Pereira  
Pereira  
Developers (P) Ltd  
3.6.98  
158600/-



duty and the registration fees thereon and the mortgage  
have been borne by the PURCHASER/ MORTGAGOR.

*(Signature)*  
R. Pereira  
E. Pereira  
*(Signature)*

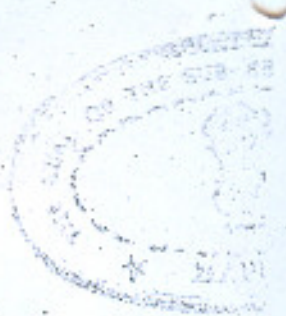


SCHEDULE

ALL THAT PIECE AND PARCEL OF LAND named JUNOSI  
situated at Cobravaddo, within the limits of the Village

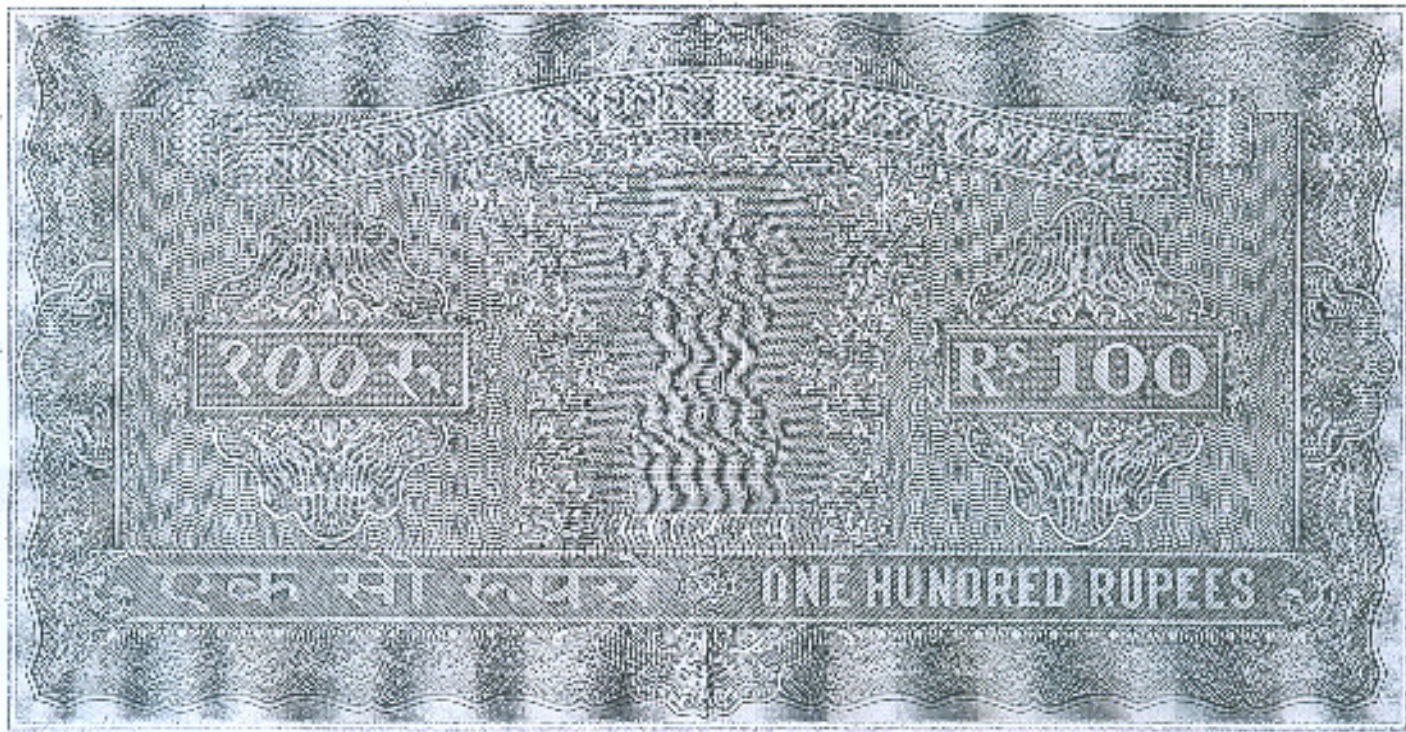
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]* *[Handwritten mark]*

167 Panchaji 3.6.98  
Kodai -  
Saldanha Developers (P) Ltd  
Panchaji  
158,000/-

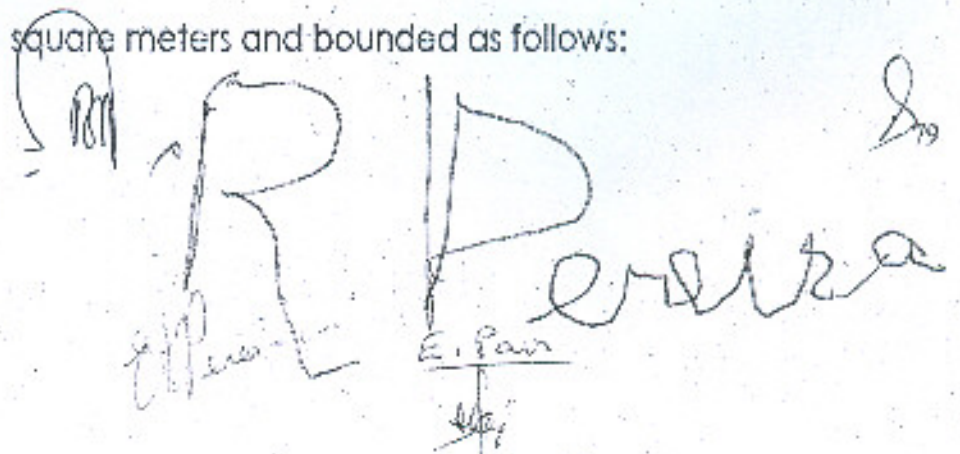


Panchayat of Calangute, Taluka and Sub-District of Bardez,  
District of North Goa, State of Goa, described in the Land  
Registration Office at Bardez under no.13321 at fls.178 V of  
Book B-34 (New) and Inscription no.8977 of Book G-13/156

78  
RP  
E. P. Act  
Pancha



at fl 164 and enrolled in the Taluka Revenue Office of Bardez under no.2421 bearing at present survey no. 230/18, and old cadastral survey no.1475 having an area of 1125 square meters and bounded as follows:



167

800/-  
Saldanha  
Pareji

Pareji

3.6.98

Developers (P) Ltd

158600/-

k

*[Handwritten signature]*



ON THE NORTH : at present by survey no.230/17

ON THE SOUTH : at present by survey no.230/3 & 4

*[Handwritten signature]*  
E. Par  
*[Handwritten signature]*



100Rs.



ON THE WEST : at present by survey no.230/18A

ON THE EAST : at present by survey no.230/17

*R. P. Pereira*

*E. P. Pereira*

*E. P. Pereira*

*81*

167 ... Perera 3.6.98  
Suleksha  
Perera Developers (P) Ltd

*[Handwritten signature]*

152600  
*[Handwritten signature]*

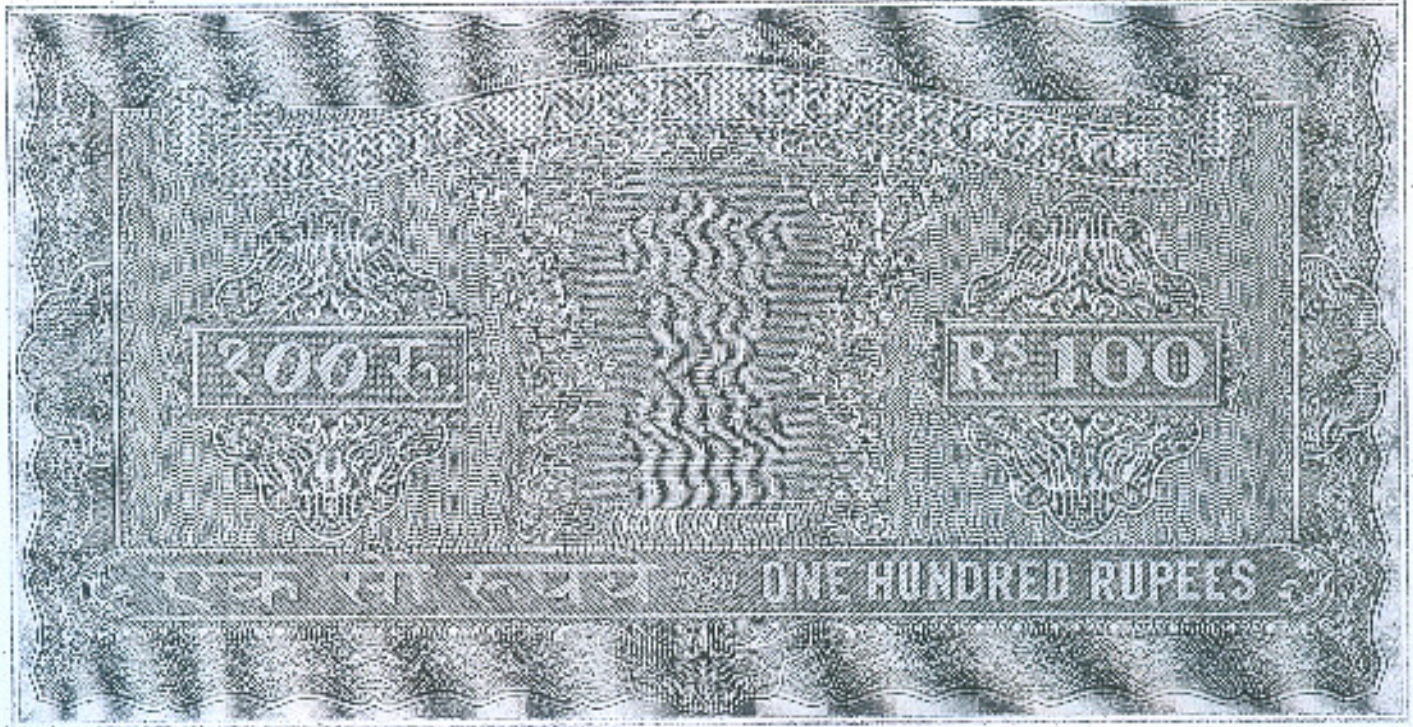


IN WITNESS WHEREOF the parties hereto have signed this deed the day and the year first above mentioned in the presence of witnesses.

*[Handwritten signature]*

R. P. Perera  
E. Perera  
*[Handwritten signature]*

100Rs.



SIGNED SEALED AND DELIVERED )  
 by the VENDORS/MORTGAGEES )  
 withInnamed )

1. MRS. MARIA ELVIRA ROSALIA )  
 CONCEICAO DA SILVA PEREIRA )

*R. Pereira*

*E. Pais*

*[Handwritten mark]*

83

167

Pereira

3.6.98

100%  
Sold in the  
Pereira

Developers (P) Ltd

158600

*[Handwritten mark]*

*[Handwritten signature]*



2. MR. LEONILDO PEDRO  
ANTONIO AGNELO ERIC PEREIRA

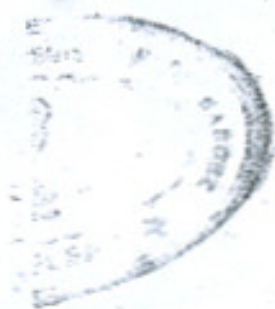
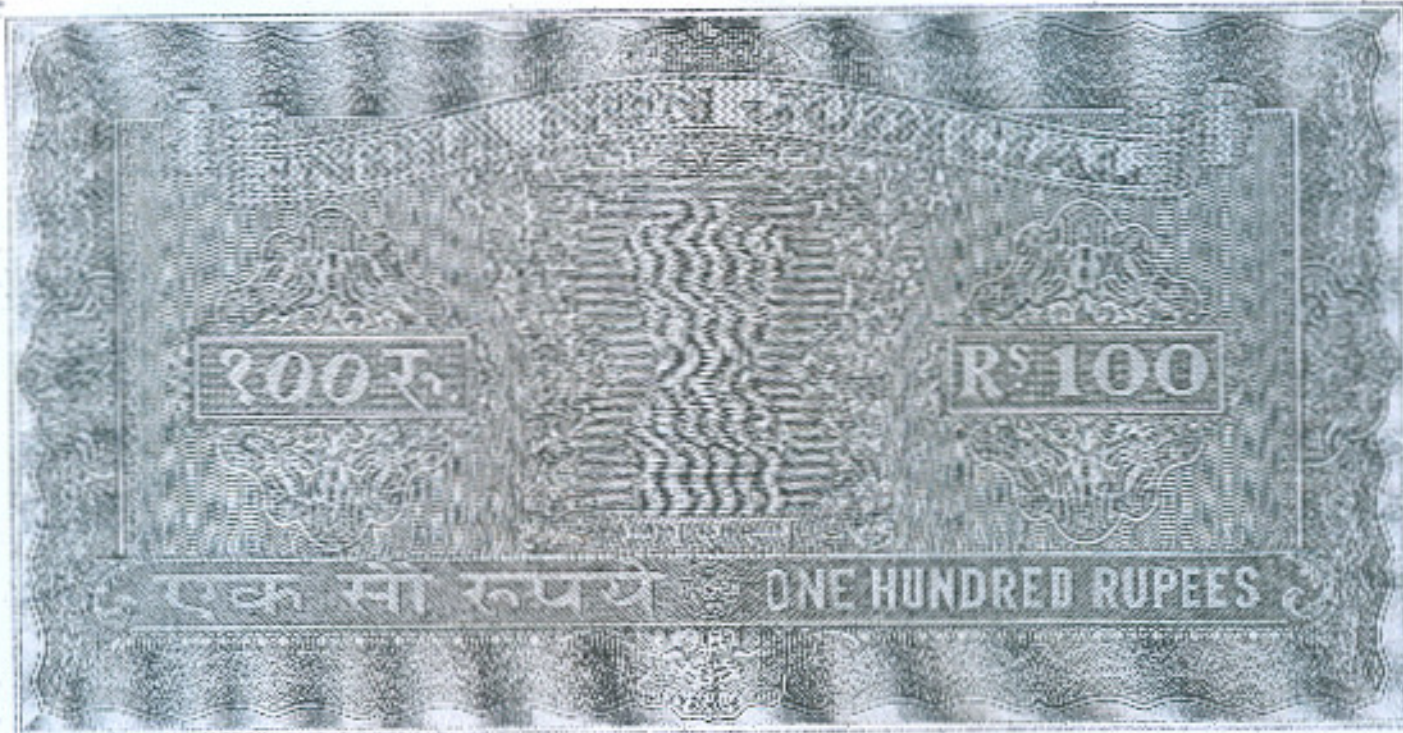
*[Handwritten signature: Eric Anthony Pereira]*

3. MRS. ELMA ANTONIA PEREIRA  
PAIS

*[Handwritten signature: Elma Pais]*

*[Handwritten signature: R. Pereira]*

100Rs.



4. MR. ALZIRO SANTANA TERESA  
PAIS

Alzira Pais

5. MRS. ANNA ELSIA PEREIRA E  
MASCARENHAS

Anna E. Pais

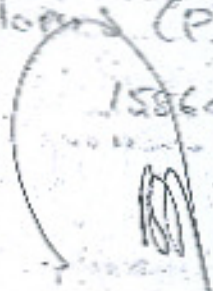
*Alzira Pais*  
*Anna E. Pais*

*Handwritten initials*

187

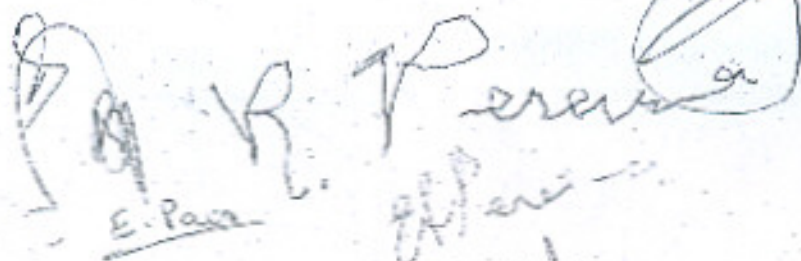
100/-  
Subletha Developers (P) Ltd  
Panaji

158600/-



6. MR. ROQUE HONORATO  
DAMASCIANO MASCARENHAS

1 \_\_\_\_\_

  
E. Perera

167 Parraji 3.6.98  
100/ Saldanha Developers (P) Ltd  
Parraji

158600/-

h



In the presence of:

1. D. A. Queiroz

2. Margaret Segura

Queroz

Segura

h

R. Perera

E. P. Perera

Perera


167 Panaji 3.6.78  
100/-  
Saldanha Developers (P) Ltd  
Panaji

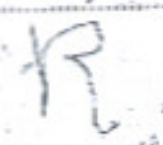
158600/-



In the presence of:

1. D. A. Quadros  
2. Margaret Sequeira

  
Sequeira



Sequeira

E. Pais

Sequeira





Government of Goa  
Directorate of Settlement  
& Land Reforms, Panaji

PL 18

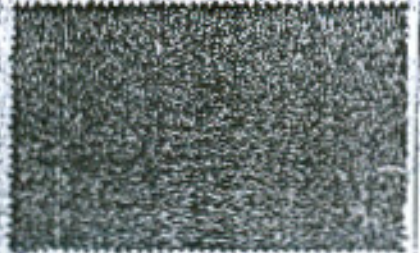
LOCALITY  
CALANGUTE  
BARCEL

NO. 230/18 & 18-A

SCALE 1:1000



A. S. & S. 23



S. 23

*R. F. Pereira*  
*Assoc. Anthony Pereira*  
*E. Pais*  
*S. 23*



APPROVED  
V. R. Ribeiro  
Chief

14.10.96

THE DIRECTOR OF SETTLEMENT  
& LAND REFORMS, PANAJI  
GOA

Department of Civil  
Engineering & Surveying  
University of the Philippines

1954

CALANGUTE

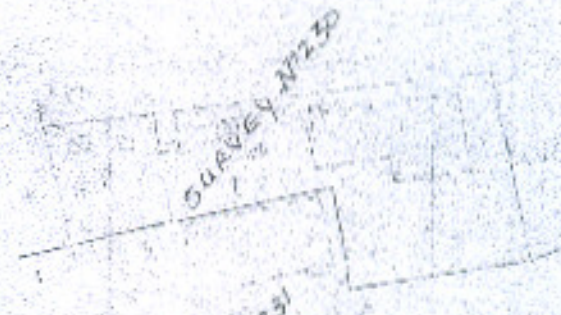
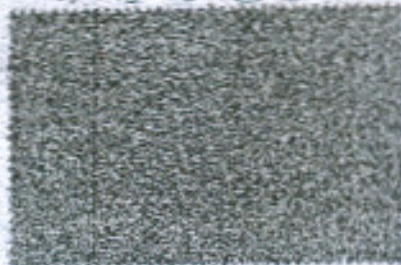
BARCEL

230/18 & 18-A

SCALE - 1:1000



A. S. & S. O.



K. P. Perline  
Perline

Eric Anthony

E. Pan

*[Signature]*



Checked by  
J. Bulans  
Drafts

14.10.56

Approved by  
CALANGUTE

*[Signature]*

1) Mrs Maria Elvira Rosalia  
Conceicao De Silva Pereira major,  
d/o Virginia A.V. Alvar da Silva,  
Incalque Co.

2) Leonildo Pedro Antonio Agnelo Exa  
Pereira major, bachlor, residynt-  
Calangute Bauda Co.

3) Mrs. Elma Antonia Pereira Pais major,  
d/o Atanasio A. Pereira, servio  
and In. Inobat

4) Mr. Alvaro Santana Tunes Pais major  
son of Francis Xavier Pais, lito  
bell ~ St. Inca. Panaji Co.



Executing party .....

.....

.....

.....

.....

.....

1) R. Pereira



2) Eric Anthony Pereira



3) Elma Pais



Mr. Domingos Quadros - manager, major grace  
retiree office no found

and known to the ...  
state ...  
for above execution and identifies  
him.

1) Domingos

29th October 1996

- 1) Mr. Benedict Saldanha Mago, ~~manager~~ <sup>MANAGER</sup>  
Indore Paula Goa as manager  
Director M/S Saldanha Ductile Pvt. Ltd.
- 2) Mr. Mathew Brazense, Proprietor no Mopuse  
Goa as attorney

3) Mrs. Anna Elsie Peliss e Mascarenhas,  
Mago, dia Alberto Peliss, for self and as  
attorney of  
Mr. Roque Honorato Demasciano Mascarenhas  
Mago, Mago, both in Brazil  
perhaps admit to  
and of all



1) Signature  
counsel or

2) Signature

18th December 1996

Att - l



TRUST

6 Income Tax Certificates No. 10 | PNJ |  
W-2 | 98-99 ; No. 11 | PNJ | W-2 | 98-99 ; No. 12 |  
PNJ | W-2 | 98-99 ; No. 13 | PNJ | W-2 | 98-99 ; No.  
14 | PNJ | 98-99 ; No. 15 | PNJ | W-2 | 98-99 and  
No. 16 | PNJ | W-2 | 98-99 , all dated 31-7-98  
of Income Tax Officer, ward-2, Panaji  
furnished.

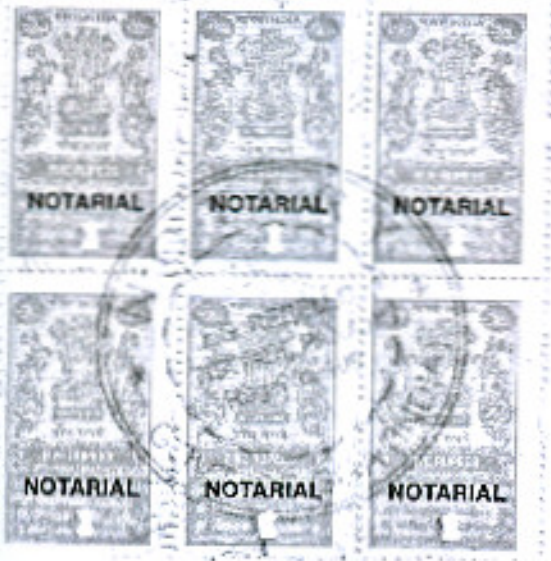
Mapusa, dated 18<sup>th</sup> December, 1998.

REGISTRAR  
GARDEZ

61

RECEIVED  
OFFICE OF THE REGISTRAR  
GARDEZ  
8-1-1999





TRUE COPY

Reg. No. 425674 Dated 26/11/14

  
J. K. REBELIG  
NOTARY  
PANAJI  
STATE OF GOA (INDIA)