

Serial No. 374/91
Presented in the Office of the
Sub-Registrar at 2 p.m.
and 2.30 p.m. on 10/4/1991

Received fees for: Rs..... Ps.....
Registration 8650.00
Copying 65.00
Copying of documents 2.00
Postage
Total Rs 8717.00

SUB-REGISTRAR
ILHAS

SUB-REGISTRAR
ILHAS

DEED OF SALE-CUM-MORTGAGE

THIS DEED OF SALE-CUM-MORTGAGE is ma-

de at Panaji, Goa on this 22nd day of the

Serial No. 6468 Place of Issue MARGAO Date 22 MAR 1991

Value of Stamp Paper 10001

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION Co. (P) LTD.

Residence PANAJI Name of Panel

Purpose SALE Transacting Parties TARA SON

Signature of Stamp Vendor Signature of Purchaser



Month of March of the Christian Year One Thousand Nine Hundred and Ninety One.

B E T W E E N

M/S TARASONS ENTERPRISES, a Partnership concern registered under No.59/90 before

Serial 9466 Date of Issue MARCH Date 2 MAR 1994

Value of Stamp Rs. 10211/-

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION CO. PVT LTD

Residence PANAJI Name of Father

Purpose SALE Transacting FARAON Parties

Signature of Stamp Vendor Signature of Purchaser



the Registrar of Firms, at Panaji, Goa and herein represented by their lawful attorney SHRI MANIK SHRINIVAS THALY, son of Shrinivas Thaly, major in age, businessman, residing at E-1, Gharse Towers,

Serial No. 2464 Place of Vend: MARGAO Date 22 MAR 1991

Name of Stamp Vendor 1009

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION Co P/T. LTD

Residence PANAJI Name of Father

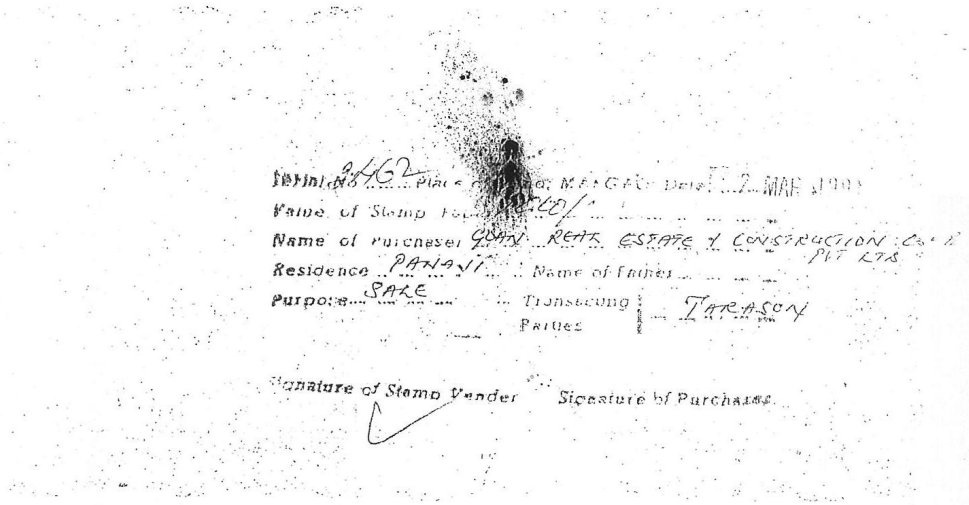
Purpose SALE Transacting Parties TARASON

Signature of Stamp Vender Signature of Purchaser

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Panaji, Goa constituted as such by virtue of the Power of Attorney dated 11th April, 1990, executed before the Notary and Advocate P. R. Namjoshi at Bombay (Hereinafter called "THE VENDORS" which



Serial No. 2462 Place of Issue MARGAO Date 12 MAR 1991
Value of Stamp Rs. 100/-
Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION Co. (P) LTD
Residence PANAJI Name of Father
Purpose SALE Transferring Parties TARASON

Signature of Stamp Vender Signature of Purchaser



expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its partners, and their respective heirs, successors, legal representatives, executors, administrators and

Serial No 2460 Place of Vend MALGAO Date 12 MAR 1991

Value of Stamp Paper 10001

Name of Purchaser GOOD REAL ESTATE & CONSTRUCTION CO-PVT LTD

Residence PALANI Name of Father

Purpose SALE Transacting Parties TARASON

Signature of Stamp Vendor Signature of Purchaser



assigns) OF THE FIRST PART.

A N D

M/s GOAN REAL ESTATE AND CONSTRUCTION PRIVATE LIMITED, a Company registered under the Companies Act, 1936 having their regis-

Serial No. 2226 Place of Vend: MARGAO. Date 20/3/91

Value of Stamp Paper Rs. Hundred only

Name of Purchaser

Residence Margao Name of Father

Purpose Deed Transacting Parties Vendor

Signature of Stamp Vender Signature of Purchaser





tered office at Villa Pastina, Dona-Paula, Goa herein, duly represented by their Managing Director, SHRI ERIC FRANCIS SEQUEIRA, son of late Joseph Sequeira, major in age, Indian National, residing at G-1, Vassant

Serial 9420 Place of Vend: MARGAO Date 22 MAR 1991

Value of Stamp Paper 1000/-

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION Co-P LTD

Residence PANAJI Name of Father

Purpose SALE Transacting Parties TARASON

Signature of Stamp Vendor Signature of Purchaser



Smruti, Tonca, Caranzalem, Goa, who has been authorised for the present Act, by the Board of Director's Resolution dated 30th November, 1990 (hereinafter called "THE VENDEES" (which expression shall, unless repugnant to the

Serial No. 245 Place of Vend: MARGAO Date 2 MAR 1991

Value of Stamp Paper 100/-

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION CO. PVT LTD

Residence PANAJI Name of Father

Purpose SALE Transacting Parties TARASON

Signature of Stamp Vendor Signature of Purchaser



context or meaning thereof, be deemed to mean and include their successors, executors, administrators and assigns) OF THE SECOND PART, both the Parties hereto being Indian Nationals.

Serial No. 2457 Place of Vend: MARGAO Date 12 MAR 1991

Value of Stamp Paper 1025/-

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION CO. PVT LTD

Residence PANAJI Name of Father

Purpose SALE Transacting Parties THOMSON

Signature of Stamp Vender Signature of Purchaser

Serial No. 2242 Place of Vend: MARGAO Date 12 MAR 1997

Value of Stamp Paper 10000/-

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION CO. PVT. LTD.

Residence PANAJI Name of Father

Purpose SALE Transacting Parties TARASON

Signature of Stamp Vendor Signature of Purchaser



Faria, by virtue of a Deed dated 19th May, 1947 executed before the Notary, Singbal and whereas the said right/share is accordingly registered in his name under the inscription No.19.601 of the Book G-32, and further,

Serial No. 2400 Place of Vend: MARGAO Date 22/9

Value of Stamp Paper 200

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION CO PVT LTD

Residence PANAJI Name of Father

Purpose SALE Transacting Parties TARASON

Signature of Stamp Vender Signature of Purchaser



4. THAT in consideration of the balance amount of the price viz a sum of Rs.8.47,812-50P (Rupees Eight Lakhs Forty Seven Thousand Eight Hundred Twelve and Paise Fifty Only) due and payable by the VENDEES to the VENDORS on account of the total price of the property hereunder sold and fully described in the Schedule hereunder written, the VENDEES as the MORTGAGORS do hereby and

Serial No. 2358 Place of Vend: MARGAO Date 22/3/91

Value of Stamp Paper ... ...

Name of Purchaser ... GOA REAL ESTATE & CONSTRUCTION Co. Pvt Ltd

Residence ... PANAJI ... Name of Father ... ...

Purpose ... SALE ... Transacting Parties ... TAPASON

Signature of Stamp Vender Signature of Purchaser



hereunder Mortgage, as and by way of simple mortgage unto and in favour of the VENDORS as the MORTGAGEES, ALL THAT said property specifically described in the Schedule hereunder written, and charge and assure the same by way of security for the payment of the abovesaid balance amount of the price of the said property

Serial No. 2285 Place of Vend: MARGAO Date 25/3/51

Value of Stamp Rs. As. Ps.

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION PVT LTD

Residence PANAJI Name of Father

Purpose SALE Transacting Parties JARASON

Signature of Stamp Vender Signature of Purchaser



viz. Rs.8.47.812-50P AND the VENDEES do hereby agree and covenant with the VENDORS that the VENDEES will pay or cause to be paid to the VENDORS the aforesaid amount of Rs.8.47.812-50P (Rupees Eight Lakhs Forty Seven Thousand Eight Hundred Twelve and paise Fifty Only) on the due dates of the aforesaid three post dated cheques



03.10.1991 when presented to the Bank for honouring the same.

Provided, however, that anny delay is caused by the VENDEES in payments of the aforesaid three instalments of Rs.2.82.604/- (2) Rs.2.82.604/- and (3) 2.82.604-50P and such delay is condoned by the VENDORS in their sole discretion, the VENDEES

12 MAR 1991

Serial No. 845 Place of Vend: MAFGAC Date.....

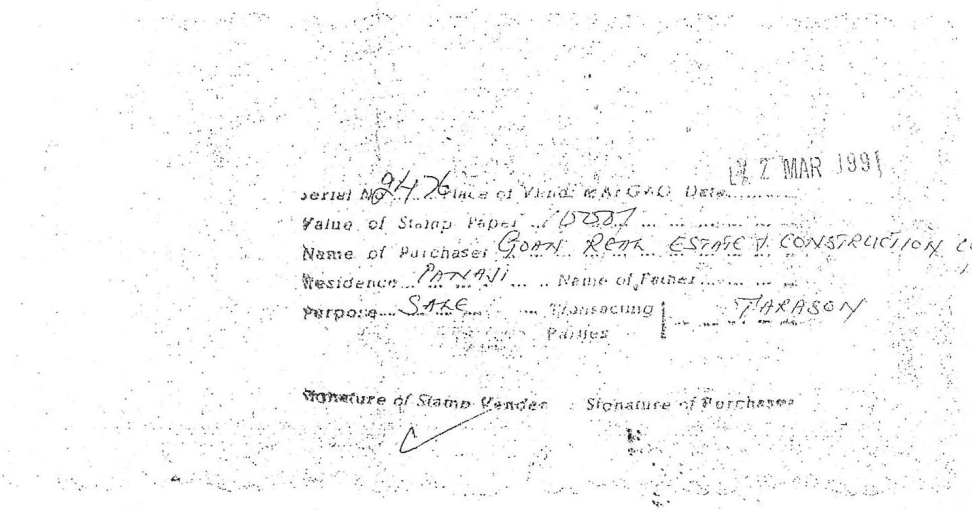
Value of Stamp Paper 10000/-

Name of Purchaser M/S RELL ESTATE & CONSTRUCTION CO PVT LTD

Residence P.MORESBY Name of Father.....

Purpose SALE Transacting Parties JARASON

Signature of Stamp Vender Signature of Purchaser


12 Z MAR 1991
Serial No 976 Place of Vend KARGO Date
Value of Stamp Paper 10000/-
Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION Co
Residence PANAJI Name of Father
Purpose SALE Transacting Parties TAXPAYER
Signature of Stamp Vendor
Signature of Purchaser





SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED VENDORS)
M/s.TARASONS, REPRESENTED)
By lawful attorney Mr.Manik)
Srinivas Thaly)

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED VENDEES)
M/s. GOAN REAL ESTATE AND)
CONSTRUCTIONS PRIVATE LIMITED.)
REPRESENTED BY THEIR MANAGING)
DIRECTOR SHRI. ERIC FRANCIS)
LEQUERICA.)

IN THE PRESENCE OF:

1.

2.

Serial 2474 Place of Vend: MARGAO Date

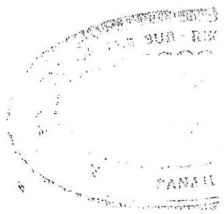
Value of Stamp Paper 1075

Name of Purchaser GOAN REAL ESTATE & CONSTRUCTION

Residence PANJIM Name of Father

Purpose SALE Transacting Parties TARASON

Signature of Stamp Vendor Signature of Purchaser





R E C E I P T

1. Received from M/s. Goan Real Estate and Constructions Limited, a sum of Rs.25.000/- (Rupees Twenty Five Thousand Only) by Cheque No. 443201_____dated 03/04/91_____ on Bank of Baroda, Panaji, subject to realization.

2. Received from M/s Goan Real Estate And Constructions Limited, a sum of Rs.2.82,604/- (Rupees Two Lakhs Eighty Two Thousand Six Hundred Four Only) by Cheque No.443202 _____ dated - 03/10/91 on Bank of Baroda, Panaji, subject to realization.

3. Received from M/s.Goan Real Estate And Constructions Limited, a sum of Rs.2.82.604/- (Rupees Two Lakhs Eighty

Serial No. 2423 Place of Issue MARGAO Date 12 MAR 1997

Value of Stamp Rs. 1000/-

Name of Purchaser GOA REAL ESTATE & CONSTRUCTION CO. PVT. LTD.

Residence PANAJI Name of Parties

Purpose SALE Transacting Parties JARASON

Signature of Stamp Vendor Signature of Purchaser



Two Thousand Six Hundred Four Only) by Cheque No.443203 dated 03/04/92 on Bank of Baroda, Panaji, subject to realization.

4. Received from M/s Goan Real Estate And Constructions Limited, a sum of Rs.2.82.604/- (Rupees Two Lakhs Eighty Two Thousand Six Hundred Four and paise Fifty only) by Cheque No. 443204 - dated 03/10/92- on Bank of Baroda, Panaji; subject to realization.

For M/s . TARASONS ENTERPRISES
Power of Attorney Holder
Mr. M. S. Thaly.

Serial No. 2402 Place of Vend: MARGAO Date: 22 MAR 1991
Value of Stamp Paper 1000/-
Name of Purchaser GOAN REAL ESTATES & CONSTRUCTION CO. PVT. LTD.
Residence PANAJI Name of Father
Purpose SALE Transacting Parties TARASONS

Signature of Stamp Vender Signature of Purchaser

1) M/s. Tarasons Enterprises a partnership concern, registered under No. 59/90 at Panaji, Goa, represented by its lawful attorney Shri. Manik Shrinivas Thaly, son of Shrinivas Thaly, major in age, businessman, residing at E-1, Gharse Towers, Panaji, Indian National, executed, represented by power of attorney before the Notary and Advocate P.R. Namjoshi at Bombay.

2) M/s. Goan Real Estates And Construction Private Limited, A companies registered and having their office at Villa Pastina Dona Paula, Goa, duly represented by their Managing Director Shri. Eric Francis Sequeira, Son of late Joseph sequeira, major in age Indian National, residing at G-1, Vasant Smruti, Tonca, Caran-

1)

2)

10th April 1991

SUB REGISTRAR
GOA

No objection Certificate from Panjim Planning and Development Authority, Patto, Panaji, Goa, under section 49(6) of the Goa, Daman & Diu Town & Country Planning Act 1974, issued by Member Secretary under Ref.No. PDA/S/13:24/258/91 dated 3/4/91 and Income-Tax Clearance Certificate in form No. 34-A, under section 230 A(1) of the Income-Tax Act 1961, issued by Income-Tax Officer, Ward-I, Panaji under No. ICC. No. 130/92-93/PNJ, dated 1-10-92 have been submitted to this office, and the deed has been ordered for registration on this date.

Panaji, 28th October 92

SUB REGISTRAR
GOA

Registered Under 248/93.
Book No I Volume 215
Dated:- 16/2/93

SEAL OF THE SUB REGISTRAR OF ILHAS
PANAJI

SUB-REGISTRAR
ILHAS

Attested -

MAMLATDAR OF TISWADI
PANAJI.