



गोवा GOA

Licence No.AC/STP/VEN/2002/3432

039524

Sr. No. 25250, Place of vend Ponda
Value of stamp Paper B. 500 Date of Issue 25/02/08
Name of The P. ROOFMAN
Residing at. Haveli, Ponda Son of
There is no need of St. Stamp Paper for the Value of Rs. 23000.
Additional Stamp Paper for the completion of the value is attache
alongwith
Signature of Stamp Vender

Ch. 13
Signature of Purchaser

Serial No. 268708
Presented at the Office of the
Sub-Registrar of Ponda
Between the hours of 11:30
and 12:00 on 7/2/08

Received fees for: ~~Rupees 23000~~
Registration 2300 = 0
Copying (10 Nos) 40 60 = 0
Copying endorsements 10 = 0
Stampage
Total Rs. 2370 = 0

Ch. 13
Joneysk
SUB-REGISTRAR
PONDA

DEED OF SALE

Joneysk
SUB-REGISTRAR
PONDA

Joneysk

Ch. 13

Joneysk



वा GOA

Licence No.AC/STP/VEN/2002/3432

039700

Sr. No. 25250... Place of vend Ponda... Date of Issue 05/02/08
Value of stamp Paper Rs. 500/-
Name of The Purchaser Roopmaw
Residing at Nadda, Ponda... Son of ...
There is no one Single Stamp Paper for the Value of Rs. 2300/-
Additional Stamp Paper for the completion of the value is attached
alongwith

Signature of Stamp Vender

Ch. 13
Signature of P...

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THIS INDENTURE, made and entered on this 7th day of

Ch. 13

Joseph

of Marques

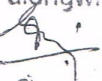


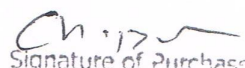
गोवा GOA

Licence No.AC/STP/VEN/2002/3432

039148

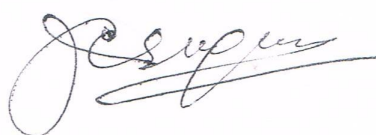
Sr. No. 25200.. Place of vend Ponda... Date of Issue 05/02/08
Value of stamp Paper Rs. 500
Name of The Purchaser Koo F MAN
Residing at Nandol, Ponda... Son of
There is no one Single Stamp Paper for the Value of Rs. 2300/-
Additional Stamp Paper for the completion of the value is attached
alongwith

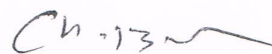

Signature of Stamp Vender

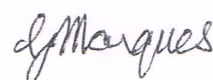

Signature of Purchaser

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February in the year two thousand eight (07/02/2008), within the







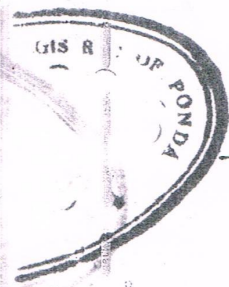


गोवा GOA

Licence No.AC/STP/VEN/2002/3432

039525

Sr. No. 25250... Place of vend. Ponda... Date of Issue 05/02/08
Value of stamp Paper b. 500/-
Name of The Purchaser Rookman
Residing at. Nadd, Ponda... Son of
There is no one single Stamp Paper for the Value of Rs. 2300/-
Additional Stamp Paper for the completion of the value is attached
alongwith



Signature of Stamp Vender

Signature of Purchaser

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registration Sub District and Taluka Ponda District of North Goa,

Ch. 13

Signature of Stamp Vender

Signature of Purchaser



गोवा GOA

Licence No AC/STP/VEN/2002/3432

086766

Sr. No. 25250 Place of vend Ponda Date of Issue 05/02/08
Value of stamp Paper 2.100/-
Name of T R. F. MAN
Residing at Mandel, Ponda
There is no stamp paper for the Value of Rs 2300/-
Additional Stamp paper for the completion of the value is attached
alongwith



Signature of Stamp Vender

Signature of Purchaser

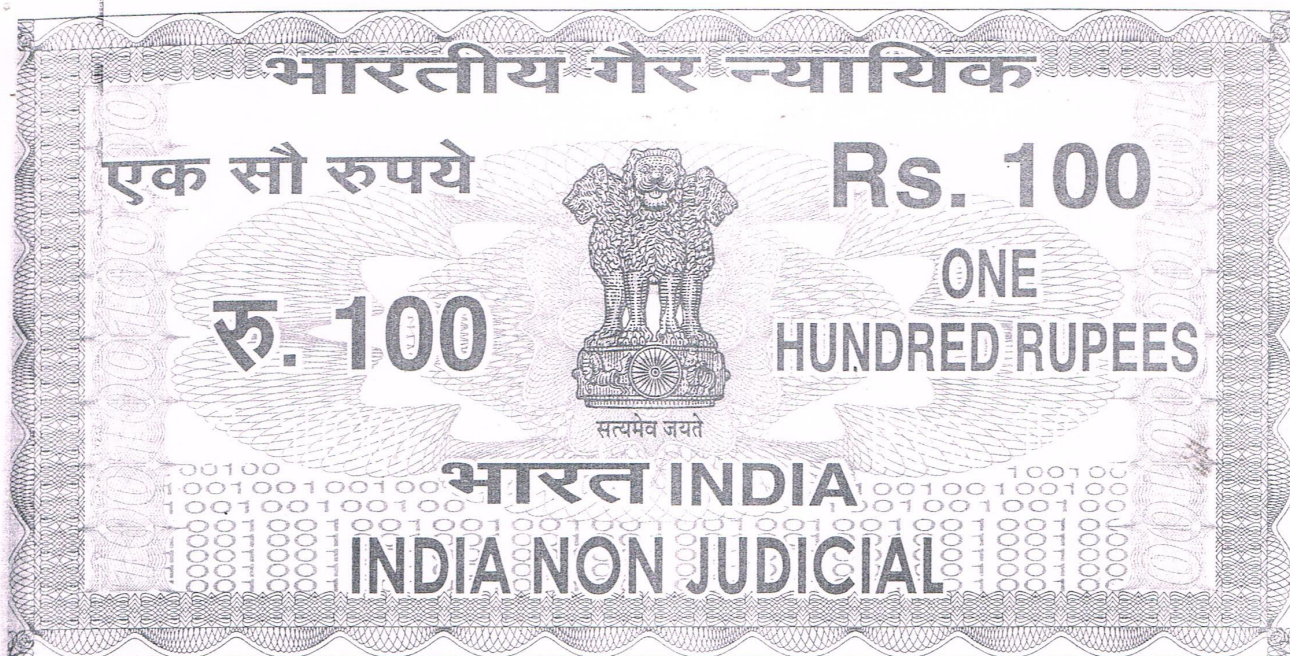
- 5 -

State of Goa, BETWEEN (1) MR. JOSE CUSTODIO

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Jose Custodio

J. Marques

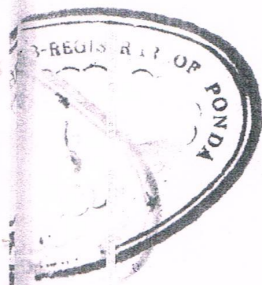


गोवा GOA

Licence No.AC/STP/VEN/2002/3432

086765

Sr. No. 85250 Place of vend Ponda Date of Issue 05/02/08
Value of stamp Paper 100/-
Name of The Recd F.M.A.W.
Residing at Mabel, Ponda
There is no one Single Stamp Paper for the Value of Rs. 1200/-
Additional Stamp Paper for the completion of the value is attached
alongwith



Signature of Stamp Vender

Signature of Purchaser

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EDUARDO MARQUES, son of Antonio M. Marques, major,

Ch. 13

Signature of Eduardo Marques

f. Marques



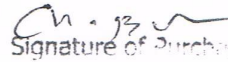
गोवा GOA

Licence No.AC/STP/VEN/2002/3432

086764

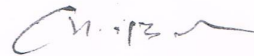
Sr. No. 95255 Place of vend Ponda Date of Issue 05/02/08
Value of stamp Paper 2300/-
Name of The Party ROOF MANU
Residing at Mandel, Ponda Son of
There is no one Single Stamp Paper for the Value of Rs 2300/-
Additional Stamp Paper for the completion of the value is attached
alongwith

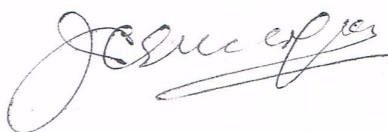

Signature of Stamp Vender

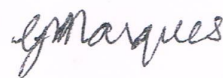

Signature of Purchaser

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married, aged about 69 years, occupation business and his wife







(2) MRS. GENEVIEVE MARQUES, daughter of Antonio Fernandes, major, married, aged about 55 years, housewife, both Indian Nationals, residing at Panjim - Goa, hereinafter referred to as THE VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE ONE PART.

AND

(3) MR. ROOFMAN, a duly registered partnership firm with office at Ponda - Goa and represented by its Managing Partner MR. MAGAN BAKUL MARDOLKAR, son of Bakul Mardolkar, major, married, aged about 56 years, occupation business, residing at Mardol, Ponda - Goa, Indian National, hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include its partner, executors, administrators, successors and official assigns) OF THE OTHER PART.

WHEREAS there exists at village Mardol, Taluka Ponda, within the limits of village Panchayat of Veling, Priol, Cuncoliem a landed property known as HARDIEM VADEVORIL BAGAET SIGAM PASSOL, commonly known as SEGRA PASSOL, also as GALLI and described in the land registration office at Ilhas under No.22714 at page 103 of book B-61 (new) and registered

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[Signature]



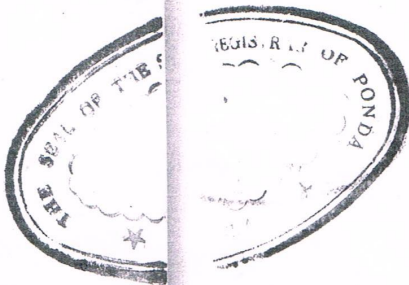
in the taluka revenue office at Ponda under no.730 and surveyed under new survey No.50/2 of village Priol.

AND WHEREAS the said land was originally owned by one Constancio Rosario Miranda Teodonio Manuel Miranda.

AND WHEREAS in terms of a deed of gift dated 13/10/1885 the heirs of said Constancio gifted the said land to Fabrica de Igreja de Nossa Senhora de Piedade de Mardol, having the church of our lady of piety and consequently the said land was inscribed in the name of said Fabrica in the land registration office at Ilhas under inscription no.28132 of book G-41.

AND WHEREAS said Fabrica sub-divided the said land into smaller plots for the purpose of construction of houses and the Apostolic Administrator of the Archdiocese of Goa and Daman, vide his approval dated 8th July 1969, has authorized the sale of such sub-divided plots.

AND WHEREAS the said Chapel of Nossa Senhora de Piedade of Mardol through its Managing Committee, by virtue of two deeds being one dated 10th March 1971 duly registered before the Sub-Registrar Office of Ponda under document serial no.156 and the second, dated 6th March 1972 duly registered before the said Sub Registrar Office of Ponda under register no.77 at pages 374 to 379 of book no.I volume 10 dated 09.03.1972 sold and



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[Signature]

Ly Marques

conveyed to Antonio Manuel Marques six of such subdivided plots being:

- a) Plot A of an area of 1796 sq.mts.
- b) Plot No.6 of an area of 405 sq.mts
- c) Plot No.7 of an area of 375 sq.mts.
- d) Plot No.8 of an area of 378 sq.mts.
- e) Plot No.9 of an area of 639 sq.mts.
- f) Plot No.22 of an area of 639 sq.mts.

which portions are adjoining to one another

AND WHEREAS by a Deed of Gift dated 17th day of June 1977 duly registered with the Sub-Registrar Office of Ponda under register no.307 at pages 285 to 292 of book no. 1, volume 42 dated 06.09.1977, read with the deed of Rectification dated 29th October 1993 duly presented before the Sub Registrar Office of Ponda under document serial no.899/1993, said Antonio Manuel Marques and wife Maria Gloria Rodrigues e Marques gifted the said plots A, 6, 7, 8, and 9 and 22 to their son the vendor no.1 herein, who by operation of Law of communion of assets acquired ownership in the said plots along with the vendor no.2 being his legal wedded wife.

AND WHEREAS in the course of recent survey conducted under The Land Revenue code, the said plot no.22 is surveyed under new survey no.51/6 of village Priol, taluka Ponda.

Ch. B. —

J. S. Marques

J. Marques

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors the said plot, which is now surveyed under no.51/6 of village Priol, and more particularly described in schedule written hereunder and hereinafter referred to as THE SAID PLOT at/for a total price consideration of Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only) being its fair market value.

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only) paid by the purchaser to the vendors (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as the absolute owner of the said plot do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THAT plot of land more particularly described in schedule written hereunder together with all the structures, yards, compounds, sewers, fences, trees,

Ch. 13 ~

J. Marques

J. Marques

passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the said plot and hereditaments hereby conveyed and assured and expressed to be with its appurtenances unto and to the use of the purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors do hereby covenant with the purchaser that not withstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in them good right and absolute powers to grant, transfer,

Ch. 13 ~

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convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for them.

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J. Marques

J. Marques

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said plot hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.
4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.
5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

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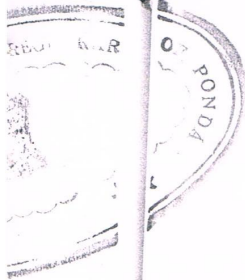
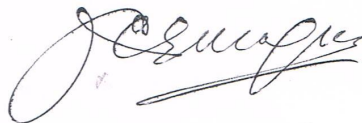
J. Marques

6. The vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village of Priol, taluka Ponda, Goa.

SCHEDULE

All that plot of land admeasuring an area of 575 sq.mts and distinctly surveyed under new survey no.51/6 with name "Sigrapass Gali" of village Priol, taluka Ponda and forming part of the property known as SEGRA PASSOL situated at Village Mangeshi within the area and jurisdiction of the Gram Panchayat of Veling - Priol - Cuncoliem of the Taluka and Sub District of Ponda of the North Goa, District of the State of Goa and which property is not registered in the Land Registration Office of Ilhas but is wholly enrolled in the Matriz Records under no.730

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

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G. Marques

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Signed, Sealed and delivered
By the withinnamed vendors



Jose Marques

MR. JOSE CUSTODIO EDUARDO MARQUES



(L.H.F.T.)



(R.H.F.T.)

Jose Marques

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for Marques



G. Marques

MRS. GENEVIEVE MARQUES



(L.H.F.T.)



(R.H.F.T.)

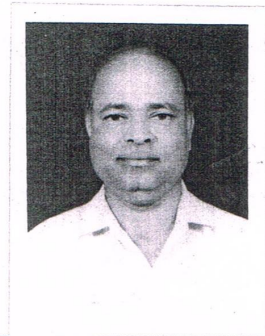
G. Marques

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G. Marques

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Signed, sealed and delivered by
the withinnamed purchaser
Mr. Roofman through its Managing Partner

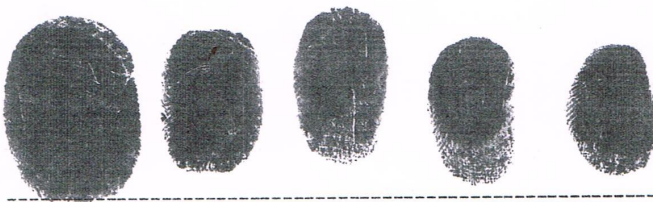


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MR. MAGAN BAKUL MARDOLKAR

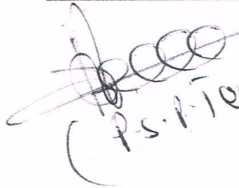


(L.H.F.T.)

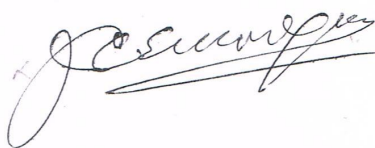


(R.H.F.T.)

IN PRESENCE OF :


(P.S. Tendolkar)


Pankaj Male

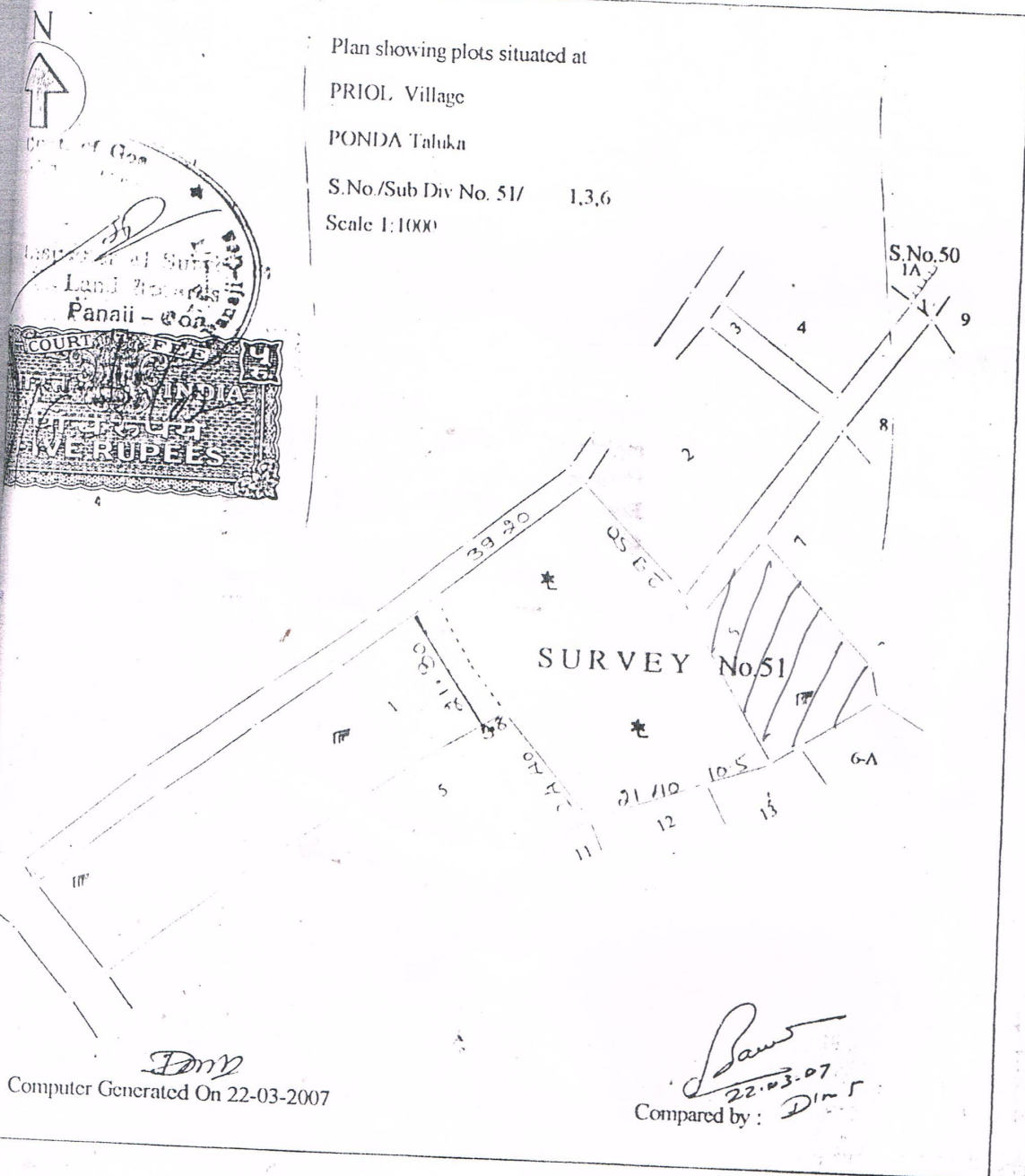


Ch-13 ~

J. Marques



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



Ch. 13m
[Signature]
[Signature]

registered No. 391/08
at pages 249 to 267
Book No. 2 Volume No. 1233
date 19/02/2008

knayal
Sub-Registrar



① Mr. Jose Custodio Eduardo Marques, s/o Antonio M. Marques, major, married, 69 years, business, and his wife.

② Mrs. Genevieve Marques, d/o Antonio Fernandes, major, married, 55 years, housewife, both Indian Nationals, r/o Panaji - Goa.

③ Mr. Roofman, partnership firm, office at Ponda - Goa, represented by its Managing Partner Mr. Mayan Bakul Mardolkar, s/o Bakul Mardolkar, major, married, 56 years, business, r/o Mardol, Ponda - Goa.

Executing party

.....

admits

..... so called

..... deed

J. Marques
J. Marques

Ch. 13 ~
Pritesh, D. Nair
of full age, unmarried, r/o Ponda - Goa.
Sub-Registrar
knows
the contents and identifies him.

Pritesh D. Nair
Pritesh D. Nair

Ponda Dated :- 7/02/2008.

J. Nair
SUB-REGISTRAR
PONDA

registered No. 391/08
at pages 249 to 264
Book No. 7 Volume No. 1233
date 19/02/2008

J. neys
Sub-Registrar

