



DEED No. 693/05
 Executed at the Office of the
 Sub-Registrar at Bardez, Goa
 during the hours of 12/03/05
 3/05 5/05

Stamp duty	1000/-
Copying (1000/160)	400/-
Copying embossments	100/-
Postage	
Total Rs	1500/-

KONAL KASU FERNANDES

R. P. FERNANDES

SUB REGISTRAR
 BARDEZ

DEED OF SALE

SUB REGISTRAR
 BARDEZ

THIS DEED OF SALE is executed at Mapusa,
 Goa on this 8th Day of March, 2005.

Dr. No. 39/85, Place of issue MAP, SA, Date 8/3/05
value of stamp paper 5000/-
Name of Purchaser Kunal Fernandes
Residence of Purchaser Kuna Fernandes
as there is no single stamp paper for the value of
20000/- additional stamp paper for the
completion of the value is attached
Purpose Deed of Sale

V. V. Pandit
Sinhala Pandit

K. H. FERNANDES
Sinhala Pandit

VEERA V. PANDIT
LICENCE NO. AC/ST/PVEN/2011/144

== 2 ==

BETWEEN

(1) MR. GERALDO JERONIMO GOMES alias GERALDO
JERONE GOMES alias GIRALDO JERONIMO GOMES,
son of late Jose Maria Gomes alias Jose Mario Gomes,
age 67 years, married, retired, and his wife
(2) MRS. EPIFANIA MARIA FELICIDADE D'SOUZA, aged
62 years, daughter of late Felix D'Souza, married,
housewife, both r/o Accoi, Mapusa, Bardez, Goa are

...3f-





== 3 ==

hereinafter referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, successors, legal representatives, successors, administrators, executors and assigns) OF THE FIRST PART.



...At-

3022
 500/-
 Kunal fernandes
 Cunchelim
 Karu fernandes
 20000/-
 deed of sale
 V.V. Pandit
 K.K. FERNANDES
VEERA V. PANDIT
 LICENCE NO. AG/51/PVEN/2001/1144

== 4 ==

AND

MR. KUNAL KARU FERNANDES, son of Mr. Karu John
 Fernandes alias Constancy John Fernandes, age 22 years,
 bachelor, business, r/o Mayalaya Bunglow, Cunchelim,
 Mama road, Mapusa, Goa is hereinafter referred to as the
 'PURCHASER' (which expression shall unless it be
 repugnant to the context or meaning thereof shall mean
 and include his heirs, successors, legal representatives,



...52



== 5 ==

successors, administrators, executors and assigns) OF
THE SECOND PART.



All the parties are Indian Nationals.

AND WHEREAS there exist immovable properties known
"PETNEM" bearing Chatta no.2/4 of P.T. Sheet No.164
admeasuring an area of 306 sq.mts. and Chatta no.45 of

Gr. No. 303.7 Place of unit MAPUSA, Dm 8/8/05
 value of estate paper 5000/-
 Name of Purchaser Kunal Fernandes
 Name of Seller Curuchellam - Karu Fernandes
 20000/-

Deed of sale

V.V. Pandit
 Signature of Pandit

K.K. Fernandes
 Signature of K.K. Fernandes

VEERA PANDIT
 LICENCE NO. 100/2001/1144

= 6 =

P.T. Sheet no.168 admeasuring 144 sq.mts. situated at
 Merod within jurisdiction of Mapusa Municipal area, City
 Duvey Mapusa, Taluka & Sub District of Bardez, District
 of North Goa and State of Goa. The said properties are
 shown separately in Schedule I & II respectively.

AND WHEREAS originally the said properties belong to
 Leticia Ambrosia Gomes.

...76





== 7 ==



AND WHEREAS vide Deed of Sale with Discharge of Consideration and of Adjustment of Accounts and Discharge dt. 9/5/1916 sold the said properties "Petnem" to Deliciosa Gomes alias Deliciosa Floripes Pinto alias Deliciosa Floripes Pinto Gomes and the same is registered before Judicial Division of Bardez in the Town of Mapusa and in the office of Jose Joaquim Filipe Pinto de Menezes

.. 8f

Br. No. 393-6. Place of vend MAPUSA, Date 8/3/05

value of stamp paper 5.000/-

Name of Purchaser Kunal Fernandes

Residing at Canehellm Son of FAYU. Fernandes

As there is no sample for stamp paper the value of

... 20.000/- value of stamp paper is 10.000/-

contents of the deed of sale is 10.000/-

Proper Deed of sale

V.V. Pandit
Signature of Vendor

K.K. Fernandes
Signature of Purchaser

VEERA V. PANDIT

LICENCE NO. AC/STP/VEN/2001/1144

= 8 =

Notary Public of the Records in the Judicial Division,
Mapusa and found recorded at folio 73 Overleaf to 75
Overleaf of Book no.287.

AND WHEREAS the said properties were inherited by Jose
Maria Gomes alias Jose Mario Gomes and his wife Maria
Julia Mascarenhas.



AND WHEREAS said Jose Maria Gomes alias Jose Mario Gomes expired on 18/8/1928 and his wife Maria Julia Mascarenhas expired on 20/5/1990.

AND WHEREAS upon the death of said Jose Maria Gomes alias Jose Mario Gomes and his wife Maria Julia Mascarenhas a Deed of Succession was executed on 6/7/1992 in the Judicial Division of Bardez, City of Mapusa and in the Notarial Office at Mapusa qualifying that the VENDOR NO.1 namely Mr. Geraldo Jeronimo Gomes alias Geraldo Jerone Gomes alias Giraldo Jeronimo Gomes as their sole and universal heir.



AND WHEREAS by virtue of said Deed of Succession dt. 6/7/1992 the VENDOR no.1 has become absolute owner in possession of the said properties.

AND WHEREAS the name of VENDOR no.1 is recorded in Form D in the Record of Rights City Survey Mapusa and hence the VENDOR NO.1 has become the absolute owner in possession and enjoyment of the said properties .

AND WHEREAS the PURCHASER has approached the VENDORS and requested them to sell the said properties bearing Chalta no.2/4 of P.T. Sheet No.164 admeasuring an area of 306 sq.mts. and Chalta no.45 of P.T.Sheet no.168 admeasuring 144 sq.mts for a total consideration of Rs.5,00,000/- (Rupees Five lakhs only).

AND WHEREAS the VENDORS have acceded to the request of the PURCHASER and is ready and willing to sell the said property bearing bearing Chalta no.2/4 of P.T. Sheet No.164 admeasuring an area of 306 sq.mts. and Chalta no.45 of P.T.Sheet no.168 admeasuring 144 sq.mts to the PURCHASER for a total consideration of Rs.5,00,000/- (Rupees Five lakhs only) which is the present market value of the said Properties free from all encumbrances, demand, charges, claims etc.



NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the said Agreement and in consideration of the said sum Rs.5,00,000/- (Rupees

Five lakhs only) which is paid by the PURCHASER to the VENDORS on execution of this Deed of Sale, the receipt of which sum the VENDORS hereby admit and acknowledge, the VENDORS hereby sell, transfer, release, convey, assign and assure UNTO and the use of the said property bearing Chalta no.2/4 of P.T. Sheet No.164 admeasuring an area of 306 sq.mts. and Chalta no.45 of P.T. Sheet no.168 admeasuring 144 sq.mts to the PURCHASER free from encumbrances ALL THAT the said properties more particularly described in the Schedule I & II below hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever to the said property or any part thereof belonging or pertaining to or with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the said properties.



2. And the VENDORS do hereby covenant with the PURCHASER, his heirs, administrators and assigns that the VENDOR is now lawfully seized and possessed of the

== 12 ==

said property bearing Chalta no.2/4 of P.T. Sheet No.164 admeasuring an area of 306 sq.mts. and Chalta no.45 of P.T. Sheet no.168 admeasuring 144 sq.mts and consequently the said property is described in the Schedule I & II hereby granted and transferred in favour of the PURCHASER and the VENDORS have full and absolute authority to sell the said properties described in the Schedule I & II hereto.

3. AND the PURCHASER shall hereafter peacefully and quietly possess and enjoy the said properties without any claims, demands, whatsoever from the VENDORS or any person claiming through or under them.

4. AND The VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the said properties hereby sold.

5. AND the VENDORS do hereby authorize and give their no objection to the PURCHASER to enter his names



in survey record on execution of this deed with respect to the above said properties bearing Chalta no.2/4 of P.T. Sheet No.164 admeasuring an area of 306 sq.mts. and Chalta no.45 of P.T. Sheet no.168 admeasuring 144 sq.mts.

SCHEDULE - I

All that a immovable property known "PETNEM" bearing Chalta no.2/4 of P.T. Sheet No.164 admeasuring an area of 306 sq.mts. situated at Morod within jurisdiction of Mapusa Municipal area, City Survey Mapusa, Taluka & Sub District of Bardez, District of North Goa and State of Goa is described in Land Registration office of Bardez under no.19158 at folio 164 Overleaf of B-49 and enrolled in the Taluka Revenue Office of Bardez under no.1458 at folio 55 of Book 2nd and is bounded as under:-



On the East:- by property bearing Chalta no.2/1 of P.T. Sheet no.164

On the West:- by property bearing Chalta no. 3/2 of P.T. Sheet no.164

On the North:- by Pathway

On the South:- by property bearing Chaita no.2/6 of
P.T. Sheet no.164

SCHEDULE - II

All that a immovable property known "PETNEM"
Chaita no.45 of P.T. Sheet no.168 admeasuring 144
sq.mts. situated at Morod within jurisdiction of Mapusa
Municipal area, City Survey Mapusa, Taluka & Sub District
of Bardez, District of North Goa and State of Goa is
described in Land Registration office of Bardez under
no.19159 at folio 165 Overleaf of B-49 and enrolled in the
Taluka Revenue Office of Bardez under no.1459 at folio 55
of Book 2nd and is bounded as under:-

On the East:- by property bearing Chaita no.46 of
P.T. Sheet no.168

On the West:- by property bearing Chaita no.44 of
P.T. Sheet no.168

On the North:- by property bearing Chaita no.9 and
12 of P.T. Sheet no.163

On the South:- by property bearing Chaita no.48 of
P.T. Sheet no.168



IN WITNESS WHEREOF the parties have put their hands on the day, month and year in presence of two witnesses.

VENDORS:-

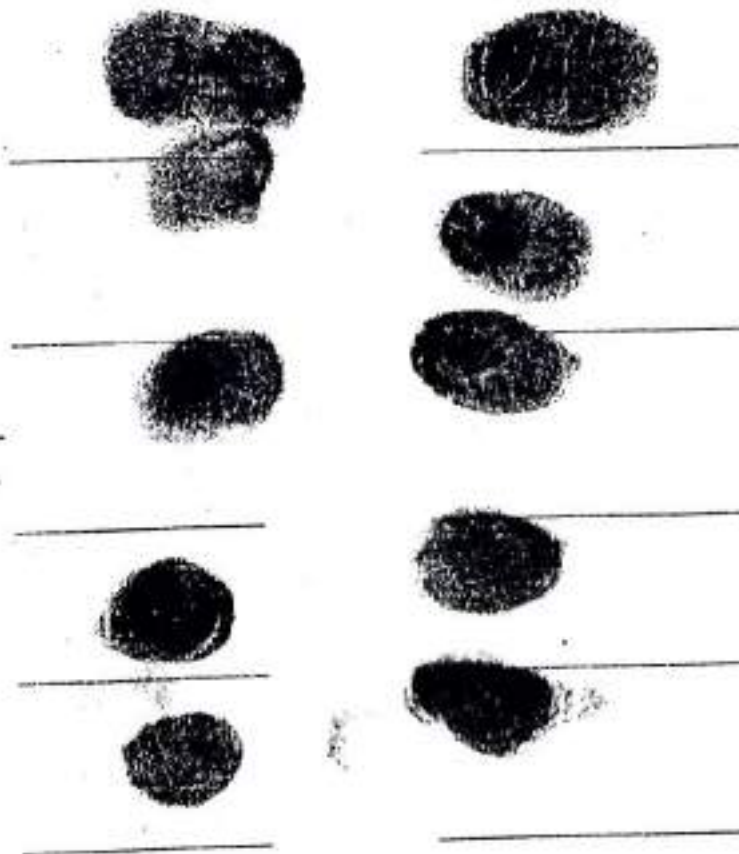
J. Gomes



(1) MR. GERALDO JERONIMO GOMES
Alias GERALDO JERONE GOMES
alias GIRALDO JERONIMO GOMES

L.H.T.I.

R.H.T.I.



PURCHASER:-

K.K. Fernandes



MR. KUNAL KARU FERNANDES

L.H.T.I.

R.H.T.I.



WITNESSES:-

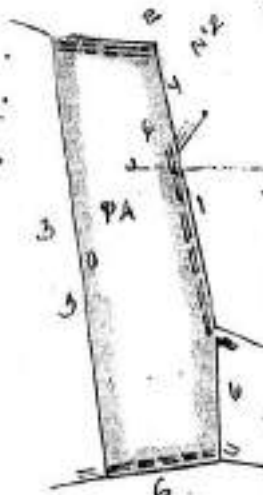
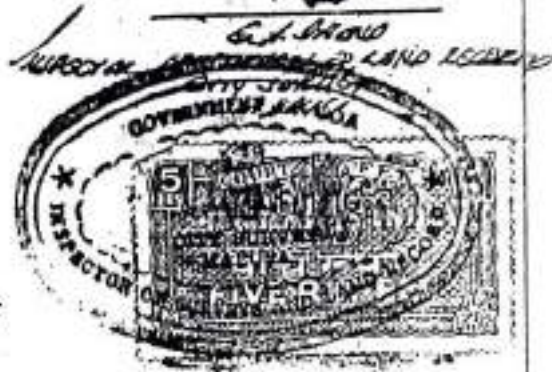
1 Jinnal

2 S.M Patel



SHOWING THE SUB-DIVISION N° 4 OF
 QUADRY N° 2 AT AT-SHEET N° 164 SITUATED
 AT MAPUA CITY OF ALCIDE TALLER.

Seals (574)



CERTIFIED COPY

of the Department of Lands and Survey

BY

Refuse

Com. S.

13.12.39

T.H. P. S. S. S. S.

13.12.39

Trigady from p. 164 N° 164
13.12.39

1417
13.12.39

ENDORSE

Do not change

Procure

E. Gomes

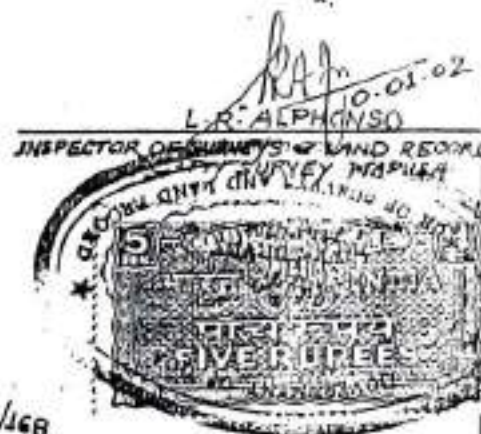
R. R. P. S. S. S.

(w) Mrs. Epifania Maria Mor. Manuel P. S. S.
Felicidade D. S. S. S. S.

13.12.39
13.12.39



SCALE - - - - - 1:500



P.V. SHIRODKAR (FS) *[Signature]* 10/1/02
A.M. GURKER *[Signature]*

[Signature]
Chakrabarti

TRACED FROM P.T. SHEET NO.
168 OF CITY SURVEY MADRAS.

VENDORS

PURCHASER

[Signature]

Geraldo Teronimo Gomes
Geraldo Teronimo Gomes (2)
Geraldo Teronimo Gomes

E. Gomes
(2) Mrs. Espiridiana Maria
Felizade Dias

R.R. Fernandes
MR. RICHARD M.
HERNANDEZ

1) Mr. Gerardo ...
s/o late Jose Maria ...
aged 67 years, married ...
and his wife;

2) Mrs. Epifania Maria Felizardo
D'Saiz, aged 62 years, w/o
late Felix D'Saiz, married
housewife both w/o ...
Mapusa, Bardez, Goa



3) Mr. Kunal Karu Fernandes
s/o Karu John Fernandes
aged 22 years, bachelor
business, w/o Eunchelini
Mapusa Goa.

Exemptions paid 1.00

Stamp duty 1.00
Total 2.00


$$I_2 = \mu S_1$$

911
registered at
at pages 224 to 224
Book No. I Volume No. 1240
date 31st March 2005



Note of return:
Document no. 693/05 to be returned on
7/4/05.

SUB REGISTRAR
BARDEZ