



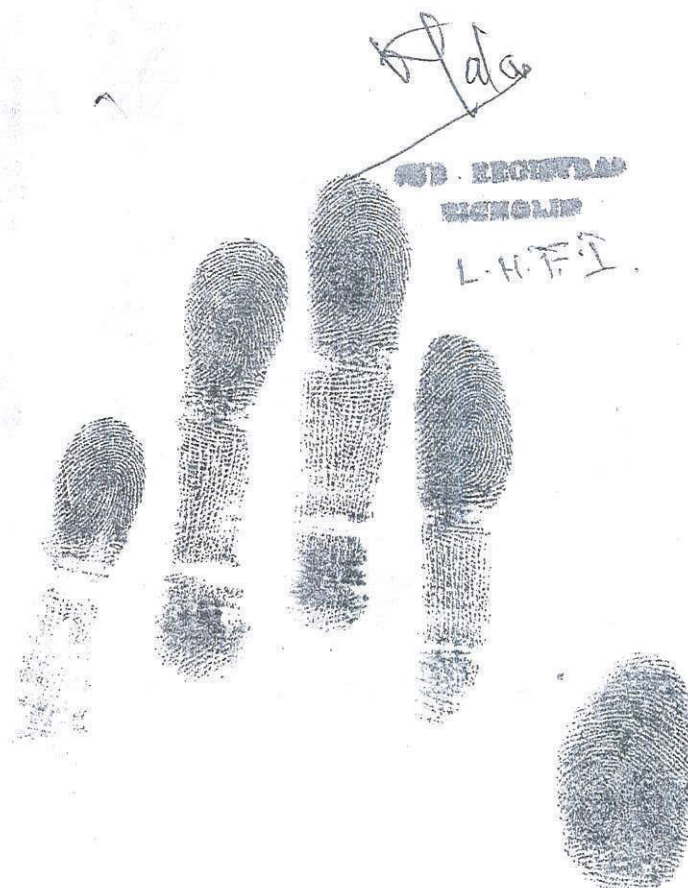
Serial No. 114/03  
 Presented at the Office of  
 Sub-Registrar of Bicholim  
 between the hours of 2.00 PM  
 and 4.00 PM 5-2-12-03

Registered fee 12760=00  
 Copying charges 40 60=00  
 Copying endorsement 10=00  
 Total fee 12830=00



*[Signature]*  
*[Signature]*

Sub-Registrar  
 Bicholim





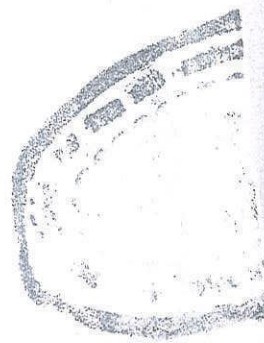
Serial No. 7161 Place of vend. Bicholim. Date: 04/02/03  
Value of stamp p p r Re 1000/-  
Name of the purchaser Sagar Shetye  
residing at Bicholim  
As there is no stamp paper for the value  
of Rs. 21000/- additional stamp paper for the completion  
of the value is attached alongwith.

H.S.  
Signature of the vendor

[Signature]  
Signature of Purchaser

[Signature]

R.H.F.I.





0000 667667



DEED OF SALE

THIS DEED OF SALE is made at Bicholim,  
Goa, on this 5th day of February, 2003;

B E T W E E N :

Cont... 2 ..

Serial No. 7763 Place of vend. Bicholim. Date: 05/02/03  
Value of Rs. 20000/-  
Name of Mr. Sagar Shetye  
residing at Bicholim son of

N.S.  
Signature of the vendor

Signature of Purchaser

- 2 -

(1) Shri JOAO JOSE SERVILO MAIA de SOUZA  
e MENEZES, son of late Jose Alfredo Augusto Maia  
de Souza e Menezes, aged 64 years, married,  
retired, Indian National, and his wife; (2) Smt.  
FILOMENA AUGUSTA RONCON MENEZES, daughter of Luis  
Rui Roncon, aged 56 years, housewife, Indian  
National; both are the residents of Churchwada,

Cont... 3 ..





0000 667669

- 3 -

Bicholim, Goa, hereinafter referred to as "THE VENDORS" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the ONE PART.

A N D

Cont... 4 ..

Serial No... 2161... Place of issue Bicholim, Date 04/02/03  
Value of... Rs. 20,000/-  
Name of the... Sagar Shetye  
residing at... Bicholim  
As there is no... stamp paper for the value  
of Rs. 20,000/- additional stamp paper for the completion  
of the value is enclosed alongwith.

Signature of the vendor

Signature of Purchaser

- 4 -

Shri SAGAR VASUDEV SHETYE, son of late  
Shri Vasudev K. Shetye, major of age, married,  
Indian National, business, resident of Bicholim,  
Goa, hereinafter called as "THE PURCHASER" (which  
expression shall unless repugnant to the context  
or meaning thereof deem to include his heirs,  
executors, legal representatives, administrators  
and assigns) of the OTHER PART.

Cont... 5 ..





- 5 -

WHEREAS there exists a property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", situated at Church wada, within the limits of Municipal Council of Bicholim, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, and

Cont... 6 ..

Serial No. 7783 Place of vend Bicholim. Date: 05/02/03  
Value of stamp paper Rs 5000/-  
Name of the purchaser: Sagar Shikha  
residing at Bicholim son of -  
As there is no one single stamp paper for the value  
of Rs. 10000/- additional stamp paper for the completion  
of the value is attached alongwith.

Signature of the vendor

Signature of Purchaser

- 6 -

the said property is presently surveyed under  
Survey no. 9/21 of Bicholim, more particularly  
described in Schedule-I herein under and for the  
sake of brevity is hereinafter referred to as  
"SAID PROPERTY".

WHEREAS the said property originally was  
owned, possessed and enjoyed by Shri Jose Alfredo

Cont... 7 ..





- 7 -

Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes in whose favour the said property has been entered in the Land Registration Office of Bicholim under No. 9059 at page 167v of Book F.11.

WHEREAS both the above said original owners of the said property expired leaving behind

Cont... 8 ..

Serial No. 7783 Place of vend Bicholim Date: 05/02/03  
Value of stamp p p 10000/-  
Name of the purchaser Sagar Shetye  
residing at Bicholim son of  
As there is no single stamp paper for the value  
of Rs. 10000/- additional stamp paper for the completion  
of the value is attached alongwith.

Signature of the vendor

Signature of Purchaser

- 8 -

their legal heirs namely, (1) Shri Joaquim Victor  
Manual Maia de Souza e Menezes, married to Leonor  
Gomes Ferreira de Souza Menezes; (2) Smt. Olivia  
Augusta Maia de Souza e Menezes Curado married to  
Raul de Silva Calha Curado; (3) late Shri Carlos  
Antonio Clemente, married to Artimisia Carmelina  
and, (4) Shri Joao Jose Servilo Maia de Souza e  
Menezes, married to Smt. Filomena Augusta Roncon

Cont... 9 ..



Menezes, the Vendors herein.

WHEREAS by a Deed of Relinquishment/  
Renouncement dated 9th April, 1986 registered at  
the Office of Sub-Registrar cum Civil Registrar  
and Notary Ex-Officio of Bicholim Taluka, the said  
Joaquim Victor Manual alongwith his wife Smt.  
Leonor Gomes Ferreira de Souza Menezes and Smt.  
Olivia Augusta Maia de Souza e Menezes along with  
her husband Raul de Silva Calha Curado have  
relinquished their undivided share/right to the  
estate left behind by said deceased Shri Jose  
Alfredo Augusto Maia de Souza e Menezes and his  
wife, Smt. Maria Aida Amelia da Costa Maia de  
Souza e Menezes in terms of article no. 2029 of  
Portugues Civil Code, which is in force in the  
State of Goa and as such Shri Joao Jose Servilo  
Maia de Souza e Menezes, and his wife, the Vendors  
herein and said late Shri Carlos Antonio Clemente  
and his wife have become the absolute owners of  
the said property.

WHEREAS by virtue of a Deed of Partition

Cont... 10 ..

- 10 -

dated 12th day of March, 1987 registered at the Office of Sub-Registrar of Bicholim at Bicholi under Registration No. 122 of Book No. I, Vol. No. 4 dated 15.4.1987 and in accordance with the plan annexed to said Deed of Partition dated 12.3.1987, the Vendors and said late Shri Carlos Antonio Clemente along with his wife have partitioned the said property into different parts which are denominated under letters "A", "B", "C", "D", "E", "F", "G", "H", "J", "K" & "L".

WHEREAS by virtue of a said Deed of Partition dated 12th day of March, 1987, the Vendors herein have been allotted with Plots denominated under letters "A", "B", "C", "D" & "H" and said late Shri Carlos Antonio Clemente and his wife Artimisia Carmelina Barreto Menezes have been allotted with plots denominated under letters "E", "F", "G" & "J" and the plots denominated under letters "K" & "L" are jointly owned and possessed by the Vendors and said late Shri Carlos Antonio Clemente and his wife Artimisia Carmelina Barreto Menezes.

Cont... 11 ..



WHEREAS by virtue of a said Deed of Partition dated 12th day of March, 1987, the Vendors have become absolute owners in possession of the Plots denominated under letters "A", "B", "C", "D" & "H" of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", situated at Ward Church wada, Bicholim, Goa, bearing Survey no. 9/21 of Bicholim.

AND WHEREAS now they the said Vendors have decided to dispose off the said plots for sale, have offered to sell the same plots to prospective Purchaser who may be interested in acquiring the same for setting up a suitable building/development.

AND WHEREAS the Purchaser herein having been desirous of carrying out construction/development, has approached the said Vendors upon having believed the representations made by the said Vendors as aforesaid, the said Purchasers has

Cont... 12 ..

- 12 -

conveyed its readiness and willingness to purchase the said property from the said Vendors.

WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the plot denominated under letter "A" and part of the plot denominated under letter "B" of the said property "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATED E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WAPA", bearing Survey no. 9/21 of Bicholim, admeasuring a total area of 850.00 square metres, i.e. plot denominated under letter "A" admeasures an area of 535.00 sq. mtrs. and the said part of plot denominated under letter "B" admeasures 315.00 sq. mtrs., more particularly described in the Schedule-II given herein below and shown in red colour boundary lines in the plan annexed hereto, with all its easements, pathways, and appurtenances, free from all encumbrances at or for a total sale price of Rs.6,37,500/- (Rupees Six lakhs thirty seven thousand five hundred only) which is its market value.

Cont... 13 ..

AND WHEREAS to be more sure of title of the property, its clarity and marketability, so also to be sure that the plots are not with any encumbrances, a notice was published in the news papers namely Navhind Times and Gomantak both dated 15.1.2003 by the Advocate Shri P. S. Amonkar on behalf of the Purchaser AND having confirmed that no claims have been raised by any person or persons or financial institutions, within notified time, the Purchaser has proceeded with the present transaction with the Vendors in respect of the said plots.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of Rs.6,37,500/- (Rupees Six lakhs thirty seven thousand five hundred only) paid by the Purchaser to the Vendors (Payment and receipt whereof the Vendors do hereby admit and acknowledge), they the Vendors do hereby sell, grant, assign, transfer, release, convey, assure and assign unto and to the use of the PURCHASER, its successors, executors, administrators,

Cont... 14 ..

- 14 -

representative and assigns, all that plot denominated under letter "A" and the part of the plot denominated under letter "B" of the said property "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing Survey no. 9/21 of Bicholim, more particularly shown with red colour boundary line in the plan annexed hereto and described in the Schedule-II given hereinunder.

TO HAVE AND TO HOLD, all and singularly all that plot denominated under letter "A" and the part of the plot denominated under letter "B" of the said property "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", situated at Ward Church Wada, Bicholim, Goa, bearing Survey no. 9/21 of Bicholim, hereby sold, granted, released, conveyed, assured, assigned and intended or expressed so to be with it and every of its rights, appurtenances, unto and to the use and benefit of the Purchaser forever subject to the

Cont... 15 ..



the Vendors being lawful and absolute owners have full powers and absolute authority to sell the same.

c) That the said plot hereby sold is free from encumbrances, charges, liens, dependance, mortgages, leases or any other proceeding of Civil or Criminal in nature.

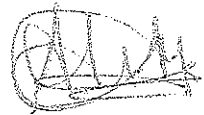
d) That the Vendors have got no objection of whatsoever nature to get transferred the said house in the name of the Purchaser in the records of Bicholim Municipal Council and so also the Vendors have got no objection to transfer electricity and water connection in respect of the said house in the records of concerned Government Departments in favour of the Purchaser.

e) That the Purchaser shall be liable to pay all the taxes, if any, to the local bodies and all such other Government Departments and/or authorities on account of the purchase of the said plot and the Vendors shall not in anyway responsible for the payment of such dues.

Cont... 18 ...

Filomena Augusta Romeno Menezes

Menezes



payment of taxes if any, to the public body in respect thereof and that it shall be lawfull for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy all that plot denominated under letter "A" and part of the plot denominated under letter "B" of the said property "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", situated at Ward Church Wada, Bicholim, Goa, bearing Survey no. 9/21 of Bicholim, more particularly shown with red colour boundary line in the plan annexed hereto and described in the Schedule-II given hereinunder, hereby granted and of every part thereof to and for the own use and benefit of the purchaser, without any suit, lawful eviction, interruption, claim and demand whatsoever from the Vendors or by any person or persons.

THAT THE VENDORS DO HEREBY COVENANTS  
WITH THE PURCHASER AS UNDER:

- a) That the said plots shall be quietly

Cont... 16 ..

entered into and upon and held and enjoy and the profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors and/or any person acting on their behalf.

b) That said plots hereby sold subsists and the Vendors being lawful and absolute owners have full powers and absolute authority to sell the same.

c) That the said plots hereby sold is free from encumbrances, charges, liens, lispendense, mortgages, leases or any other proceeding of Civil or Criminal in nature.

d) That the Purchaser shall be liable to pay all the taxes, if any, to the local bodies and all such other Government Departments and/or authorities on account of the purchase of the said plots and the Vendors shall not in anyway responsible for the payment of such dues.

e) That in case, if any person or persons claim any right or interest over the said plots hereby sold then the Vendors shall be responsible

to answer the claim of the Purchaser and to indemnify the Purchaser.

f) That the said VENDORS having thus become exclusively and absolutely entitled to the said plot, the said VENDORS upon having entered into exclusive possession and ownership of the said plot continued to do so without any interruption, interference, obstruction, let or hindrance whomsoever.

g) That the said plots are not subject to any notice or scheme or notification or proceedings under Land Acquisition Act, or Requisition, Administration of Evacuee Properties Act, or any other claims, demand, charges, penalties by any statutory authority.

h) That no attachment or notice/s from the Central or State Government or any other local body or Authority under any Act, or Legislative Enactment, Government Ordinance, Order or notification including Notice/proceeding for Acquisition/Requisition had/had been received by/or served upon the VENDORS and that the said

Cont... 18 ..



plots or part thereof is not subject to any attachment or recovery proceedings under the Income Tax Act, or any other Act or statute, law or regulation;

i) That there are no charges, attachment, previous agreements, mortgages contractual agreement, contracts, collaterals, demands, liens, injunctions, executive demand, etc. on the said shops.

j) That the said plots/land has been duly mutated in the Survey Records of Rights in the name of the VENDORS and THAT THE VENDORS HAVE PERFECT MARKET TABLE TITLE TO SELL THE PROPERTY/LAND.

k) That the VENDORS having declared that they have a perfectly marketable title to sell the said property, in the event it is ever proved otherwise, the VENDORS will be liable to refund the entire consideration to the PURCHASER in all under this agreement as hereunder mentioned along with a fair and hereby agreed to pay interest

Cont... 19 ..

thereon at the rate of 12% per annum and a suitable compensation.

1) That the said VENDORS transfer to the said PURCHASER all that right, title possession and fruition of the said plots belonging to them, that are sold with all the belongings, easement, privileges, benefits and all accessess leading to the same so that the PURCHASER shall own the said plots, as its own chattel and property on the undertaking that if the said VENDORS deprive the said PURCHASER, from enjoying the said plots or any part thereof, for defects of title or for any other cause, the said VENDORS shall be liable to compensate the PURCHASER in terms of law.

m) That the VENDORS do hereby covenant and declare for themselves, their heirs successors, executors, representative and the assign that they the VENDORS now have good right to convey the said plots hereby conveyed unto the PURCHASER, its successors, executors, representatives, administrators and assigns in the manner aforesaid.

Cont... 20 ..

- 20 -

n) That PURCHASER shall hereafter peaceably hold, use and enjoy the same as its own chattel and property without any hindrance, interruption, claim and demand by or from the VENDORS from any person whomsoever.

o) That the VENDORS hereby agreed to save harmless and keep indemnified the PURCHASER from and against all losses, damages, costs and expenses which it may sustain or incurs by reason of any claim being made by anybody whomsoever to the said plots or to any arrears of taxes or cesses due thereof.

p) That the VENDORS do hereby further agree with the PURCHASER and declare that they have not done or been party to any act whereby the said plot are or may be under any charge in title, claim, estate or otherwise, howsoever, or whereby by the VENDORS are prevented from conveying or assigning the said plots or any part thereof.

q) That the VENDORS also hereby undertakes

Cont... 21 ..

that they shall from time to time and at all times hereafter do and execute or cause to be done and executed, all such further and other acts, deed, matters things and assurance, whatsoever, for further and more perfectly and absolutely granting and assuring the said plots described hereinafter in the said schedule and granted hereby and sold to the said PURCHASER as shall or may be reasonably required .

r) That the VENDORS do hereby further declare that, they have no objection for the transfer of survey record of rights pertaining to the said plots in the name of the PURCHASER consequently authorised and permit the said PURCHASER to apply for the proper mutation in the survey record of rights and to enter its name in the occupants column of the form No. I & XIV thereof, upon deleting the name of the said VENDORS that is found exiting therein at present.

SCHEDULE - I  
(DESCRIPTION OF THE PROPERTY)

ALL THAT Property known as "PREDIO

Cont... 22 ..



URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", admeasuring an area of 2625.00 square metres, situated at Church wada, within the limits of Municipal Council of Bicholim, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, which is being presently surveyed under Survey no. 9/21 of Bicholim. The said property is registered in the Land Registration Office of Bicholim under no. 6714 at page 167 of Book B 17 New, bearing Matriz No. 395 and the same has been entered in the Land Registration Office of Bicholim in the name of Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes under No. 9059 at page 167v of Book F.11 and the same is bounded as follows:

On or towards the East : by a road which goes to the Cemetery;

On or towards the West : by a road;

On or towards the North: by property surveyed under survey no. 9/12,

Cont... 23 ..

and;

On or towards the South: by a Mapusa-Sanquelim  
State Highway road;

SCHEDULE - II  
(Description of the Plots hereby sold)

ALL THAT Plot denominated under letter  
"A" and the part of the plot denominated under  
letter "B", admeasuring a total area of 850.00  
square metres, of the property "PREDIO URBANO DE  
CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E  
PROPRIEDADE ANNEIXA" commonly known as "CHURCH-  
WADA" described in the Schedule-I herein above,  
forming part of Survey no. 9/21 of Bicholim.

The plot denominated under letter "A" of  
the property described in Schedule-I above, hereby  
sold, admeasures an area of 535.00 square metres  
and it is bounded as follows:

On or towards the East : by a road which goes to  
the Cemetery;

On or towards the West : by the plot denominated

Cont... 24 ..

- 24 -

under letter "E" of the  
same property bearing  
Survey No. 9/21 belonging  
to late Shri Carlos  
Antonio Clemente and his  
wife Artimisia Carmelina  
Barreto Menezes;

On or towards the North: by property surveyed  
under survey no. 9/12,  
and;

On or towards the South: by Foot Way beyond which  
lies the plots  
denominated under letters  
"J", "H", "B" and "G" of  
the same property.

The part of the plot denominated under  
letter "B" of the property described in Schedule-I  
above, hereby sold, admeasures an area of 315.00  
square metres and it is bounded as follows:

On or towards the East : by the plot denominated  
under letter "G"

Cont... 25 ..

belonging to late Shri  
Carlos Antonio Clemente  
and his wife Artemisia  
Carmelina Barreto  
Menezes;

On or towards the West : partly by the plot  
denominated under letter  
"C" which is the house  
property belonging to the  
Vendors and partly by the  
Plot denominated under  
letter "K" of the same  
property;

On or towards the North: partly by plot denominated  
under letter "K" and  
partly by the part of the  
said plot denominated  
under letter "B"  
belonging to the Vendors  
which is intended to be  
sold to Mrs. Rosalinda  
Maria Fernandes.

Cont... 26 ..



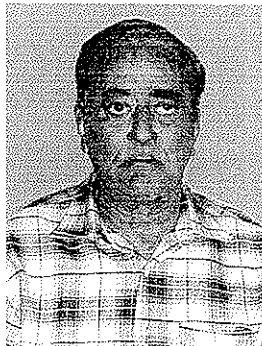
- 26 -

On or towards the South: by Bicholim-Sanquelim  
main road.

and the said plots "A" & "B" of the said  
property hereby sold is more particularly shown  
with red colour boundary lines in the plan annexed  
hereto.

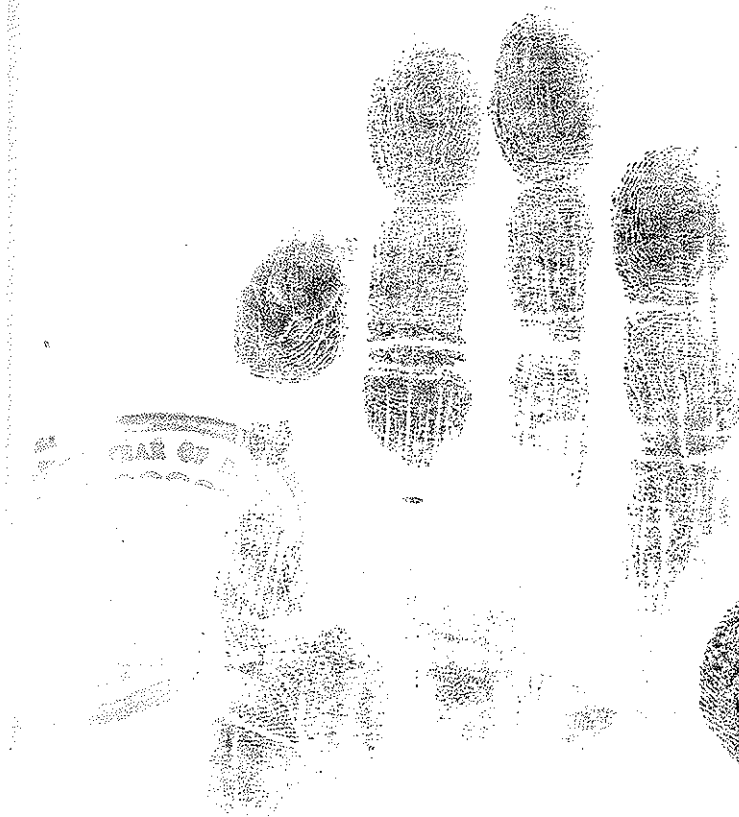
IN WITNESSES WHEREOF the parties herein  
have hereunto set and subscribed their respective  
hands on the day, month and the year first herein  
above mentioned.

SIGNED, SEALED AND DELIVERED }  
by withinnamed Shri JOAO JOSE }  
SERVILO MAIA de SOUZA e }  
MENEZES, the Vendor No. 1. }



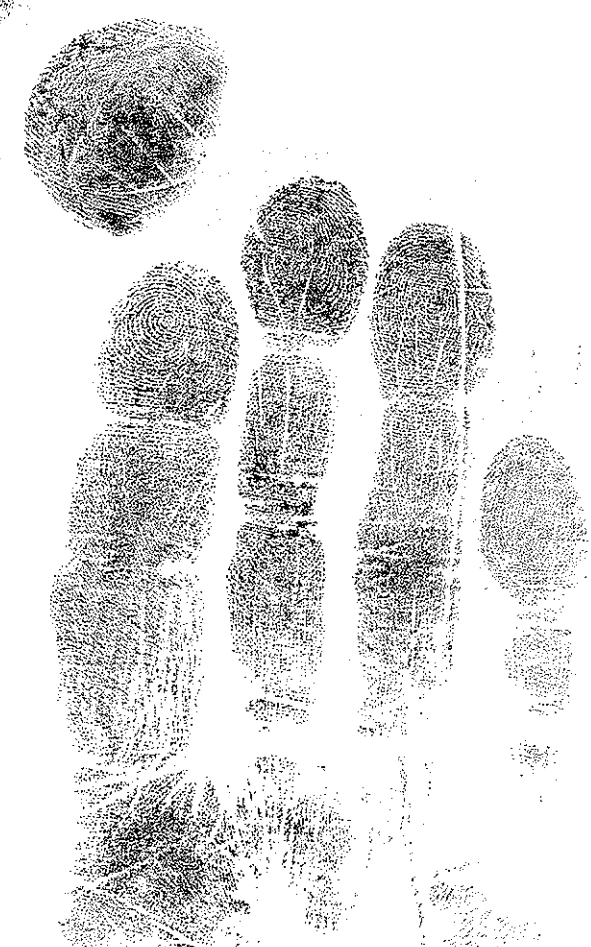
*João de Souza Menezes*

Cont... 27 ..



Yotto de Souza Menezes

L.H.F.I.



R.H.F.I.



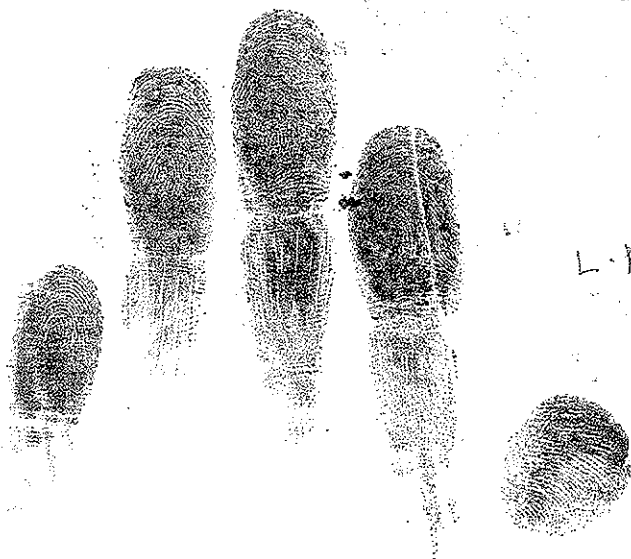
Yotto de Souza Menezes

Cont... 28 ..

SIGNED, SEALED AND DELIVERED }  
by withinnamed Smt. FILOMENA }  
AUGUSTA RONCON MENEZES, the }  
Vendor No. 2. .... }



*Filomena A.R. e Menezes*



*L.H.F.I.*

Flouana R. R. e Muzgo

R-H-F-I



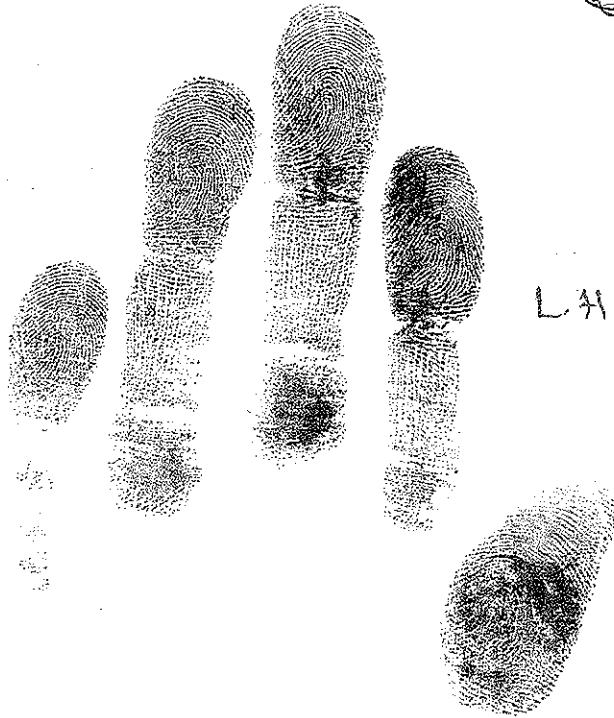
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- 30 -

SIGNED, SEALED & DELIVERED )  
by the withinnamed PURCHA- )  
SER, Shri SABAR V. SHETYE )



*[Handwritten signature]*



L.A.F.I.

Cont... 31 ..

~~Signature~~



IN THE PRESENCE OF WITNESSES :

1. Netra N. Ghure  
(Netra N. Ghure)
2. Sangay B. Madhaskar  
(Sangay B. Madhaskar)

1. Shri. Joao Jose Seavilo Maia  
de Souza e Menezes, aged 64 years,  
married, retired, and his wife;

2. Smt. Filomena Augusta Ramcon  
Menezes, aged 56 years, housewife,  
born 40 Churchwada, Bicholim, Goa;

3. Shri. Sagar Vasudev Shetty,  
major of age, married, business,  
resident of Bicholim, Goa.

Executing parties

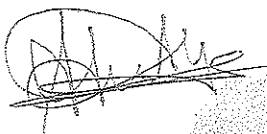
admits execution of the so called

Deed

1) Joao de Souza Menezes

2) Filomena A.R. e Menezes

3)





Shri. Sanjay Bhiru Nadkarni,  
Mazaid, Major, 6/1, Seawale,  
40 Co. 100m - Adoma, Bander,  
and known to the Sub-Registrar states  
that he personally knows the above  
tenant and identifies him.

*Adkar*

Dated: - 5-2-2003.

*Adkar*

SUB-REGISTRAR  
BANDER

Registered No. 110  
It pages to  
Book No. I Volume No. 303  
Date 6-2-2003

*Adkar*  
Sub-Registrar

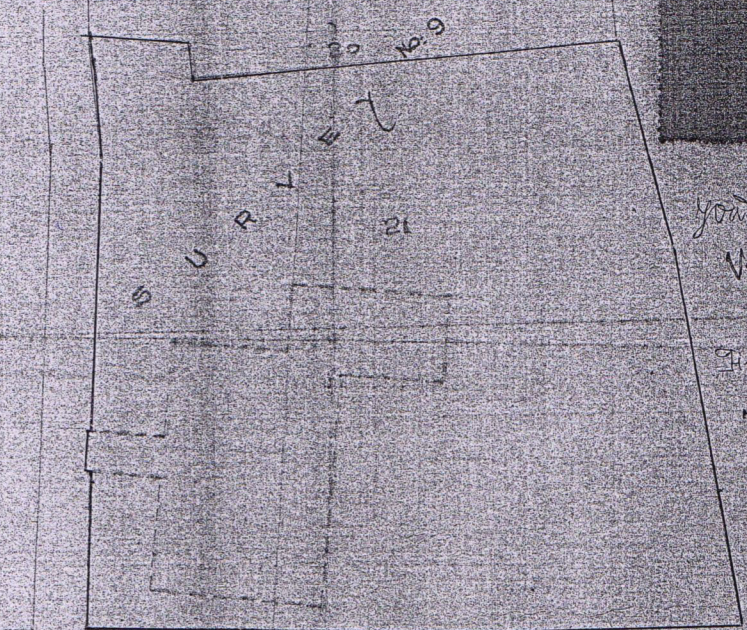
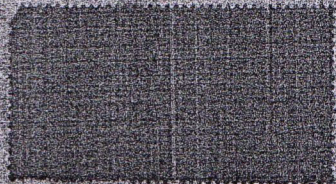




PLAN  
 21  
 9  
 BICHOLIM  
 BICHOLIM  
 500

N

ASST



yout de Souza Alves  
 Vendor No. 1

Thoma A. R. e. Mendes  
 Vendor No. 2

110  
 pages  
 No. 1 Volume No. 303  
 6-2-00

P. Schuster

5.10.90  
 H.S.

and 15 Bicholim  
 5.9.90  
 A. Matondang



LD4

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E PLAN  
SCALE 1:500

PLAN SHOWING THE A & B SHEDS & HIGHWAY  
DE RICHOLIM (AMBA) DISTRICT IN 1/2

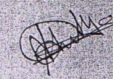


AREA OF PLOT A - 535 M<sup>2</sup>

AREA OF PLOT B - 315 M<sup>2</sup>

Joint de Solya Tereng  
VENDOR NO. 2

Floume R.R. & Kings  
VENDOR NO. 2

  
PURCHASER

110  
Page No. 203  
Vol. No. 6









Stamp No. 2071 Place of vend. Bicholim, Date 13/8/08  
 Value of stamp paper 5000/-  
 Name of the party Sagar Vasudev Shetye  
 residing at Bicholim Vasudev Shetye  
 for Rs. 5700/-  
 for the stamp paper for the completion  
 of the sale deed.

N.S.  
 Signature of the vendor  
 NARAYAN SALGAONKAR  
 (30 09 1957) 07/09/83

Signature of Purchaser

768/2008  
 Bicholim  
 12.45 pm  
 13-8-2008

Signature

Signature

# DEED OF SALE

THIS DEED OF SALE is made at Bicholim,

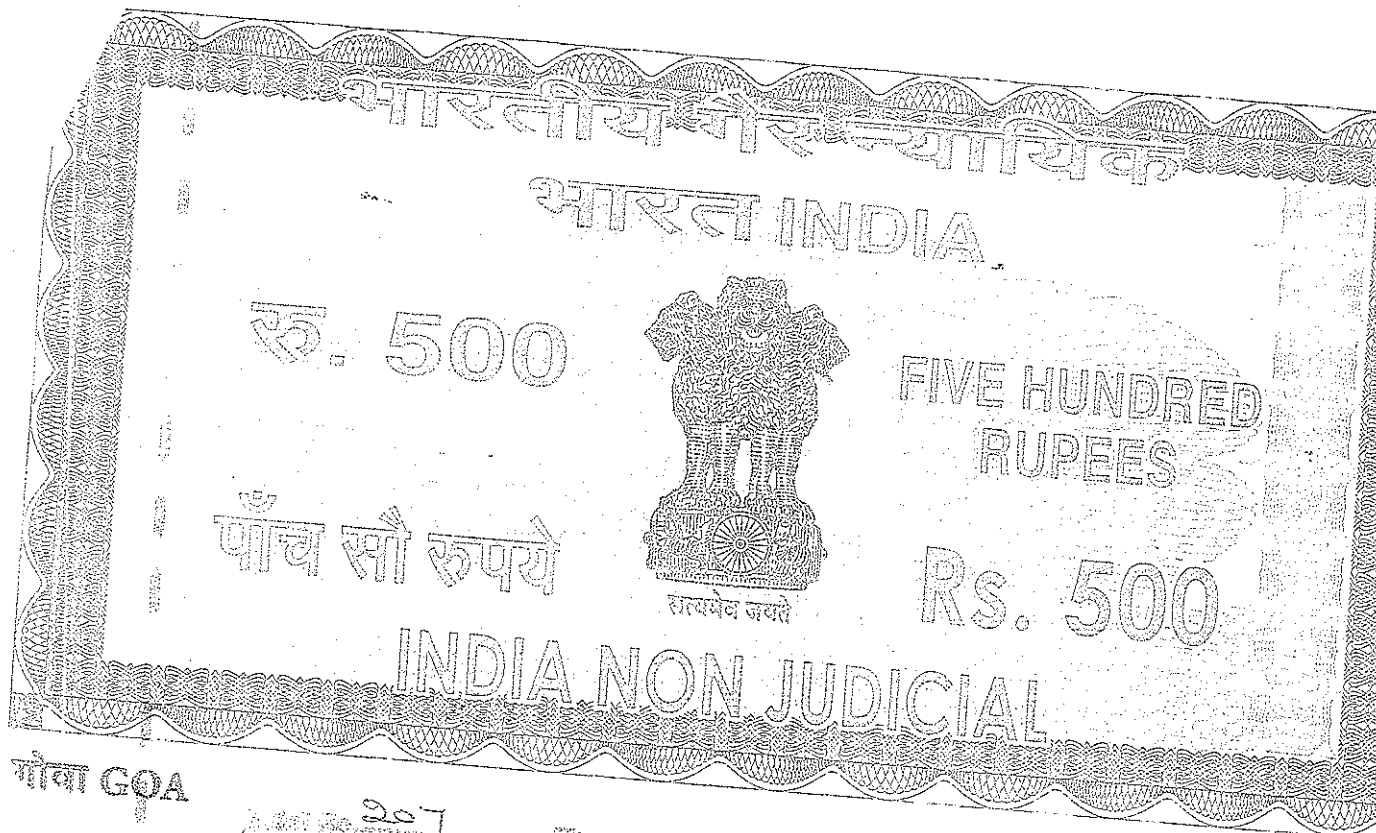
Cont... 2 ...

Ilhonana Augusta Ronea Menezes

Menezes

Signature

768/08



गोवा GOA

पत्र No. 207  
Date of issue 13/8/08  
Value of Stamp 500/-  
Name of the Sagar Vasudev Shetty  
Address Bicholim Vasudev Shetty  
City Stook  
This stamp is for the use of the Government

NS -  
Signature of the Government

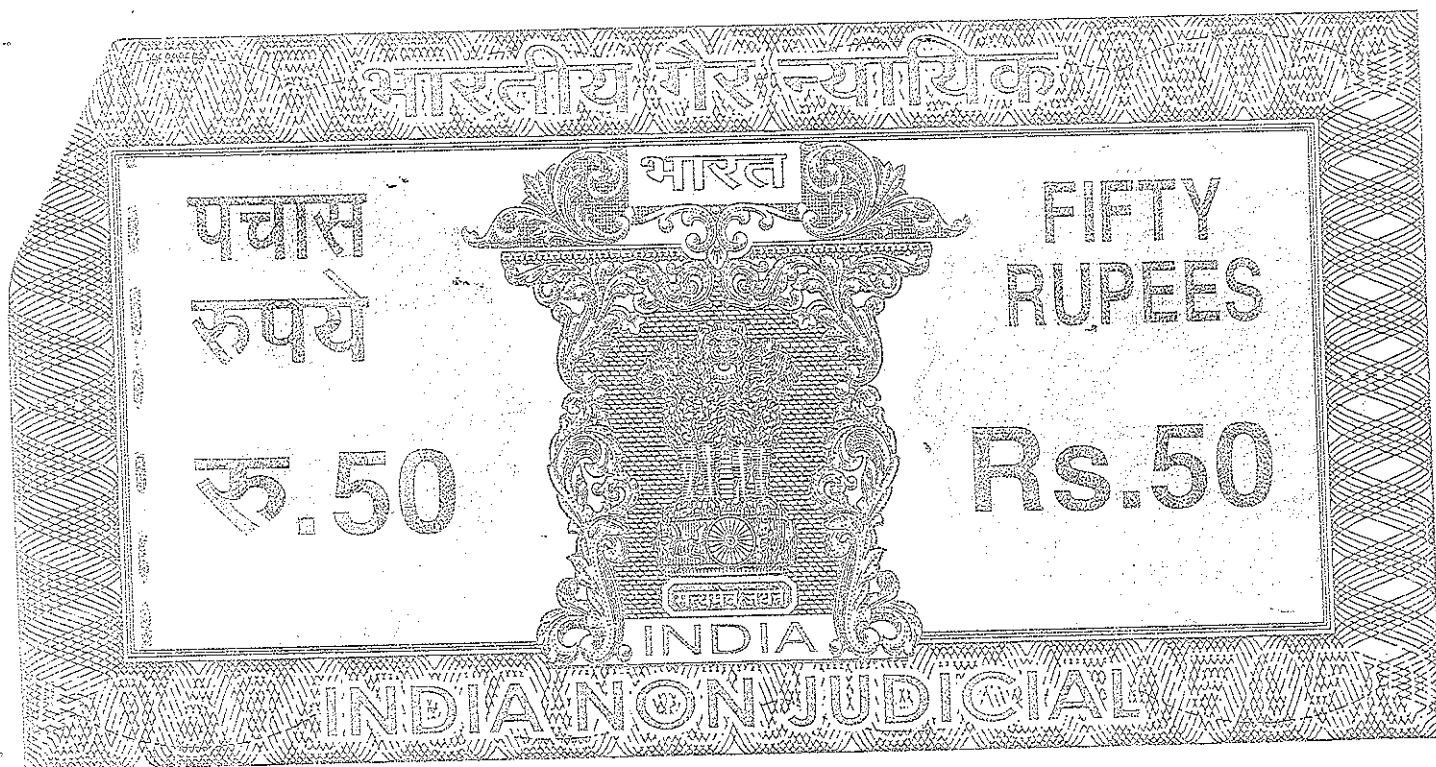
Goa, on this 13th day of August, 2008;

B E T W E E N :

(1) Smt. FILOMENA AUGUSTA RONCON MENEZES, daughter of Luis Rui Roncon, aged 56 years, housewife, Indian National; (2) Miss MARIA

Cont... 3 ...  
Filomena Augusta Roncon e Menezes  
Menezes

Signature



गोवा GOA

Stamp No. 2071 Place of issue, Bicholim, Date: 13/8/08 101704  
Value of stamp paid Rs. 50/-  
Name of the person Sugar Jesuday Shetye  
holding Bicholim Jesuday Shetye  
As shown in the photo  
In No. 5700/-  
In the name of the person

N.S.  
Signature of the vendor  
NANDEV SALGAONKAR  
LIC NO. 14510, 07/01/03

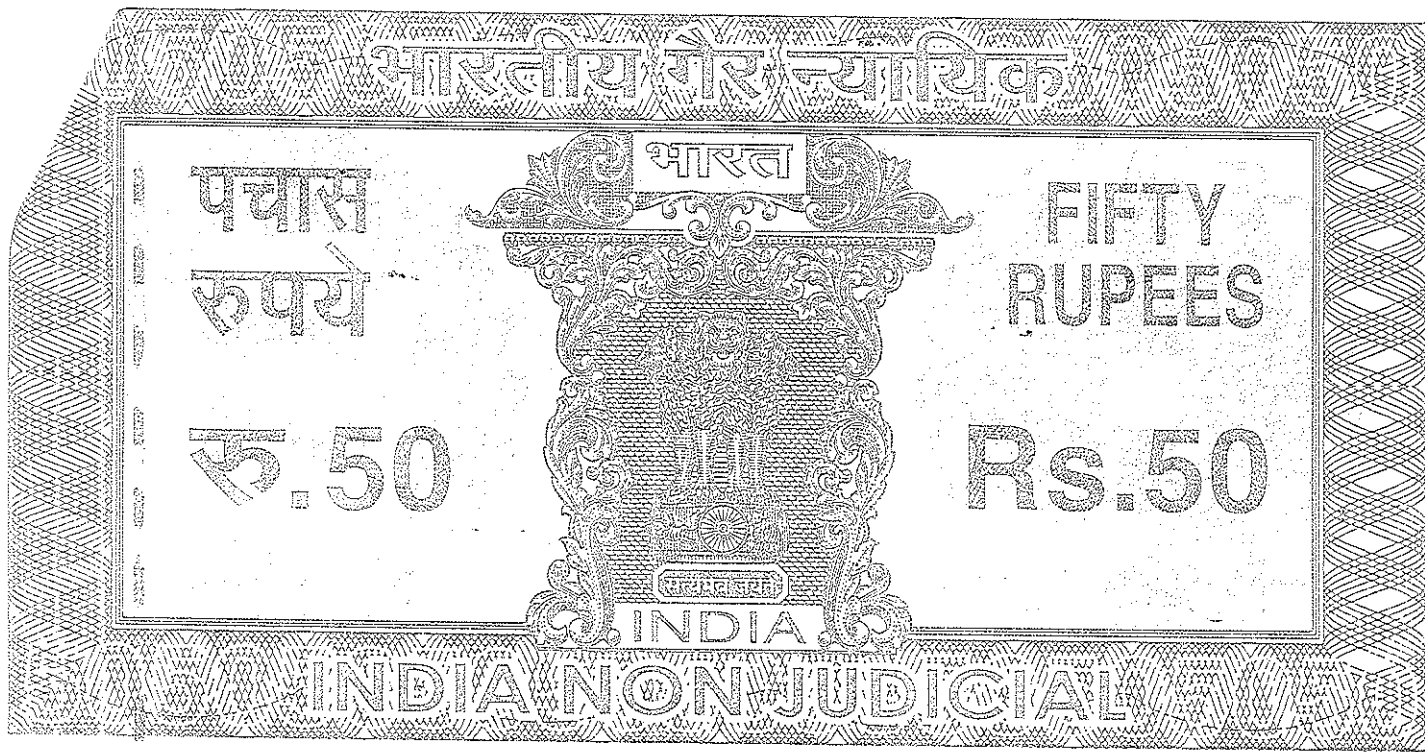
Signature of Foreman

- 3 -

DE JESUS NAZARENE MENEZES alias PREETAM GAONKAR,  
adopted daughter of late Shri Joao Jose Servulo  
Maia de Souza e Menezes and Smt. Filomena Augusta  
Roncon Menezes, aged 19 years, student, unmarried,  
Indian National; both are the residents of  
Churchwada, Bicholim, Goa, hereinafter referred to  
as "THE VENDORS" (which expression shall unless,

Cont... 4 ...

Filomena Augusta Roncon e Menezes  
Menezes



गोवा GOA

101705

Serial No. 2071  
Value of stamp Rs. 50/-  
Name of the holder Sagar Vasudev Shetty  
Residing at BT Cholim, Vasudev Shetty  
As per Rs. 500/-  
For the value of the paper for the execution

Signature of the vendor  
N.S.  
MADDEY SALGAONKAR  
LIC NO. 110705 070103

Signature of Purchaser

- 4 -

repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the ONE PART.

A N D

Shri SAGAR VASUDEV SHETYE, son of late

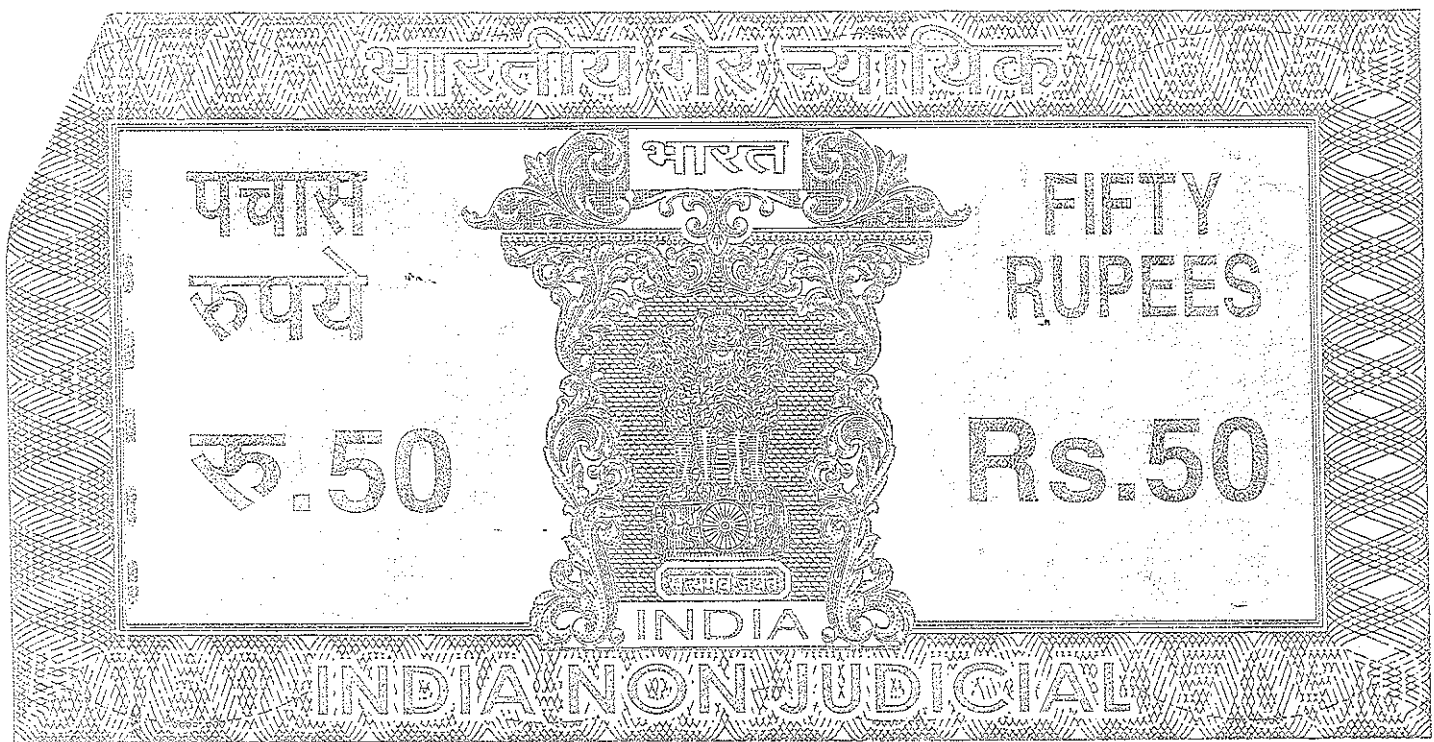
Cont... 5 ...

Ilomina Augustã Roncon e Menezes  
Menezes

Signature







गोवा GOA

Stamp NO. 2071 12/10/08 101707  
Value of Stamp Rs. 50/-  
Name of the Vendor Sagar Vasudev Shetye  
Address of the Vendor Bicholim, Vasudev Shetye  
No. of the Property 5700h  
Date of the Property 14/10/08

N.S.  
Signature of the Vendor  
NANDY BALGAONKAR  
LIC NO. 14/01/08 07/01/08

Signature of the Purchaser

- 6 -

WHEREAS there exists a property known as  
"PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE  
QUINTAL, PATED E PROPRIEDADE ANNEIXA" commonly  
known as "CHURCH-WADA", situated at Church wada,  
within the limits of Municipal Council of  
Bicholim, Taluka & Registration Sub-District of

Cont... 7 ...

Filomena Augusta Rougem e Menizes  
Menizes

Signature of the Purchaser

Bicholim, North Goa District, State of Goa, and the said property is presently surveyed under Survey no. 9/21 of Bicholim, more particularly described in Schedule-I herein under and for the sake of brevity is hereinafter referred to as "SAID PROPERTY".

WHEREAS the said property originally was owned, possessed and enjoyed by Shri Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes in whose favour the said property has been entered in the Land Registration Office of Bicholim under No. 9059 at page 167v of Book F.11.

WHEREAS both the above said original owners of the said property expired leaving behind their legal heirs namely, (1) Shri Joaquim Victor Manuel Maia de Souza e Menezes, married to Leonor Gomes Ferreira de Souza Menezes; (2) Smt. Olivia Augusta Maia de Souza e Menezes Curado married to Raul de Silva Calha Curado; (3) late Shri Carlos

Cont... 8 ...

*Filomena Beiguelã Romen e Menezes*

*Menezes*

Antonio Clemente, married to Artimisia Carmelina and, (4) late Shri Joao Jose Servulo Maia de Souza e Menezes, married to Smt. Filomena Augusta Roncon Menezes.

WHEREAS by a Deed of Relinquishment/ Renouncement dated 9th April, 1986 registered at the Office of Sub-Registrar cum Civil Registrar and Notary Ex-Officio of Bicholim Taluka, the said Joaquim Victor Manuel alongwith his wife Smt. Leonor Gomes Ferreira de Souza Menezes and Smt. Olivia Augusta Maia de Souza e Menezes along with her husband Raul de Silva Calha Curado have relinquished their undivided share/right to the estate left behind by said deceased Shri Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes in terms of article no. 2829 of Portuguese Civil Code, which is in force in the State of Goa and as such Shri Joao Jose Servulo Maia de Souza e Menezes, and his wife, the Vendors herein and said late Shri Carlos Antonio Clemente and his wife became the absolute owners of the

Cont... 9 ...

Filomena Augusta Roncon e Menezes

Menezes



said property.

WHEREAS by virtue of a Deed of Partition dated 12th day of March, 1987 registered at the Office of Sub-Registrar of Bicholim at Bicholim under Registration No. 122 of Book No. I, Vol. No. 4 dated 15.4.1987, late Shri Joao Jose Servulo Maia de Souza e Menezes with his wife Smt. Filomena Augusta Roncon Menezes and said late Shri Carlos Antonio Clemente along with his wife have partitioned the said property into different plots which are denominated under letters "A", "B", "C", "D", "E", "F", "G", "H", "J", "K" & "L".

WHEREAS by virtue of a said Deed of Partition dated 12th day of March, 1987, the Plots denominated under letters "A", "B", "C", "D" & "H" of the said property came to be exclusively owned and possessed by late Shri Joao Jose Servulo Maia de Souza e Menezes and Smt. Filomena Augusta Roncon Menezes who is Vendor No. 1 herein and said late Shri Carlos Antonio Clemente and his wife Artimisia Carmelina Barreto Menezes have been

Cont... 10 ...

Filomena Augusta Roncon e Menezes

Menezes



allotted with plots denominated under letters "E", "F", "G" & "J" and the plots denominated under letters "K" & "L" are jointly owned and possessed by late Shri Joao Jose Servulo Maia de Souza e Menezes and the Vendor No. 1 herein, and said late Shri Carlos Antonio Clemente and his wife Artimisia Carmelina Barreto Menezes.

WHEREAS said Shri Joao Jose Servulo Maia de Souza e Menezes has expired leaving behind the Vendor No. 1 as his widow/moiety holder and the Vendor No. 2 as his sole legal heir being the adopted daughter of late Shri Joao Jose Servulo Maia de Souza e Menezes and that of the Vendor No. 1 herein.

WHEREAS the Vendors are having their old muddy house in the said Plot 'C' of the said property, which is registered in the Office of Richolim Municipal Council under House No. 57/B (old) 4/B62 (new), in the name of late Shri Joao Jose Servulo Maia de Souza e Menezes for the purpose of assessment of house tax and the said

Cont... 11 ...

Ilomera Augusto Rencen e Menezes

M. Menezes



house is having the electricity and water connection which is also standing in the name of said late Shri Jose Jose Servulo Maia de Souza e Meneses and presently the said house is in dilapidated condition.

WHEREAS said Shri Jose Jose Servulo Maia de Souza e Meneses along with Vendor No. 1 herein, have already sold the plot No. "A" and part of the Plot No. "B", totally admeasuring an area of 858.00 sq. mtrs. to the Purchaser herein way back in the year, 2003 and they have also sold the plot No. "D", Plot No. "H" and part of Plot No. "B" totally admeasuring an area of 118.00 sq. mtrs. to one Smt. Rosalinda Maria Fernandes and as such the remaining plot denominated as Plot No. "C" together with the said old muddy house existing therein and the part of Plot No. "B" of the said property, admeasuring total area of 285 sq. mtrs. of the said property, is owned and possessed by the Vendors herein.

WHEREAS said Shri Jose Jose Servulo Maia

Cont... 12 ...

Filomena Augusta Raimundo Mendes

Mendes

[Signature]

de Souza e Menezes during his lifetime, along with Vendor No. 1 herein, initiated a proceeding before the Dy. Collector & S.D.O., Bicholim, bearing Case No. B-51/2007/PART-BICH, for partitioning the said area of 285 sq. mtrs. from the remaining part of the said property by metes and bounds and the Dy. Collector & S.D.O., Bicholim by virtue of Order dated 24th day of October, 2007, confirmed the partition of the said area and the same came to be allotted with an independent holding under Survey No. 9/21-C of Bicholim and for the sake of brevity, the said plot bearing Survey No. 9/21-C of Bicholim is hereinafter referred to as "SAID PLOT".

WHEREAS the Vendors are the absolute owners in possession of the said plot bearing Survey No. 9/21-C of Bicholim together with the said old house bearing House No. 57/B (old) 4/862 (new) existing therein and accordingly the names of late Shri Joao Jose Servulo Maia de Souza e Menezes and that of the Vendor No. 1 herein is shown in the occupants column of Form I & XIV of

Cont... 13 ...

*Ilomina Augusta Renc e Dling*

*Menezes*



record of rights in respect of said Survey No. 9/21-C of Bicholim.

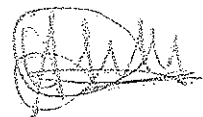
WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of land, known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", admeasuring an area of 285.00 sq. mtrs., together with the said old house bearing House No. 57/B (old) 4/862 (new) existing therein, bearing recent Survey no. 9/21-C of Bicholim, more particularly described in the Schedule given herein below and shown in red colour lining in the plan annexed hereto, with all its easements, pathways, and appurtenances, free from all encumbrances at or for a total sale price of Rs. 2,85,000/- (Rupees Two lakhs eighty five thousand only) which is its market value.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 2,85,000/- (Rupees Two lakhs

Cont... 14 ...

*Isidorena Augusta Roneau e Menegas*

*Menege*

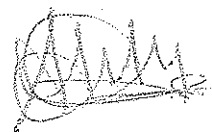


eighty five thousand only) paid by the Purchaser to the Vendors by way of adjusting the said amount towards the cost of construction of a flat premises and a Shop premises to be constructed by the Purchaser for the Vendors as per Agreement dated 13.8.2008 executed between the Vendors and the Purchaser (the Vendors herein do hereby admit and acknowledge the same), they the Vendors do hereby sell, grant, assign, transfer, release, convey, assure and assign unto and to the use of the PURCHASER, its successors, executors, administrators, representative and assigns, all that plot of land known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21-C of Bicholis, together with the said old house bearing House No. 57/B (old) 4/862 (new) existing therein, more particularly shown with red colour boundary line in the plan annexed hereto and described in the Schedule given hereinunder, TOGETHER WITH: all the fences, water courses, ways, paths, passages, trees, easements, privileges, liberties,

Cont... 15 ...

Filomena Augusta Roucou e Meneges

Meneges



appurtenances, whatsoever existing in the said plot.

TO HAVE AND TO HOLD, all and singularly all that plot of land known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21-C of Bicholim, together with the said old <sup>mod</sup> house bearing House No. 57/B (old) 4/862 (new) existing therein, more particularly shown with red colour boundary line in the plan annexed hereto and described in the Schedule given hereinunder, hereby sold, granted, released, conveyed, assured, assigned and intended or expressed so to be with it and every of its rights, appurtenances, unto and to the use and benefit of the Purchaser forever subject to the payment of taxes if any, to the public body in respect thereof and that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy all that plot of land known as "PREDIO URBANO DE CASAS COM

Cont... 16 ...

Dilomina Augusto Rouse e Menezes

Menezes



SEU CORRESPONDENTE QUINTAL, PATED E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21-C of Bicholim, together with the said old house bearing House No. 57/8 (old) 4/862 (new) existing therein, more particularly shown with red colour boundary line in the plan annexed hereto and described in the Schedule given hereinunder, hereby granted and of every part thereof to and for the own use and benefit of the Purchaser, without any suit, lawful eviction, interruption, claim and demand whatsoever from the Vendors or by any person or persons.

THAT THE VENDORS DO HEREBY COVENANTS WITH THE PURCHASER AS UNDER:

- a) That the said plot shall be quietly entered into and upon and held and enjoy and the profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors and/or any person acting on their behalf.
- b) That said plot hereby sold subsists and

Cont... 17 ...

Filomena Augusta Romeno Meneses

M. Meneses



f) That in case, if any person or persons claim any right or interest over the said plot hereby sold then the Vendors shall be responsible to answer such claims and to indemnify the Purchaser.

g) That the said plot is not subject to any notice or scheme or notification or proceedings under Land Acquisition Act, or Requisition, Administration of Evacuee Properties Act, or any other claims, demand, charges, penalties by any statutory authority.

h) That no attachment or notice/s from the Central or State Government or any other local body or Authority under any Act, or Legislative Enactment, Government Ordinance, Order or notification including Notice/proceeding for Acquisition/Requisition had/has been received by/or served upon the VENDORS and that the said plot or part thereof is not subject to any attachment or recovery proceedings under the Income Tax Act, or any other Act or statute, law or regulation;

Cont... 19 ...

*Silviana Augusta Remeu e Meneses*

*Meneses*

*(Signature)*

j) That there are no charges, attachment, previous agreements, mortgages contractual agreement, contracts, collaterals, demands, liens, injunctions, executive demand, etc. on the said plot.

k) That the said VENDORS transfer to the said PURCHASER all that right, title possession and fruition of the said plot belonging to them, that are sold with all the belongings, easement, privileges, benefits and all accesses leading to the same so that the PURCHASER shall own the said plot, as its own chattel and property on the undertaking that if the said VENDORS deprive the said PURCHASER, from enjoying the said plot or any part thereof, for defects of title or for any other cause, the said VENDORS shall be liable to compensate the PURCHASER in terms of law.

l) That the VENDORS do hereby covenant and declare for themselves, their heirs successors, executors, representative and the assign that they the VENDORS now have good right to convey the said plot hereby conveyed unto the PURCHASER, its

Cont... 20 ...

*Silviana Augusta Rouen e Munges*

*Munges*



successors, executors, representatives, administrators and assigns in the manner aforesaid.

1) That PURCHASER shall hereafter peaceably hold, use and enjoy the same as its own chattel and property without any hindrance, interruption, claim and demand by or from the VENDORS from any person whatsoever.

a) That the VENDORS hereby agreed to save harmless and keep indemnified the PURCHASER from and against all losses, damages, costs and expenses which it may sustain or incur by reason of any claim being made by anybody whatsoever to the said plot or to any arrears of taxes or cesses due thereof.

a) That the VENDORS do hereby further agree with the PURCHASER and declare that they have not done or been party to any act whereby the said plot are or may be under any charge in title, claim, estate or otherwise, howsoever, or whereby by the VENDORS are prevented from conveying or

Cont... 21 ...

*Filomena Augusta Roucou e Merges*

*Merges*





assigning the said plot or any part thereof.

o) That the VENDORS also hereby undertakes that they shall from time to time and at all times hereafter do and execute or cause to be done and executed, all such further and other acts, deed, matters things and assurance, whatsoever, for further and more perfectly and absolutely granting and assuring the said plot described in the schedule hereinafter written and granted hereby and sold to the said PURCHASER as shall or may be reasonably required.

p) That the VENDORS do hereby further declare that, they have no objection for the transfer of survey record of rights pertaining to the said plot in the name of the PURCHASER consequently authorised and permit the said PURCHASER to apply for the proper mutation in the survey record of rights and to enter its name in the occupants column of the form No. I & XIV thereof by deleting the name of said Shri Joao Jose Servulo Maia de Souza e Menezes and that of

Cont... 22 ...

*Delomene Augusta Roneau e Munges*





the Vendor No. 1 herein, existing therein at present.

SCHEDULE  
(DESCRIPTION OF THE PROPERTY HEREBY SOLD)

ALL THAT PROPERTY/PLOT OF LAND, known as *PRU*  
"PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE  
QUINTAL, PATED E PROPRIEDADE ANNEIXA" commonly *MM*  
known as "CHURCH-WADA", admeasuring an area of *old*  
285.00 square metres, together with the old house  
bearing House No. 57/B (old) 4/862 (new) existing  
therein, situated at Church wada, within the  
limits of Municipal Council of Bicholim, Taluka &  
Registration Sub-District of Bicholim, North Goa  
District, State of Goa, which is being recently  
surveyed under Survey no. 9/21-C of Bicholim,  
Taluka Bicholim. The said plot of land was the  
part and parcel of the bigger property bearing  
Survey No. 9/21 of Bicholim and the said entire  
property is described in the Land Registration  
Office of Bicholim under no. 6714 at page 167 of  
Book B 17 New, bearing Matriz No. 395 inscribed in  
Cont... 23 ...

*Filomena Augusta Rouco e Plages*

*Menezes*

*[Signature]*



the name of Jose Alfredo Augusto Maia de Souza e  
Menezes and his wife, Smt. Maria Aida Amelia da  
Costa Maia de Souza e Menezes under No. 9859 at  
page 167v of Book F.11 and not enrolled in the  
Land Revenue Office for the purpose of Matriz  
Predial and the said plot bearing Survey no. 9/21-  
C of Bicholim, is bounded as follows:

On or towards the East : by plot bearing recent  
Survey No. 9/21-B  
belonging to the  
Purchaser herein and  
partly by the Plot 'K'  
of the property bearing  
Survey No. 9/21 of  
Bicholim commonly owned  
by late Shri Carlos  
Antonio Clemente and  
the Vendors herein;

On or towards the West : by a municipal road;

On or towards the North: by the Plot 'F' of, the  
property bearing Survey  
No. 9/21 of Bicholim

Cont... 24 ...

*Filomena Augusta Roxon e Menezes*

*Menezes*



belonging to late Shri :  
Carlos Antonio Clemente  
and partly by the Plot  
'1' of the property  
bearing Survey No. 9/21  
of Bicholim, commonly  
owned by late Shri  
Carlos Antonio Clemente  
and the Vendors herein,  
and;

On or towards the South : by a road;

and the said plot of land with said old  
house, hereby sold is more particularly shown with  
red colour boundary lines in the plan annexed  
hereto, which shall form part and parcel of this  
deed.

IN WITNESSES WHEREOF the parties herein  
have hereunto set and subscribed their respective  
hands on the day, month and the year first herein

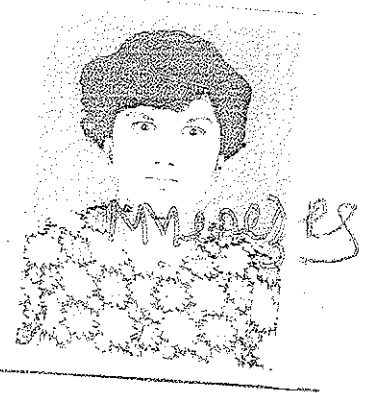
Cont... 25 ...

*Helena Bagask Rouse Menezes*

Menezes



SIGNED, SEALED AND DELIVERED;  
by withinnamed Miss MARIA  
DE JESUS NAZARENE MENEZES  
alias PREETAM GAONKAR, the  
Vendor No. 2. ....



\_\_\_\_\_  
L. H. F. I.

\_\_\_\_\_  
R. H. F. I.

Cont... 27 ...

Filomena Augusta Ponce e Menezes  
Menezes

above mentioned.

*Filomena Augusta Roncon e Menezes*

*Filomena Augusta Roncon e Menezes*

SIGNED, SEALED AND DELIVERED }  
by within named Smt. FILOMENA }  
AUGUSTA RONCON MENEZES, the }  
Vendor No. 1. .... }



L. H. F. I.



R. H. F. I.

Cont... 26 ...

*Filomena Augusta Roncon e Menezes*



SIGNED, SEALED & DELIVERED  
by the withinnamed  
Shri SABAR V. SHETYE, the  
Purchaser. ....



L. H. F. I.

R. H. F. I.

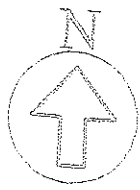
IN THE PRESENCE OF WITNESSES :

1. Madari (Sanjay B. Madkari)
  2. Jambhalkar (Vandana K Jambhalkar)
- Felomena Augusta Roman & Menages  
Menages

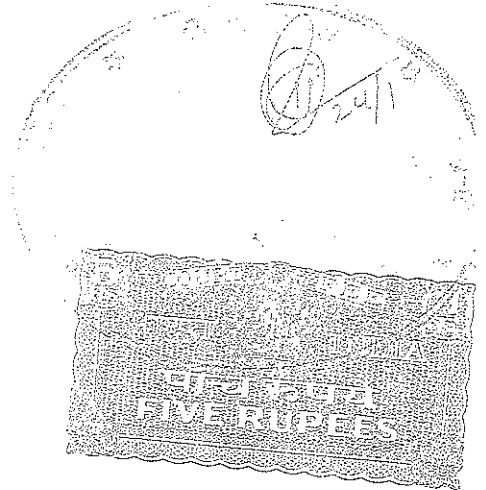
Madari



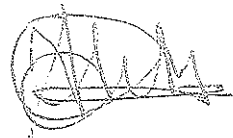
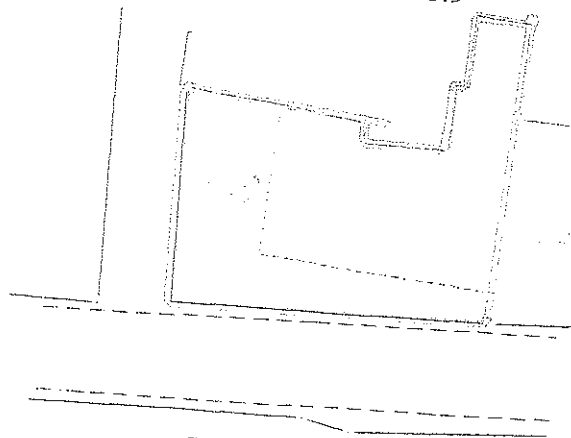
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA



Plan showing plots situated at  
BICHOLIM Village  
BICHOLIM Taluka  
S.No./Sub Div No. 9/  
Scale 1:500



SURVEY No.9



Solomena Augusti Roman & Mangra  
Mangra

Computer Generated On 22-01-2008

Compared by :  
22.11.08

1 - Smt. Filomena Augusta Rondon  
Menezes, d/o Luis Filomeno, 56 yrs,  
housewife,

2 - Miss. Maria De Jesus Nazareno  
Menezes alias Graetana Gaonkar,  
adopted daughter of late shri. Joao  
Felix Semulo Maia de Souza e Mene-  
zes & Smt. Filomena Augusta R. Menezes  
19 yrs, unmarried, Student, both v/o  
Churchwada, Bicholim - Goa.

3 - shri. Sagar Vasudev Chitge, d/o late  
shri. Vasudev K. Chitge, 42 years, mar-  
ried, business, d/o Bicholim - Goa.

All parties are Indian Nationals.



~~Noted~~  
~~for the purpose of the above~~  
~~sale~~

1 - Filomena Augusta Rondon e Menezes

2 - Menezes

3 -



*[Faint, illegible text]*

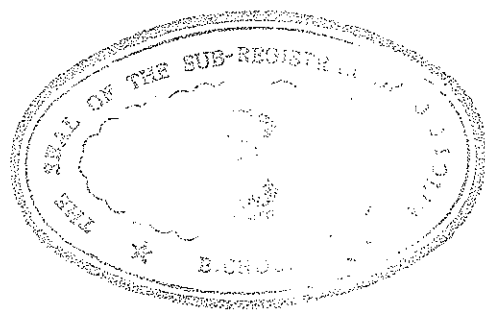
Shri. Sanjay Bhiku Madhkar, s/o  
Bhiku Madhkar, married 42yrs  
business, at Khajurvan Aldona  
Bombar - 17/11.

State that he/she personally knows  
the above applicants and identify him / them.

*[Signature]*  
Bicholim, dated 13th August, 2008  
*[Signature]*

SUB-REGISTRAR  
BICHOLIM

767  
178 to 206  
I  
13/08/2008  
*[Signature]*





गोवा GOA

Sr. No. 356 Place of Vend Sankhali Date of issue 10/04/17 280996  
Value of Stamp Paper Rs. 1000/-  
Name of the Purchaser Sagar V. Shetye  
Residing at Bicholim Son of .....  
As there is no single stamp paper for the above value of Rs. 3000/-  
additional stamp paper for the completion of the value is attached  
herewith  
Signature of the Vendor [Signature] Signature of the Purchaser [Signature]  
Subhash A. Naik Desai  
No. AC/STP/VEN/03/2014 Dt. 16.09.2014  
183860200

Serial No. 424/2017  
Presented at the Office of the  
Sub-Registrar of Bicholim  
between the hours of 12-30 p  
and 12-35 p on 21-04-2017

received fees from 2000.00  
Registration 150.00  
Copying (Folios 100) 10.00  
Copying endorsements 50.00  
Total Rs 2210.00

[Signature]  
SUB-REGISTRAR  
BICHOLIM

**DEED OF SALE**

[Signature]  
SUB-REGISTRAR  
BICHOLIM

THIS DEED OF SALE is made at Bicholim, Goa, on this 20<sup>th</sup>  
day of April, 2017;

Helena Augusta R. P. Menezes

Menezes

[Signature]

[Signature]



गोवा GOA

Sr. No. 356 Place of Vend Sankhali Date of issue 10/04/17

Value of Stamp Paper Rs. 1000/-

280997

Name of the Purchaser Sagar V. Shetye

Residing at Bichali Son of

As there is no single stamp paper for the above value of Rs. 3000/-

additional stamp paper for the completion of the value is attached herewith.

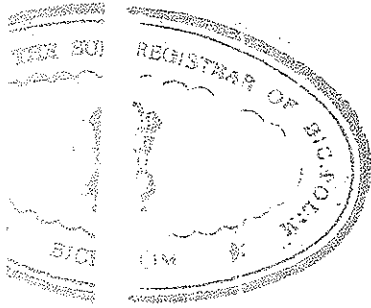
Signature of the Vendor

Signature of the Purchaser

Subhash A. Naik Desai

Doc. No. ACISTP/VEN/03/2014 Dt. 16.09.2014

No. 7083865...



- 2 -

BETWEEN:

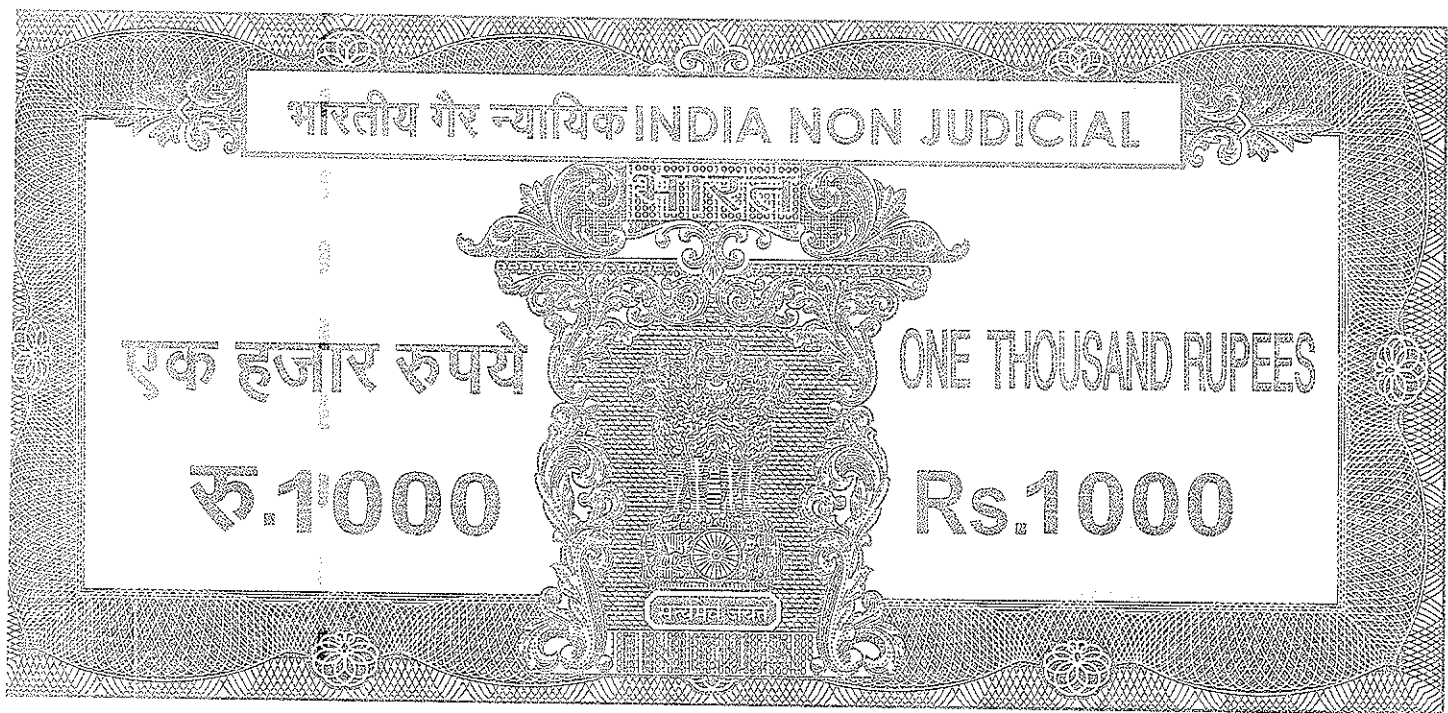
(1) Mrs. FILOMENA AUGUSTA RONCON MENEZES, wife of late Mr. Joao Jose Servulo Maia de Souza e Menezes, daughter of late Mr. Luis Rui Roncon, aged 71 years, widow, Indian National; (2) Miss MARIA DE JESUS NAZARENE MENEZES alias PREETAM

Filomena Augusta R e Menezes

Menezes

Subhash A. Naik Desai

Subhash A. Naik Desai



गोवा GOA

Sr. No. 356 Place of Vend Sankhali Date of issue 10/04/17

280998

Value of Stamp Paper Rs. 1000/-

Name of the Purchaser Sagar V. Shetye

Residing at Bicholim Son of

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additional stamp paper for the completion of the value is attached herewith.

Signature of the Vendor

Subhash A. Naik Desai

No. AC/STP/VEN/03/2014 Dt. 10/04/17

70836/17

Signature of the Purchaser



- 3 -

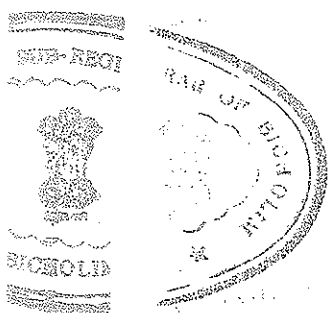
GAONKAR, adopted daughter of late Mr. Joao Jose Servulo Maia de Souza e Menezes and Mrs. Filomena Augusta Roncon Menezes, aged 27 years, unmarried, household, Indian National; both are the residents of House No. 57/B (old) 4/862 (new), Churchwada, Bicholim, Goa and presently residing at 2<sup>nd</sup> Floor, Tukaram Apartment, Opp. Kamat Estate, St. Inez, Panaji, Goa; (3) Mrs. ARTIMISIA CARMELINA BARRETO

Filomena Augusta R. e Menezes

Menezes

Libeiro

MENEZES, widow of late Mr. Carlos Antonio Clemente Maia de Souza Menezes, aged 73 years, widow, Indian National; (4) Mr. DON JOSE CARLOS JOAQUIM MAIA DE SOUZA E MENEZES, son of late Mr. Carlos Antonio Clemente Maia de Souza e Menezes, aged 37 years, married, service, Indian National, and his wife; (5) Mrs. CIOLET ASSUMPTA MESQUITA RIBEIRO, wife of Mr. Don Jose Carlos Joaquim Maia de Souza e Menezes, aged 32 years, married, service, Indian National; all residents of House No. 861, Churchwada, Bicholim, Goa; hereinafter referred to as "THE VENDORS" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the ONE PART.



A N D

Shri SAGAR VASUDEV SHETYE, son of late Shri Vasudev K. Shetye, aged 53 years, married, business, Indian National, resident of House No. 1146, near Industrial Estate, Bicholim, Goa, hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof deemed to include his heirs, executors, legal representatives, administrators and assigns) of the OTHER PART.

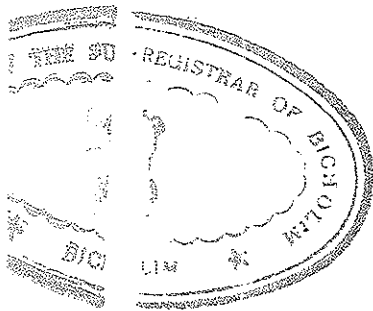
That the Vendor No. 5, Mrs. CIOLET ASSUMPTA MESQUITA RIBEIRO is representing herein for Self and as duly constituted Power of Attorney for the Vendor Nos. 3 & 4 Mrs. ARTIMISIA CARMELINA BARRETO MENEZES & Mr. DON JOSE CARLOS JOAQUIM MAIA DE SOUZA E MENEZES by virtue of a General Power of Attorney dated 25<sup>th</sup> day of November, 2016

*Gilomina Augusta R. e Blunzes*

*Menezes*

*Ribeiro*

executed by the Vendor No. 3 in favour of the Vendor No. 5 before the Notary Public Shri Mukund Rawalu Malik, Bicholim under No. 448/16 dated 25.11.2016 and by virtue of a General Power of Attorney dated 25<sup>th</sup> day of November, 2016 executed before the Notary Public Shri Mukund Rawalu Malik, Bicholim under No. 547/16 dated 25.11.2016 by the Vendor No. 3 on behalf of the Vendor No. 4 in favour of Vendor No. 5 thereby delegating the powers given by the Vendor No. 4 to the Vendor No. 3 under General Power of Attorney dated 27<sup>th</sup> day of September, 2016 executed before the Notary Public Shri Mukund Rawalu Malik, Bicholim under No. 462/16 dated 27.09.2016.



WHEREAS there exists a property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", situated at Church wada, within the limits of Municipal Council of Bicholim, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, which is being presently surveyed under Survey no. 9/21 of Bicholim, more particularly described in Schedule-I herein under and for the sake of brevity is hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing Survey No. 9/21 of Bicholim, originally owned, possessed and enjoyed by Mr. Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Mrs. Maria Aida Amelia da Costa Maia de

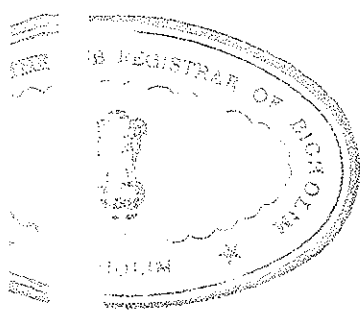
*Filomena Augusta R e Menezes*

*Menezes*

*Almeida*

Souza e Menezes in whose favour the said property has been entered in the Land Registration Office of Bicholim under No. 9059 at page 167v of Book F.11.

AND WHEREAS both the above said original owners of the said property expired leaving behind their legal heirs namely, (1) Mr. Joaquim Victor Manual Maia de Souza e Menezes, married to Leonor Gomes Ferreira de Souza Menezes; (2) Mrs. Olivia Augusta Maia de Souza e Menezes Curado married to Raul de Silva Calha Curado; (3) late Mr. Carlos Antonio Clemente Maia de Souza e Menezes, married to Artimisia Carmelina Barreto Menezes and, (4) late Mr. Joao Jose Servulo Maia de Souza e Menezes, married to Mrs. Filomena Augusta Roncon Menezes.



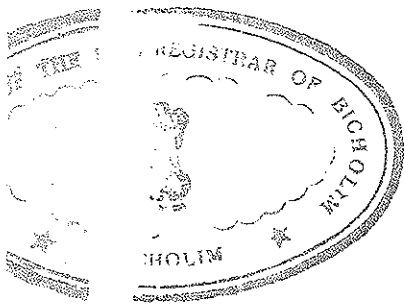
AND WHEREAS by a Deed of Relinquishment/ Renouncement dated 9th April, 1986 registered at the Office of Sub-Registrar cum Civil Registrar and Notary Ex-Officio of Bicholim Taluka, the said Joaquim Victor Manual along with his wife Mrs. Leonor Gomes Ferreira de Souza Menezes and Mrs. Olivia Augusta Maia de Souza e Menezes along with her husband Raul de Silva Calha Curado have relinquished their undivided share/right to the estate left behind by said deceased Mr. Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Mrs. Maria Aida Amelia da Costa Maia de Souza e Menezes in terms of article no. 2029 of Portuguese Civil Code, which is in force in the State of Goa and as such late Mr. Joao Jose Servulo Maia de Souza e Menezes and his wife, the Vendor No. 1 herein and said late Mr. Carlos Antonio Clemente Maia de Souza e Menezes and his wife the Vendor no. 3 herein became the

Filomena Augusta R. e. Menezes

Menezes

Almeida

absolute owners of the said property bearing Survey No. 9/21 of Bicholim.



AND WHEREAS by virtue of a Deed of Partition dated 12th day of March, 1987 registered at the Office of Sub-Registrar of Bicholim at Bicholim under Registration No. 122 of Book No. I, Vol. No. 4 dated 15.4.1987, late Mr. Joao Jose Servulo Maia de Souza e Menezes with his wife Mrs. Filomena Augusta Roncon Menezes and said late Mr. Carlos Antonio Clemente Maia de Souza e Menezes along with his wife divided the said property into different plots denominated under letters "A", "B", "C", "D", "E", "F", "G", "H", "J", "K" & "L" and partitioned and allotted the said plots among themselves to own, possess and enjoy the same independently as separate and distinct plots.

AND WHEREAS by virtue of a said Deed of Partition dated 12th day of March, 1987, the Plots denominated under letters "A", "B", "C", "D" & "H" of the said property came to be exclusively owned and possessed by late Mr. Joao Jose Servulo Maia de Souza e Menezes and Mrs. Filomena Augusta Roncon Menezes who is Vendor no. 1 herein and the plots denominated under letters "E", "F", "G" & "J" have been allotted to said late Mr. Carlos Antonio Clemente Maia de Souza e Menezes and his wife Artimisia Carmelina Barreto Menezes the Vendor No. 3 and the remaining plots denominated under letters "K" & "L" are jointly/commonly owned and possessed by late Mr. Joao Jose Servulo Maia de Souza e Menezes with his wife the Vendor no. 1 herein, and said late Mr. Carlos Antonio Clemente Maia de Souza e Menezes with his wife the Vendor No. 3 herein.

Filomena Augusta R e Menezes

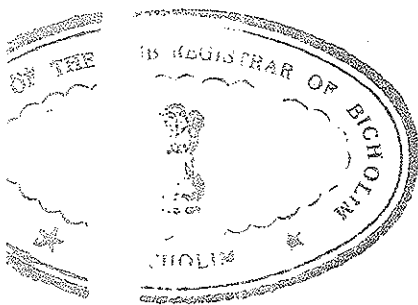
Menezes

Roberto



AND WHEREAS said Mr. Joao Jose Servulo Maia de Souza e Menezes expired leaving behind the Vendor No. 1 as his widow and the Vendor No. 2 as his sole legal heir being the adopted daughter of late Mr. Joao Jose Servulo Maia de Souza e Menezes and that of the Vendor No. 1 herein.

AND WHEREAS said Mr. Joao Jose Servulo Maia de Souza e Menezes during his lifetime and thereafter the Vendor nos. 1 & 2 herein, have already sold the plots along with the house existing therein exclusively owned by them and out of the said plots owned by the Vendors, the plots denominated under letters "A", "B" & "C" along with the house existing in Plot 'C' are sold to Shri Sagar Vassudev Shetye, the Purchaser herein.



AND WHEREAS the plot denominated under letter "K" of said property admeasures an area of 40.00 sq. mtrs which includes the area occupied by the water well existing therein and the plot denominated under letter "L" of said property admeasuring an area of 20.00 sq. mtrs is the common entrance area of the house of the Vendors which is now purchased by the Purchaser and that of the house of the Vendor Nos. 3 to 5 existing in Plot 'F' of the said property owned by the Vendor Nos. 3 to 5.

AND WHEREAS the Vendors are joint owners of the plots denominated under letters "K" & "L" of said property and since the Vendor no. 1 & 2 have sold the plots of the said property exclusively

*Filomena Augusta Re Menezes*

*Menezes*

*Liberto*

owned by them, they decided to dispose of their undivided right/title in the said plots denominated under letters "K" & "L" and as such the Vendor Nos. 1 & 2 approached said Shri Sagar Vassudev Shetye with an offer to sell their undivided share/right in the said plots.

AND WHEREAS the Purchaser approached the Vendor Nos. 3 to 5 for their consent and upon discussion had between them, the Vendor Nos. 3 to 5 agreed to purchase the undivided share/right of the Vendor Nos. 1 & 2 in the plot denominated under letter "L" as the said plot is entrance area of the residential house of the Vendor Nos. 3 to 5 existing in the said property and further the Vendors agreed to sell the plot denominated under letter "K" of said property to the Purchaser and the Vendor Nos. 3 to 5 instructed the Purchaser to pay the amount of Rs.25,000/- from the sale consideration due to be paid to the Vendor Nos. 3 to 5 in respect of their share of Plot 'K' to the Vendor Nos. 1 & 2 against the sale consideration of the undivided share/right in plot 'L' to be sold to the Vendor Nos. 3 to 5 by the Vendor Nos. 1 & 2.



AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the plot denominated under letter "K", admeasuring an area of 40.00 sq. mtrs of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21 of Bicholim, more particularly described in the Schedule-II given herein below (hereinafter referred to as "THE SAID PLOT"), with all its easements, pathways, water well and appurtenances, free from all encumbrances, at or for a total

Elisavina Augusta Re Menezes

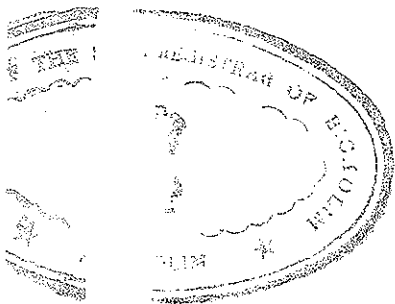
Menezes

Ribeiro

sale price of Rs. 1,00,000/- (Rupees One lakh only) which is its market value.

WHEREAS the Parties herein, hereby declare that the said property does not belong to the Schedule Caste or Schedule Tribe Community, in pursuant to the Notification No. RD/Land/LRC/ 318/77 dated 21.8.78.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 1,00,000/- (Rupees One lakh only) paid by the Purchaser to the Vendors by way of Cheque No. 027220 dated 20.04.2017 for Rs. 50,000/- drawn on The Saraswat Bank, Bicholim Branch in the name of Vendor no. 1 against the share of the Vendor Nos. 1 & 2 in said plot and Cheque No. 027221 dated 20.04.2017 for Rs. 25,000/- drawn on The Saraswat Bank, Bicholim Branch in the name of Vendor no. 5 & Cheque No. 027222 dated 20.04.2017 for Rs. 25,000/- drawn on The Saraswat Bank, Bicholim Branch in the name of Vendor no. 1 as per instructions of the Vendors Nos. 3 to 5 against the share of the Vendor Nos. 3 to 5 in said plot (the payment & receipt whereof, the Vendors do hereby admit and acknowledge), they, the Vendors do hereby sell, grant, assign, transfer, release, convey and assure unto the Purchaser, ALL THAT plot denominated under letter "K" of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21 of Bicholim, more particularly described in the Schedule-II written herein under,



*Silomena Augusta R e Menegoz*

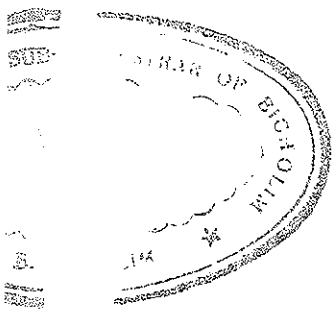
*MLM*

*Dei*

*[Signature]*

TOGETHER WITH all the ways, paths, passages, water well, easements, privileges, liberties, appurtenances, whatsoever existing in the said plot.

TO HAVE AND TO HOLD, ALL THAT plot denominated under letter "K" of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21 of Bicholim, more particularly described in the Schedule-II written herein under, hereby sold, granted, released, conveyed, assured, assigned and intended or expressed so to be with it and every of its rights, appurtenances, unto and to the use and benefit of the Purchaser forever subject to the payment of taxes if any, to the public body in respect thereof and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy ALL THAT plot denominated under letter "K" of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21 of Bicholim, more particularly described in the Schedule-II written herein under, hereby granted and of every part thereof to and for the own use and benefit of the Purchaser, without any suit, lawful eviction, interruption, claim and demand whatsoever from the Vendors or by any person or persons.



That the Vendors have handed over the peaceful possession of the said plot in favour of the Purchaser on the day of execution of this Deed, so as to own, possess and enjoy the same by the Purchaser as its

*Edouard Auguste Rebozo*

*Menezes*

*Liberto*

absolute owners without any obstruction, interruption or hindrance in any manner whatsoever from the Vendors or from any person or persons.

THAT THE PARTIES HERETO DO HEREBY  
COVENANTS AS UNDER:

- a) That the said plot hereby sold shall be quietly entered into and upon and held and enjoy the profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors and/or any person acting on their behalf.
- b) That said plot hereby sold subsists and the Vendors being lawful and absolute owners have full powers and absolute authority to sell the same.
- c) That the Vendors does hereby covenant with the Purchaser that the Vendors have not done or knowingly suffered or been a party or privy to any act, deed or thing whereby or by reasons whereof the said plot may be encumbered or effected or charged in any manner whatsoever and the Vendors shall indemnify and keep indemnified the Purchaser from, of and against all claims, charges, liens, debts, demands or any other claim and circumstances whatsoever in or upon the said plot or any part thereof and at the request of the Purchaser, shall execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the said plot as aforesaid and every part thereof; UNTO AND TO THE USE of the Purchaser as shall be reasonably required.



Filomena Augusta R. Blauz

Menezes

Libeiro

- d) That the said plot hereby sold is free from encumbrances, charges, liens, mortgages, leases or any other proceeding of Civil or Criminal in nature.
- e) That the said plot hereby sold is not subject to any notice or proceedings or any other claims, demand, charges, penalties by any statutory authority and there are no charges, attachment, previous agreements, leases, mortgages contractual agreement, contracts, collaterals, demands, liens, injunctions, executive demand, etc. on the said plot hereby sold.
- f) That the Vendors have no objection to include the name of the Purchaser in the occupant column of Form I & XIV of said Survey no. 9/21 of Bicholim in respect of said plot hereby sold.
- g) That in case any discrepancies, errors and/or omissions or claim of any person or persons, found at anytime hereinafter, then the Vendors undertake to rectify/correct/settle the same immediately upon the receipt of written intimation from the Purchaser.



**SCHEDULE-I**

(Description of the whole Property)

ALL THAT Property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", admeasuring an area of 2625.00 square metres, situated at Church wada, within the limits of Municipal Council of Bicholim, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, surveyed

*Edmundo Augusto Re Pinheiro*

*Menezes*

*Debeso*



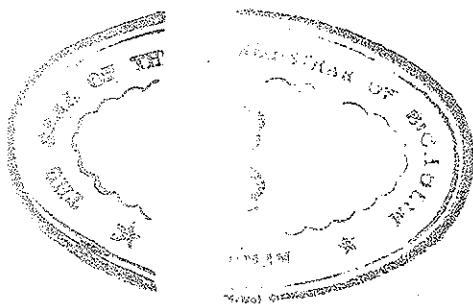
under Survey no. 9/21 of Bicholim. The said property is registered in the Land Registration Office of Bicholim under no. 6714 at page 167 of Book B 17 New, bearing Matriz No. 395 and the same has been entered in the Land Registration Office of Bicholim in the name of Jose Alfredo Augusto Maia de Souza e Menezes and his wife, Smt. Maria Aida Amelia da Costa Maia de Souza e Menezes under No. 9059 at page 167v of Book F.11 and the same is bounded as follows:

On or towards the East : by a road which goes to the Cemetery;

On or towards the West : by municipal internal road;

On or towards the North: by property surveyed under survey no. 9/12, and;

On or towards the South: by Mapusa-Sanquelim road;



#### SCHEDULE - II

(Description of the plot hereby sold)

ALL THAT Plot denominated under letter "K", admeasuring an area of 40.00 sq.mtrs., of the said property known as "PREDIO URBANO DE CASAS COM SEU CORRESPONDENTE QUINTAL, PATEO E PROPRIEDADE ANNEIXA" commonly known as "CHURCH-WADA", bearing recent Survey no. 9/21 of Bicholim, described in the Schedule-I written herein above and the said plot is bounded as under:

On or towards the East : by plot 'B' of said property belonging to the Purchaser which is now surveyed under Survey

*Filomena Augusta Re Plavez*

*Menezes*

*Diabeiro*



No. 9/21-B of Village Bicholim, Taluka Bicholim;

On or towards the West : by plot 'C' of said property belonging to the Purchaser which is now surveyed under Survey No. 9/21-B of Village Bicholim, Taluka Bicholim and partly by plot 'F' of said property belonging to the Vendor Nos. 3 to 5 bearing Survey No. 9/21 of Village Bicholim;

On or towards the North: by plot 'D' & plot 'J' of said property bearing Survey No. 9/21 of Village Bicholim, and;

On or towards the South: by plot 'B' of said property now surveyed under Survey No. 9/21-B of Village Bicholim, Taluka Bicholim belonging to the Purchaser;



IN WITNESSES WHEREOF the parties herein have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.

Blanca Regeste R. Menezes

Menezes

Subero

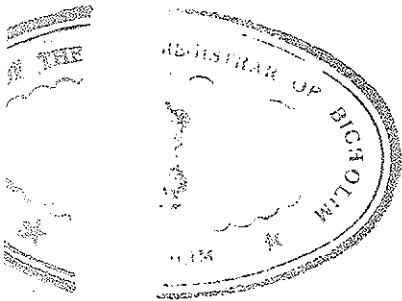


SIGNED AND DELIVERED by  
withinnamed Mrs. FILOMENA  
AUGUSTA RONCON MENEZES,  
the Vendor No. 1. ....



*Filomena Augusta Roncon Menezes*

*Filomena Augusta Roncon Menezes*



L. H. F. I.



R. H. F. I.

*Filomena Augusta Roncon Menezes*  
*Menezes*

*Ribeiro*



SIGNED AND DELIVERED by  
withinnamed Miss MARIA DE JESUS  
NAZARENE MENEZES alias  
PREETAM GAONKAR, the Vendor  
No. 2. ....



*Maria*

*Menezes*



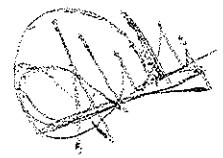
L. H. F. I.



R. H. F. I.

*Edmundo Augusto R. Menezes*  
*Menezes*

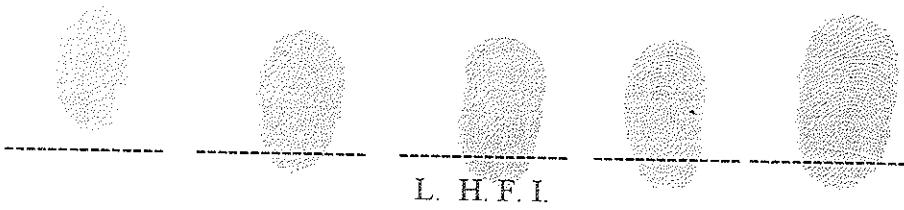
*de Beiro*



SIGNED AND DELIVERED by  
withinnamed Mrs. CIOLET  
ASSUMPTA MESQUITA RIBEIRO,  
the Vendor No. 5 for Self and as Power  
of Attorney for the Vendor Nos. 3 & 4  
Mrs. ARTIMISIA CARMELINA  
BARRETO MENEZES & Mr. DON  
JOSE CARLOS JOAQUIM MAIA  
DE SOUZA E MENEZES.



*Ribeiro*



*Flora Augusta Rebouças*

*Menezes*

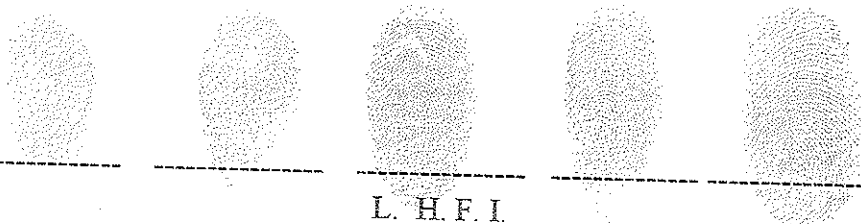
*Ribeiro*



SIGNED AND DELIVERED by  
withinnamed Shri SAGAR VASUDEV  
SHETYE, the Purchaser.



*[Handwritten signature]*



L. H. F. I.



R. H. F. I.

IN THE PRESENCE OF WITNESSES :

1. *[Signature]* (VANDANA K JAMBOTKAR).
2. *[Signature]* (Sanyay B. Madkar)

*[Signature]*  
Menezes

*[Signature]*

*[Signature]*

Menzes



☐ FOOT WAY (COMBINE) 2.1M WIDE  
80M<sup>2</sup>

☐ OPEN (COMBINE) SURFACE  
PRED 600M<sup>2</sup>

# Flon

PLOT	NO	AREA
A	535.00	M <sup>2</sup>
B	480.00	M <sup>2</sup>
C	190.00	M <sup>2</sup>
D	10.00	M <sup>2</sup>
E	550.00	M <sup>2</sup>
F	190.00	M <sup>2</sup>
G	410.00	M <sup>2</sup>
H	30.00	M <sup>2</sup>
J	40.00	M <sup>2</sup>
K	40.00	M <sup>2</sup>
L	10.00	M <sup>2</sup>
ROAD	80	M <sup>2</sup>



TRUE COPY



GOA

Serial No. 8670 place of St. Vennd Mapusa Date

19/11/16 295344

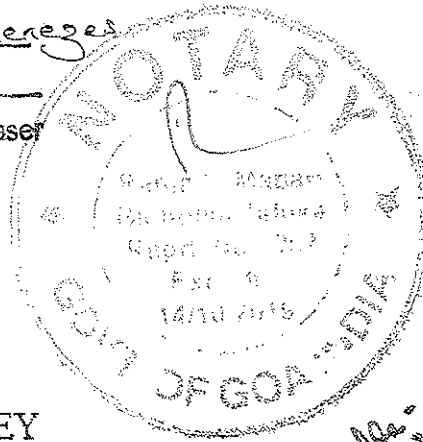
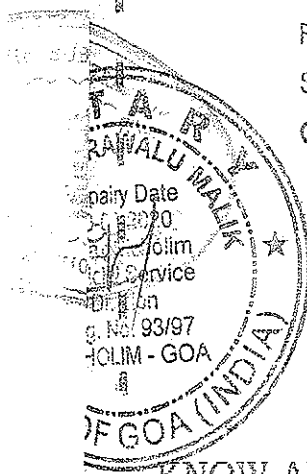
Value of stamp paper 500/-

Name of Purchaser Cleto Ribeiro e Menezes

Residence at Bicholim Son of

Signature of Vendor [Signature] Signature of Purchaser

C. J. PANDIT - LIC NO. AC/STPVEN/84/2003



GENERAL POWER OF ATTORNEY

KNOW ALL YE MEN BY THESE PRESENTS SHALL COME, I,

Mrs. Artimisia Carmelina Barreto Menezes, wife of Late Carlos

Antonio Clemente Maia De Souza Menezes, <sup>years</sup> 72<sub>A</sub> of age, retired,

Indian National, residing at H.No. 861, Near Market, Churchwada

Bicholim Goa, having Pan card No. AZVPM37876 SEND

GREETINGS

(AZVPM37876)

[Signature]  
ADV. MUKUND R. MALIB

L.M.T.I. 9 EXECUTANT





WHEREAS I Mrs. Artimisia Carmelina Barreto Menezes and my son, Don Jose Carlos Joaquim Maia De Souza E Menezes as well as my daughter -in-law Mrs Ciolet Assumpta Mesquita Ribeiro are absolutely seized and possessed or otherwise well sufficiently entitled to all that property forming part of the property bearing survey no 9/21, 9/21-D, 9/21-E and 9/21-F of village Bicholim, plot no C-13 of survey no. 65/0 of Village Bordem and the properties situated in Canacona Taluka, Goa surveyed under different survey numbers of villages of Canacona Taluka, Goa and the said properties shall be hereinafter called the "SAID PROPERTIES" for all purposes.

AND WHEREAS I am holding the following Bank accounts:

- i. Savings a/c. No. 10228238931, State Bank of India, Bicholim, Goa
- ii. Savings a/c. No. 033101004309, Canara Bank, Bicholim, Goa
- iii. Pension a/c. No. 10228288382, State Bank of India, Bicholim, Goa

Hereinafter called the said accounts for the sake of brevity.

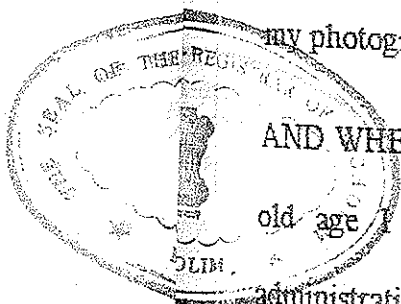
AND WHEREAS I accidentally fell on ground and consequently I have sustained grievous injuries to my right hand and I am under

L.H.T.I. of EXECUTANT



3:

medical treatment. Due to it I am unable to sign any documents and as such I cannot perform any acts, deeds and things which are necessary to be performed even by virtue of the said General Power of Attorney given by my said son to me, which is crystal clear from my photograph affixed this document hereinafter.



AND WHEREAS apart from the above I further state that due to my old age I am unable to attend to day to day aspects of the administrative aspects and other related matters of the said property,

I hereby appoint, nominate and constitute my daughter -in- law,

Mrs. Ciolet Assumpta Mesquita Ribeiro, wife of my son Mr. Don Jose Carlos Joaquim Maia De Souza Menezes, 31 years of age, service, Indian National, residing at H.No. 861, Near Market, Churchwada Bicholim Goa, as my true and lawful attorney, in my name and on my behalf to do and perform all or any of the

following acts, deeds and things that is to say:

1. To operate my aforesaid accounts in my name.
2. To operate Bank lockers allotted to me and /or to obtain Bank locker in my name to use the same for my articles.
3. To sell, sign, and execute Agreement for sale/ Agreement for construction cum sale, Sale Deed, Mortgage Deed, Ratification,

L.H.T.I. of EXECUTANT



4:

Rectification, Memorandum of Understanding and to deal within any manner the said properties and for which purpose to sign, make, execute and present for registration before the Sub-Registrar any agreement/s, documents and to admit execution of such documents and to issue valid receipts of acknowledging the receipts of all or any payments received on our behalf including consideration received for the sale of the said properties.



To represent me before the concern Sub-Registrar and to execute and admit execution of any Agreement for Sale, Rectification, Ratification, Mortgage, Agreement/s, Deed of Sale, Memorandum of Understanding etc., either executed by me or my attorney on her behalf.

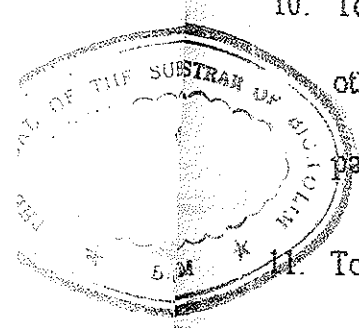
5. To do execute and perform all such acts, deeds and things, concerning the sale of the said properties.
6. To sign, execute, verify and file all kinds of forms, affidavits under the Income Tax Act as also to obtain clearance under Section 230-A of the Income Tax Act.
7. To sign, execute, verify, file, submit, withdraw, refile all kinds of applications, plans, maps, forms, letters and receipts.

L. H. T. I. of EXECUTANT

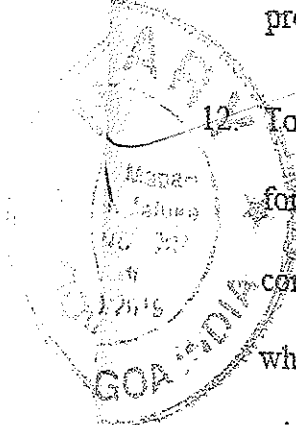


8. To appoint any person/s, as my attorney/s and to delegate to him/them/her all or any of the forgoing powers.

9. To receive from the intending purchaser/purchasers any earnest money and/or advance or advances and also the balance purchase money and to give valid receipts thereof.



10. To pay all taxes, rates, charges, deductions, expenses and all other outgoings or whatsoever due and payable or to become payable for on account of my right in the said properties.



11. To manage, administer, superintend, to develop the said property or carry out any constructions thereon.

12. To receive and sign and give effectual receipts and discharge for all any money in respect of the said property which shall come to her hands by virtue of the powers herein contained which receipts whether given in my name or in the name of my said attorney shall exonerate the person's paying such money from seeing the application thereof or from being responsible for loss or misapplication thereof.

13. To execute, sign, enter into, perfect and to do all such conveyances, sale deeds, gift deeds, leases, surrenders,



L. H. T. I. of EXECUTANT

assurances releases, partition deeds or other deeds, arrangements or agreements, instruments, acts and things in respect of the said property as shall be requisite or as the said attorney may deem necessary or proper for or in relation to all or any of the purposes of matters herein mentioned.

14. From time to time, if and when the said attorney may think in and proper to sell, gift, dispose or surrender, give up, pledge or transfer, mortgage, hypothecate, lease as a whole or in parts or plots or enter into, agree for any partition or like arrangements or deeds whatsoever and or receive any advance or earnest money or any other amounts or payments and to give receipts thereof as aforesaid.

15. To develop the said property or carry out any constructions thereon or enter into any agreements or arrangement for development and or sale of the said property or constructions thereon.

16. To sign, execute, present for registration, admit execution of, register or otherwise perfect or cause to be signed, perfected or executed any sale deeds, gift deeds, agreements, conveyances, lease, assignments, surrender or any other document



L.H.T.I. of EXECUTANT

whatsoever in respect of the said property which may in the opinion of my said attorney be expedient or necessary from time to time and to appear before any Land Registrar, Sub Registrar or any other authority and present any document for registration and to admit the execution thereof.

17 To commence, prosecute, enforce or defend, compromise, compound, withdraw, confess, refer to arbitration, answer or oppose all actions, legal proceedings and demands whatsoever in respect of any matters relating to the said property and further for that purpose to sign, execute or make statements, verifications, memos or any other papers or documents whatsoever as may be necessary or requisite and further to appear and represent me before any Judge, Magistrate, Court, Tribunal, Revenue, Tenancy or Records of Rights Officers or Authorities, Collector, Mamlatdar, Deputy Collector, Awal Karkun or any other Government or Local body or Authority whomsoever, including the Income Tax Authorities etc. and further to depose or give evidence on our behalf in any proceedings and to apply and obtain from any courts certified copies of the orders or documents.

L. H. T. I. of EXECUTANT

18. To accept any notices, services or writs or summons or other legal process that may be issued to me.

19. To sign, make, verify, declare any applications or representations, declarations, plans or other documents, and further to apply and obtain any licences, permissions or N.O.C.s conversion of lands or other requisite approvals whatsoever for the purpose of carrying out any developments or constructions and also to apply for and procure any mutations in records of rights in respect of the said property.

20. To appear and represent me before any Government or local body or Authority including all Government Officers or Officers of Semi-Government concerns or Village Panchayat, Town Planning, Planning and Development, Municipal and other bodies and Authorities regarding any and all matters relating to the said property and further to sign and make any representations, applications or correspondence or such other papers or documents whatsoever as may be required to any matters relating to the said property with any such Authority.

21. To compromise, abandon, settle, admit any claim, submit to judgement or become non suited in any action or proceedings in



L.H.T.I. of EXECUTANT



respect of any matters mentioned hereinabove relating to the said property.

22. To appoint any solicitor, or advocate or counsel as may be necessary and execute proper wakalatnama or authority letters thereof.

23. To apply for and obtain Income Tax clearance certificate from the Income Tax authorities for purpose of sale of the said plot as may be required from time to time and for that purpose to appear and represent me before Income Tax authorities and further to make and sign all such papers, declarations, affidavits, verifications or other papers, or documents as may be necessary or requisite.

24. To apply for and obtain any telephone, electricity or water connections.

25. To deal with or manage all matters in which I may be in any way concerned or interested.

26. To enter into any agreements for sale or sell otherwise transfer or convey, gift, transfer or mortgage the said property of my title, interest, rights or share therein or any constructions carried



L. H. T. I. of EXECUTANT

out thereon or any premises to be constructed on the said property or the said undivided rights in the property itself or any portion's thereof and further to receive money and execute receipts therefore and further to execute necessary documents or deed for the aforesaid purposes and also to present the same for registration and appear before the Sub-Registrar and admit the execution thereof and do all

such acts and deeds as may be necessary or requisite for getting the same registered.

27. To apply to the Forest Department to obtain permission for felling, cutting of the trees and further transportation of the timber, wood from the said property and to swear any affidavits or sign any forms, applications required for the said purpose.

28. To appear before, represent me and act on my behalf before any Police officer in respect of any matters in which I may be the interested party in any litigations or complaints filed against me or by me against any persons.

29. To appear before and represent me and act on my behalf before any post offices and to receive registered AD letters, parcels etc and to discharge and sign on my behalf in connection with any postage.



L. H. T. I. of EXECUTANT

30. To appear before any Mamlatdar, Dy. Collector and S.D.O., Collector, Inspector of Survey and Land Records, any Village Panchayat and/or its Secretary, Talathi for carrying out mutation, correction, rectification and deletion of entries in the Survey Records and/or to carry out re-survey, partitions etc. and for these purposes to file necessary applications, papers, documents etc.

31. To finally to delegate all or any of the aforesaid powers on any other fit person/s when absolutely necessary or convenient.

AND GENERALLY to do, execute and perform all such acts, deeds and things which are in any manner connected with or incidental to all or any of the aforesaid purposes.

I hereby declare that all acts, deeds and things done by my said Attorney shall be construed as acts, deeds and things done by me personally.


AND I hereby agree and undertake to confirm and ratify all and whatever that my said attorney shall do by virtue of the powers hereby given.

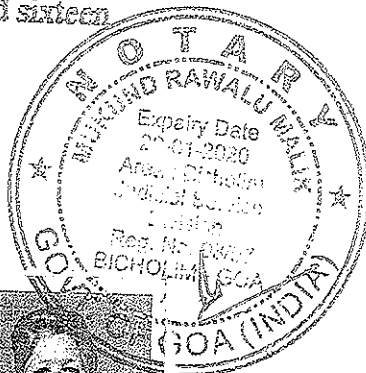


L. H. T. I. of EXECUTANT

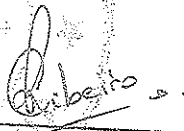
IN WITNESS WHEREOF I have signed and executed this  
document of General Power of Attorney on this 25<sup>th</sup> day of the  
month of November of the year Two Thousand and sixteen

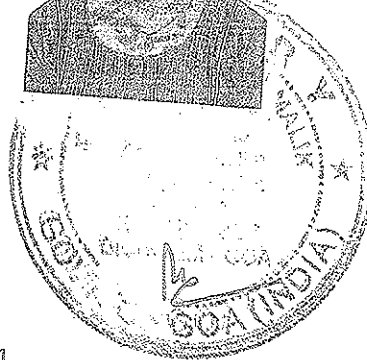
SIGNED, SEALED AND DELIVERED  
WITHIN NAMED

L.H.T. I. of :   
MRS. ARTIMISIA CARMELINA  
BARRETO MENEZES  
EXECUTANT


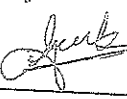


SIGNED, SEALED AND DELIVERED  
WITHIN NAMED

  
MRS. CIOLET ASSUMPTA  
MESQUITA RIBEIRO  
THE POWER OF ATTORNEY HOLDER



WITNESSES

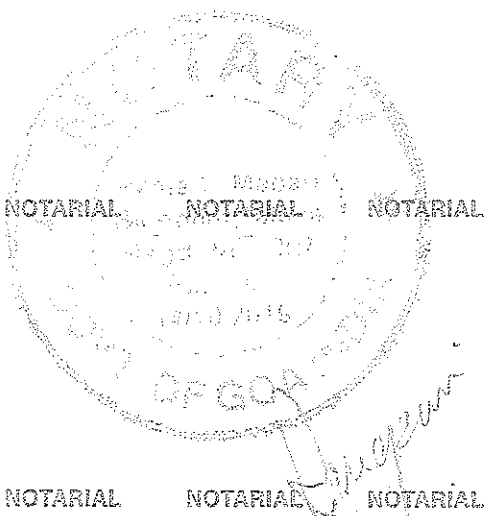
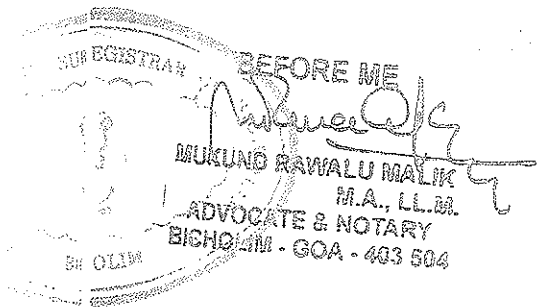
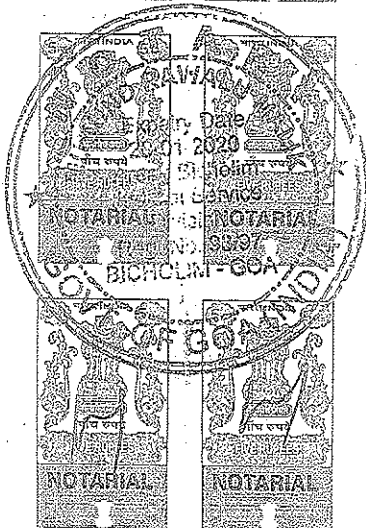
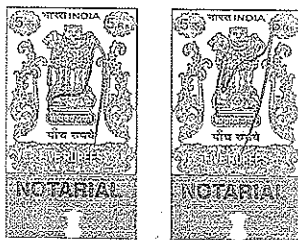
1.  (Sushma Parab)
2.  (Yeshwant Malote)



L.H.T. I. of EXECUTANT.

Solemnly affirmed and Signed  
BEFORE ME

By the above named Executant / Deponent  
Shri / Smt. Maria Carmelina  
Barreto Henriques Mrs.  
Cristina Assumpção Henriques  
Ribeiro both of Chunchoada  
Bicholim - Goa  
who have signed in presence  
whom I personally know Two witnesses  
Office of the Notary at Bicholim - Goa.  
On this 23rd day of November 2016  
Notarial Stamp Rs. 300 Reg. No. 448 / 16



TRUE COPY  
I hereby attest that this is the True Copy  
of Original Document which I have  
forwarded to the presenter after duly  
checked.  
Notary Office at Bicholim - Goa.  
Stamp Rs. 300 Reg. No. 448 / 17

Maria Carmelina  
Smt. R. L. MAPARI  
ADVOCATE & NOTARY  
BICHOLIM - GOA

भारत गणराज्य

भारत INDIA

₹. 500 FIVE HUNDRED RUPEES

रुपये पाँच सौ

Rs. 500

INDIA NON JUDICIAL

[illegible]

KNOW ALL YE MEN BY THESE PRESENTS SHALL COME, I,  
Don Jose Carlos Joaquim Maia De Souza E Menezes, Son of Late  
Carlos Antonio Clemente Maia De Souza Menezes, aged 36 years,  
Service, Indian National, residing at H.No. 861, Near Market,  
Churchwada Bicholim Goa, having Pan card No. ASKPD2727R, SEND  
GREETINGS

Georges A. Brenez

WHEREAS my mother, Mrs. Artimisia Carmelina Barreto Menezes and myself, Don José Carlos Joaquim Maia De Souza E Menezes are absolutely seized and possessed or otherwise well otherwise sufficiently entitled to all that property forming part of the property bearing survey no 9/21, 9/21-D, 9/21-E and 9/21-F of village Bicholim, plot no C-13 of survey no. 65/0 of Village Bordem and the properties situated in Canacona Taluka, Goa surveyed under different survey numbers of villages of Canacona Taluka, Goa and the said properties shall be hereinafter called the "SAID PROPERTY" for all purposes.

WHEREAS on account of my inability to attend to day to day aspects of the administrative aspects and other related matters of the said property, I hereby appoint, nominate and constitute my mother, Mrs. Artimisia Carmelina Barreto Menezes, wife of Late Carlos Antonio Clemente Maia De Souza Menezes, major of age, retired, Indian National, residing at H.No. 861, Near Market, Churchwada Bicholim Goa, to be my true and lawful attorney, in my name and on my behalf to do and perform all or any of the following acts, deeds and things stated below:-

1. To sell, sign, and execute Agreement for sale/ Agreement for construction cum sale, Sale Deed, Mortgage Deed, Ratification, Rectification, Memorandum of Understanding and to deal within any manner the said properties and for which purpose to sign, make, execute and present for registration before the Sub-Registrar any agreement/s, documents and to admit execution of such documents and to issue valid receipts or acknowledging the receipts of all or

*[Signature]*

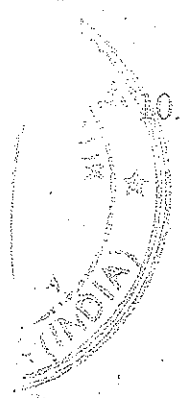
2 *ACB Menezes*



any payments received on our behalf including consideration received for the sale of the said properties.

2. To represent me before the concern Sub-Registrar and to execute and admit execution of any Agreement for Sale, Rectification, Ratification, Mortgage, Agreement/s, Deed of Sale, Memorandum of Understanding etc., either executed by me or my attorney on her behalf.
3. To do, execute and perform all such acts, deeds and things, concerning the sale of the said properties.
4. To sign, execute, verify and file all kinds of forms, affidavits under the Income Tax Act as also to obtain clearance under Section 230-A of the Income Tax Act.
5. To sign, execute, verify, file, submit, withdraw, refile all kinds of applications, plans, maps, forms, letters and receipts.
6. To appoint any person/s, as my attorney/s and to delegate to him/them/her all or any of the forgoing powers.
7. To receive from the intending purchaser/purchasers any earnest money and/or advance or advances and also the balance purchase money and to give valid receipts thereof.
8. To pay all taxes, rates, charges, deductions, expenses and all other outgoings or whatsoever due and payable or to become payable for on account of my right in the said properties.
9. To manage, administer, superintend, to develop the said property or carry out any constructions thereon.

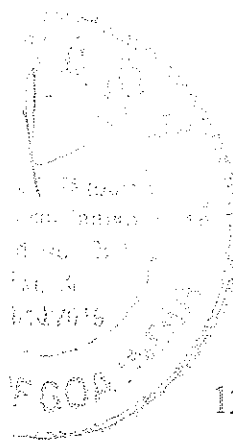
*Shreejit* ACB Menager



10. To receive and sign and give effectual receipts and discharge for all any money in respect of the said property which shall come to her hands by virtue of the powers herein contained which receipts whether given in my name or in the name of my said attorney shall exonerate the person's paying such money from seeing the application thereof or from being responsible for loss or misapplication thereof.



11. To execute, sign, enter into, perfect and to do all such conveyances, sale deeds, gift deeds, leases, surrenders, assurances releases, partition deeds or other deeds, arrangements or agreements, instruments, acts and things in respect of the said property as shall be requisite or as the said attorney may deem necessary or proper for or in relation to all or any of the purposes of matters herein mentioned.



12. From time to time, if and when the said attorney may think in and proper to sell, gift, dispose or surrender, give up, pledge or transfer, mortgage, hypothecate, lease as a whole or in parts or plots or enter into, agree for any partition or like arrangements or deeds whatsoever and or receive any advance or earnest money or any other amounts or payments and to give receipts thereof as aforesaid.

13. To develop the said property or carry out any constructions thereon or enter into any agreements or arrangement for development and or sale of the said property or constructions thereon.

14. To sign, execute, present for registration, admit execution of, register or otherwise perfect or cause to be signed, perfected or

4 *[Signature]* AC B. Menzies

executed any sale deeds, gift deeds, agreements, conveyances, lease, assignments, surrender or any other document whatsoever in respect of the said property which may in the opinion of my said attorney be expedient or necessary from time to time and to appear before any Land Registrar, Sub Registrar or any other authority and present any document for registration and to admit the execution thereof.

15. To commence, prosecute, enforce or defend, compromise, compound, withdraw, confess, refer to arbitration, answer or oppose all actions, legal proceedings and demands whatsoever in respect of any matters relating to the said property and further for that purpose to sign, execute or make statements, verifications, memos or any other papers or documents whatsoever as may be necessary or requisite and further to appear and represent me before any Judge, Magistrate, Court, Tribunal, Revenue, Tenancy or Records of Rights Officers or Authorities, Collector, Mamlatdar, Deputy Collector, Awal Karkun or any other Government or Local body or Authority whomsoever, including the Income Tax Authorities etc. and further to depose or give evidence on our behalf in any proceedings and to apply and obtain from any courts certified copies of the orders or documents.

16. To accept any notices, services or writs or summons or other legal process that may be issued to me.

17. To sign, make, verify, declare any applications or representations, declarations, plans or other documents, and further to apply and obtain any licences, permissions or N.O.C.s conversion of lands or

*George ACB Meneses*

other requisite approvals whatsoever for the purpose of carrying out any developments or constructions and also to apply for and procure any mutations in records of rights in respect of the said property.

18. To appear and represent me before any Government or local body or Authority including all Government Officers or Officers of Semi-Government concerns or Village Panchayat, Town Planning, Planning and Development, Municipal and other bodies and Authorities regarding any and all matters relating to the said property and further to sign and make any representations, applications or correspondence or such other papers or documents whatsoever as may be required to any matters relating to the said property with any such Authority.

19. To compromise, abandon, settle, admit any claim, submit to judgement or become non suited in any action or proceedings in respect of any matters mentioned hereinabove relating to the said property.

20. To appoint any solicitor, or advocate or counsel as may be necessary and execute proper wakalatnama or authority letters thereof.

21. To apply for and obtain Income Tax clearance certificate from the Income Tax authorities for purpose of sale of the said plot as may be required from time to time and for that purpose to appear and represent me before Income Tax authorities and further to make and sign all such papers, declarations, affidavits, verifications or other papers, or documents as may be necessary or requisite.

*George ACB Menzies*

22. To apply for and obtain any telephone, electricity or water connections.

23. To deal with or manage all matters in which I may be in any way concerned or interested.

24. To enter into any agreements for sale or sell otherwise transfer or convey, gift, transfer or mortgage the said property of my title, interest, rights or share therein or any constructions carried out thereon or any premises to be constructed on the said property or the said undivided rights in the property itself or any portion's thereof and further to receive money and execute receipts therefore and further to execute necessary documents or deed for the aforesaid purposes and also to present the same for registration and appear before the Sub-Registrar and admit the execution thereof and do all such acts and deeds as may be necessary or requisite for getting the same registered.

25. To apply to the Forest Department to obtain permission for felling, cutting of the trees and further transportation of the timber, wood from the said property and to swear any affidavits or sign any forms, applications required for the said purpose.

26. To appear before, represent me and act on my behalf before any Police officer in respect of any matters in which I may be the interested party in any litigations or complaints filed against me or by me against any persons.

*Greeny's* ACB Menes

27. To appear before and represent me and act on my behalf before any post offices and to receive registered AD letters, parcels etc and to discharge and sign on my behalf in connection with any postage.

28. To appear before any Mamlatdar, Dy. Collector and S.D.O., Collector, Inspector of Survey and Land Records, any Village Panchayat and/or its Secretary, Talathi for carrying out mutation, correction, rectification and deletion of entries in the Survey Records and/or to carry out re-survey, partitions etc. and for these purposes to file necessary applications, papers, documents etc.

29. To finally to delegate all or any of the aforesaid powers on any other fit person/s when absolutely necessary or convenient.

AND GENERALLY to do, execute and perform all such acts, deeds and things which are in any manner connected with or incidental to all or any of the aforesaid purposes.

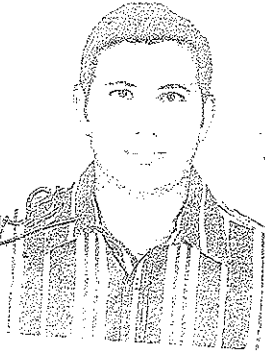
I hereby declare that all acts, deeds and things done by my said Attorney shall be construed as acts, deeds and things done by me personally.

AND I hereby agree and undertake to confirm and ratify all and whatever that my said attorney shall do by virtue of the powers hereby given.

IN WITNESS WHEREOF I have signed and executed this document of General Power of Attorney on this 27<sup>th</sup> day of the month of September of the year Two Thousand and sixteen.

*Shreejit* ACB Meneses

SIGNED, SEALED AND DELIVERED )  
WITHIN NAMED )  
MR. DON JOSE CARLOS JOAQUIM )  
MAIA DE SOUZA E MENEZES )  
EXECUTANT )

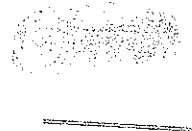


*Greene*

*Greene*

L.H.F.I.

R.H.F.I.



9 *Greene*

ACB Menezes





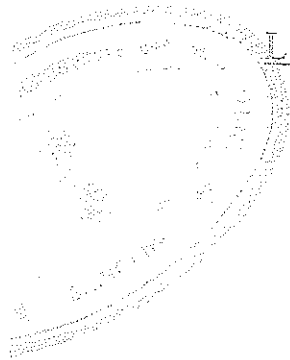
SIGNED, SEALED AND DELIVERED )  
WITHIN NAMED )  
MRS. ARTIMISIA CARMELINA )  
BARRETO MENEZES )  
ACCEPT



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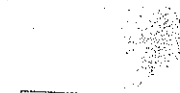
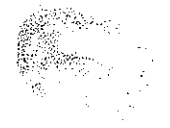
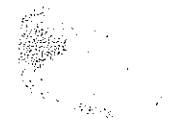
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ACB Menezes



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ACB Menezes

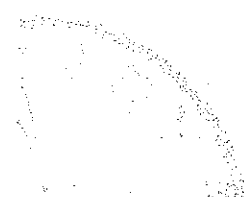


Identified by- /witnesses

वसुधैव कुटुम्बकम् (वसुधैव कुटुम्बकम्)

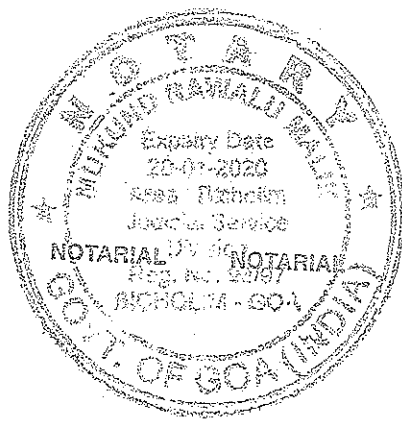


George ACB Meneses



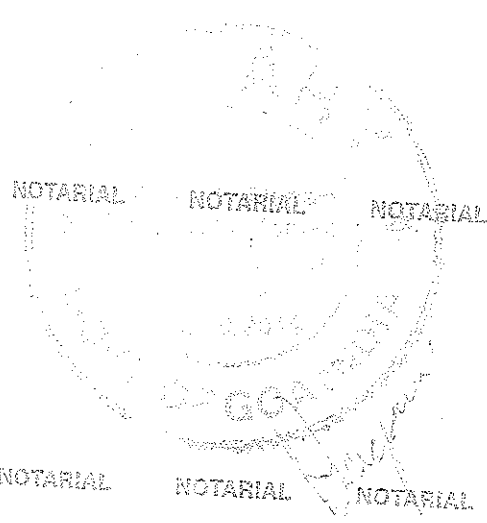
Notarially affirmed and Signed  
 BEFORE ME  
 By the above named Executant / Deponent  
 and Don Jose Carlos Joazeiro  
 Maria de Souza E. Meneses and  
 Mrs. Archimisia Carmelina Barmelo  
 Meneses both R/o Churchwada,  
 Bicholim Taluka, Goa  
 who have signed in presence  
 of me personally known & witness  
 Office of the Notary at Bicholim - Goa  
 On this 27th day of Sept. 2016  
 Notary Stamp Rs. 500/- Reg. No. 462/16

21 4  
 NOTARIAL NOTARIAL



BEFORE ME  
 MUKUND RAVILALU MALIK  
 B.A., LL.M.  
 ADVOCATE & NOTARY  
 BICHOLIM - GOA - 401 514

W M  
 NOTARIAL NOTARIAL



TRUE COPY  
 I hereby attest that this is the True Copy  
 of Original Document which I have  
 returned to the presenter after duly  
 initialed.  
 Notary Office at Bicholim - Goa.  
 Stamp Rs. 20/- Reg. No. 455/17

D. P. Mapari  
 17/4/17  
 ADVOCATE & NOTARY  
 BICHOLIM - GOA.

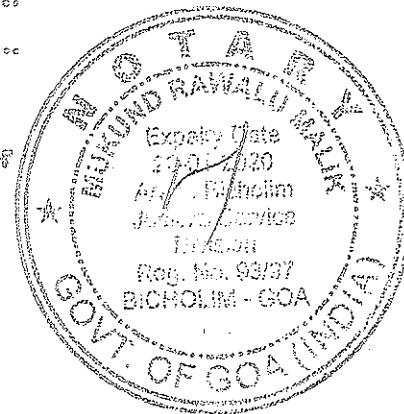


GOA

Sr No. 216 Place of Vend Bicholim Date of issue 25.11.2016 219148  
Value of Stamp Paper Rs. 500/-  
Name of the Purchaser Ciolel Ribeiro e Meneses  
Residing at Bicholim son of -

Signature of Vendor  
Mrs S S Shet  
Lic No AC/STP/VEN/06/2016

Signature of Purchaser  
Ribeiro



### GENERAL POWER OF ATTORNEY

KNOW ALL YE MEN BY THESE PRESENTS SHALL COME, I,

Mrs. Artimisia Carmelina Barreto Menezes, wife of Late Carlos

Antonio Clemente Maia De Souza Menezes, 72<sup>years</sup> of age, retired,

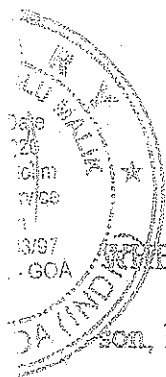
Indian National, residing at H.No. 861, Near Market, Churchwada

Bicholim Goa, having Pan card No. AZVPM37876 SEND  
(AZPM37876)

GREETINGS

L.M.T.I. of Bicholim -

Mukund Rawal Malin  
DV. MUKUND R MALIN



WHEREAS I Mrs. Artemisia Carmelina Barreto Menezes and my son, Don Jose Carlos Joaquim Maia De Souza E. Menezes as well as

my daughter -in-law Mrs Ciolet Assumpta Mesquita Ribeiro are absolutely seized and possessed or otherwise well otherwise sufficiently entitled to all that property forming part of the property bearing survey no 9/21, 9/21-D, 9/21-E and 9/21-F of village Bicholim, plot no C-13 of survey no. 65/0 of Village Bordem and the properties situated in Canacona Taluka, Goa surveyed under different survey numbers of villages of Canacona Taluka, Goa and the said properties shall be hereinafter called the "SAID PROPERTIES" for all purposes.

AND WHEREAS I am the General Power of Attorney holder of my son Don Jose Carlos Joaquim Maia De Souza Menezes, 36 years of age, service, Indian National, residing at H.No. 861, Near Market, Churchwada Bicholim Goa, by virtue of General Power of Attorney duly registered on 27/09/2016 under no. 462/16 before the Notary Public Mukund Rawalu Malik having his office at Cardito Tower Center, Near K.T.C. Bus-stand, Bicholim, Goa.

AND WHEREAS I accidentally fell on ground and consequently I have sustained grievous injuries to my right hand and I am under

L. H. T. I. of EXECUTANT





medical treatment. Due to it I am unable to sign any documents and as such I cannot perform any acts, deeds and things which are necessary to be performed by me by virtue of the said General Power of Attorney given by my son. It is crystal clear from my photograph affixed to this document hereinafter.

AND WHEREAS as per clause / term no 29 of the said General Power of Attorney dated 27/09/2016 I have absolute power to delegate the powers to any other fit and competent person/s which clause / term as follows:-

"To finally delegate all or any of the aforesaid powers on any other fit person/s when absolutely necessary or convenient".

AND WHEREAS due to the above circumstances and my old age I am constrained to appoint power of attorney on behalf of my son and accordingly I hereby appoint, nominate and constitute his wife and my daughter-in-law Mrs. Ciolet Assumpta Mesquita Ribeiro, 31 years of age, service, Indian National, R/o 861, Near Market, Churchwada, Bicholim, Goa Pan Card No. ARLPM6128P as true and lawful attorney of my said son who is abroad presently to do all or any other acts, deed and things that is to say:

1. To sell, sign, and execute Agreement for sale/ Agreement for

L. H. T. I. of EXECUTANT





construction cum sale, Sale Deed, Mortgage Deed, Ratification, Rectification, Memorandum of Understanding and to deal within any manner the said properties and for which purpose to sign, make, execute and present for registration before the Sub-Registrar any agreement/s, documents and to admit execution of such documents and to issue valid receipts of acknowledging the receipts of all or any payments received on our behalf including consideration received for the sale of the said properties.

2. To represent me before the concern Sub-Registrar and to execute and admit execution of any Agreement for Sale, Rectification, Ratification, Mortgage, Agreement/s, Deed of Sale, Memorandum of Understanding etc., either executed by me or my attorney on her behalf.
3. To do execute and perform all such acts, deeds and things, concerning the sale of the said properties.
4. To sign, execute, verify and file all kinds of forms, affidavits under the Income Tax Act as also to obtain clearance under Section 230-A of the Income Tax Act.
5. To sign, execute, verify, file, submit, withdraw, refile all kinds of applications, plans, maps, forms, letters and receipts.

L.H.T. I. of EXECUTANT



6. To appoint any person/s, as my attorney/s and to delegate to him/them/her all or any of the forgoing powers.
7. To receive from the intending purchaser/purchasers any earnest money and/or advance or advances and also the balance purchase money and to give valid receipts thereof.
8. To pay all taxes, rates, charges, deductions, expenses and all other outgoings or whatsoever due and payable or to become payable for on account of my right in the said properties.
9. To manage, administer, superintend, to develop the said property or carry out any constructions thereon.
10. To receive and sign and give effectual receipts and discharge for all any money in respect of the said property which shall come to her hands by virtue of the powers herein contained which receipts whether given in my name or in the name of my said attorney shall exonerate the person's paying such money from seeing the application thereof or from being responsible for loss or misapplication thereof.
11. To execute, sign, enter into, perfect and to do all such conveyances, sale deeds, gift deeds, leases, surrenders,

L.R.T. I. of EXECUTANT





agreements releases, partition deeds or other deeds, arrangements or agreements, instruments, acts and things in respect of the said property as shall be requisite or as the said attorney may deem necessary or proper for or in relation to all or any of the purposes of matters herein mentioned.

12. From time to time, if and when the said attorney may think fit and proper to sell, gift, dispose or surrender, give up, pledge or transfer, mortgage, hypothecate, lease as a whole or in parts or plots or enter into, agree for any partition or like arrangements or deeds whatsoever and or receive any advance or earnest money or any other amounts or payments and to give receipts thereof as aforesaid.
13. To develop the said property or carry out any constructions thereon or enter into any agreements or arrangement for development and or sale of the said property or constructions thereon.
14. To sign, execute, present for registration, admit execution of, register or otherwise perfect or cause to be signed, perfected or executed any sale deeds, gift deeds, agreements, conveyances, lease, assignments, surrender or any other document

L. H. T. I. of EXECUTANT



whatsoever in respect of the said property which may in the opinion of my said attorney be expedient or necessary from time to time and to appear before any Land Registrar, Sub Registrar or any other authority and present any document for registration and to admit the execution thereof.

15. To commence, prosecute, enforce or defend, compromise, compound, withdraw, confess, refer to arbitration, answer or oppose all actions, legal proceedings and demands whatsoever in respect of any matters relating to the said property and further for that purpose to sign, execute or make statements, verifications, memos or any other papers or documents whatsoever as may be necessary or requisite and further to appear and represent me before any Judge, Magistrate, Court, Tribunal, Revenue, Tenancy or Records of Rights Officers or Authorities, Collector, Mamlatdar, Deputy Collector, Awal Karkun or any other Government or Local body or Authority whomsoever, including the Income Tax Authorities etc. and further to depose or give evidence on our behalf in any proceedings and to apply and obtain from any courts certified copies of the orders or documents.

L. H. T. I. of EXECUTANT



16. To accept any notices, services or writs or summons or other legal process that may be issued to me.
17. To sign, make, verify, declare any applications or representations, declarations, plans or other documents, and further to apply and obtain any licences, permissions or N.O.C.s conversion of lands or other requisite approvals whatsoever for the purpose of carrying out any developments or constructions and also to apply for and procure any mutations in records of rights in respect of the said property.
18. To appear and represent me before any Government or local body or Authority including all Government Officers or Officers of Semi-Government concerns or Village Panchayat, Town Planning, Planning and Development, Municipal and other bodies and Authorities regarding any and all matters relating to the said property and further to sign and make any representations, applications or correspondence or such other papers or documents whatsoever as may be required to any matters relating to the said property with any such Authority.
19. To compromise, abandon, settle, admit any claim, submit to judgment or become non suited in any action or proceedings in

L. H. T. I. g EXECUTANT



aspect of any matters mentioned hereinabove relating to the said property.

20. To appoint any solicitor, or advocate or counsel as may be necessary and execute proper waktalatnama or authority letters thereof.

21. To apply for and obtain Income Tax clearance certificate from the Income Tax authorities for purpose of sale of the said plot as may be required from time to time and for that purpose to appear and represent me before Income Tax authorities and further to make and sign all such papers, declarations, affidavits, verifications or other papers, or documents as may be necessary or requisite.

22. To apply for and obtain any telephone, electricity or water connections.

23. To deal with or manage all matters in which I may be in any way concerned or interested.

24. To enter into any agreements for sale or sell otherwise transfer or convey, gift, transfer or mortgage the said property of my title, interest, rights or share therein or any constructions carried

L. K. T. J. of EXECUTANT



out thereon or any premises to be constructed on the said property or the said undivided rights in the property itself or any portion's thereof and further to receive money and execute receipts therefore and further to execute necessary documents or deed for the aforesaid purposes and also to present the same for registration and appear before the Sub-Registrar and admit the execution thereof and do all such acts and deeds as may be necessary or requisite for getting the same registered.

25. To apply to the Forest Department to obtain permission for felling, cutting of the trees and further transportation of the timber, wood from the said property and to swear any affidavits or sign any forms, applications required for the said purpose.

26. To appear before, represent me and act on my behalf before any Police officer in respect of any matters in which I may be the interested party in any litigations or complaints filed against me or by me against any persons.

27. To appear before and represent me and act on my behalf before any post offices and to receive registered AD letters, parcels etc and to discharge and sign on my behalf in connection with any postage.

L. H. T. I. of EXECUTANT

28. To appear before any Mamlatdar, Dy. Collector and S.D.O., Collector, Inspector of Survey and Land Records, any Village Panchayat and/or its Secretary, Talathi for carrying out mutation, correction, rectification and deletion of entries in the Survey Records and/or to carry out re-survey, partitions etc. and for these purposes to file necessary applications, papers, documents etc.

29. To finally to delegate all or any of the aforesaid powers on any other fit person/s when absolutely necessary or convenient.

AND GENERALLY to do, execute and perform all such acts, deeds and things which are in any manner connected with or incidental to all or any of the aforesaid purposes.

I hereby declare that all acts, deeds and things done by my said Attorney shall be construed as acts, deeds and things done by me personally.

AND I hereby agree and undertake to confirm and ratify all and whatever that my said attorney shall do by virtue of the powers hereby given.

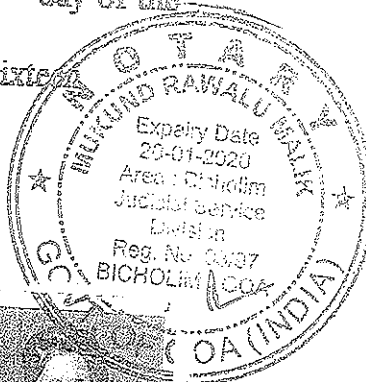


L. H. T. S. of EXECUTANT

IN WITNESS WHEREOF I have signed and executed this  
document of General Power of Attorney on this 25<sup>th</sup> day of the  
month of November of the year Two Thousand and sixteen

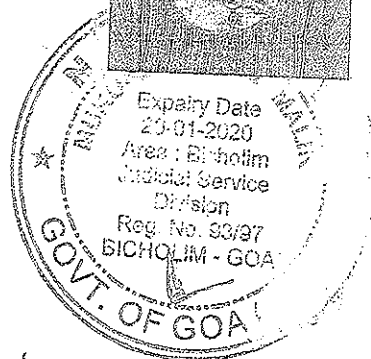
SIGNED, SEALED AND DELIVERED  
WITHIN NAMED

L.H.T. J. of:  
MRS. ARTIMISIA CARMELINA  
BARRETO MENEZES  
EXECUTANT



SIGNED, SEALED AND DELIVERED  
WITHIN NAMED

Mrs. Ribeiro  
MRS. CIOLET ASSUMPTA  
MESQUITA RIBEIRO  
THE POWER OF ATTORNEY HOLDER



WITNESSES

1. Sirab (Sushma parab)
2. Cher (Yeshwant malik)

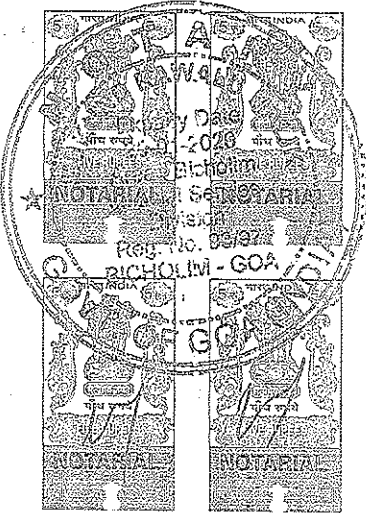


L.H.T. I. of EXECUTANT



Solemnly affirmed and Signed  
BEFORE ME

By the above named Executant / Deponent  
Shri / Smt. Ramini S. G. Ramalinga  
Barreto, Menezes & Co. P.S.  
Plot Assumpta Mesquita  
St. Peter's Rd. Church Road  
Bicholim - Goa  
who have signed in presence of  
whom I personally know  
Office of the Notary at Bicholim - Goa.  
On this 20th day of November, 2016  
Notarial Stamp Rs. 500 Reg. No. 547/16.



BEFORE ME

Advocate  
CHIKUND RAWALU MALIK  
M.A., LL.M.  
ADVOCATE & NOTARY  
BICHOLIM - GOA - 403 504



NOTARIAL NOTARIAL NOTARIAL

NOTARIAL NOTARIAL NOTARIAL


TRUE COPY

hereby attest that this is the True Copy  
of Original Document which I have  
returned to the presenter after duly  
notified.

Office of Bicholim - Goa.  
3076 Reg. No. 456/17

D. Mackenzie  
17/11/17  
SRI. R. L. MAPARI  
ADVOCATE & NOTARY  
BICHOLIM - GOA

E N D O R S E M E N T :

- 
1. Mrs. FILOMENA AUGUSTA RONCON MENEZES, wife of late Mr. Joao Jose Servulo Maia de Souza e Menezes, daughter of late Mr. Luis Rui Roncon, aged 71 years, widow, Indian National, resident of House No. 57/B (old) 4/862 (new), Churchwada, Bicholim, Goa and presently residing at 2<sup>nd</sup> Floor, Tukaram Apartment, Opp. Kamat Estate, St. Inez, Panaji, Goa.
  2. Miss MARIA DE JESUS NAZARENE MENEZES alias PREETAM GAONKAR, adopted daughter of late Mr. Joao Jose Servulo Maia de Souza e Menezes and Mrs. Filomena Augusta Roncon Menezes, aged 27 years, unmarried, household, Indian National, resident of House No. 57/B (old) 4/862 (new), Churchwada, Bicholim, Goa and presently residing at 2<sup>nd</sup> Floor, Tukaram Apartment, Opp. Kamat Estate, St. Inez, Panaji, Goa.
  3. Mrs. CIOLET ASSUMPTA MESQUITA RIBEIRO, wife of Mr. Don Jose Carlos Joaquim Maia de Souza e Menezes, aged 32 years, married, service, Indian National; resident of House No. 861, Churchwada, Bicholim, Goa, for Self and as Power of Attorney for:
    - (a) Mrs. ARTIMISIA CARMELINA BARRETO MENEZES, widow of late Mr. Carlos Antonio Clemente Maia de Souza Menezes, aged 73 years, widow, Indian National, resident of House No. 861, Churchwada, Bicholim, Goa.
    - (b) Mr. DON JOSE CARLOS JOAQUIM MAIA DE SOUZA E MENEZES, son of late Mr. Carlos Antonio Clemente Maia de Souza e Menezes, aged 37 years, married, service, Indian National, resident of House No. 861, Churchwada, Bicholim, Goa.

4. SHRI SAGAR VASUDEV SHEETYE, son of late Shri Vasudev K. Sheetye, aged 53 years, married, business, Indian National, resident of House No. 1146, near Industrial Estate, Bicholim, Goa.

1804  
Sole Prop.

Shri Sagar Vasudev Sheetye

Mudga

Sheetye

Sheetye

ENDORSEMENT:

1. Mrs. FILOMENA AUGUSTA RONCON MENEZES, wife of late Mr. Joao Jose Servulo Maia de Souza e Menezes, daughter of late Mr. Luis Rui Roncon, aged 71 years, widow, Indian National, resident of House No. 57/B (old) 4/862 (new), Churchwada, Bicholim, Goa and presently residing at 2<sup>nd</sup> Floor, Tukaram Apartment, Opp. Karnat Estate, St. Inez, Panaji, Goa.
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  - (b) Mr. DON JOSE CARLOS JOAQUIM MAIA DE SOUZA E MENEZES, son of late Mr. Carlos Antonio Clemente Maia de Souza e Menezes, aged 37 years, married, service, Indian National, resident of House No. 861, Churchwada, Bicholim, Goa.



Witness

1) Sanjay Bhiku Nadkarni, age 53 years  
married, business, 110 Khajur, Aldeira,  
Bunder - Goa.

.....  
and known to the Sub-Registrar  
stated that he personally knows  
the above executant and identi-  
fies him.

< *Handwritten signature*

Bicholim dt. 21<sup>st</sup> April 2017

*Handwritten signature*  
SUB-REGISTRAR  
BICHOLIM

Registered No. 423/2017  
at pages 44 to 102  
Book No. 7 Volume No. 1468  
date 24/04/2017

*Handwritten signature*  
Sub-Registrar

