

1463

52

DEED OF

Sale

dated

31.8.57

Name of Vendors :

Dominica Rodado
Conj. & others.

Name of Purchasers

TRIPRA (India) PRIVATE LTD.
Smt. H. K. Kulkarni
Ahmednagar

Name of Property :

Kauntinval

Land Reg. No.

11422 + 5129

Matrix No.

2398

situated at

Village

Estoril

Taluka

Barcelos GOA

Registered in the Sub-Registrar's Office

HONGAO

Under No.

1463

Book No.

1

Volume No.

27

Pages Nos.

303 to 307

dated

20.8.58

Typed by :

ELGERS EXPRESS SERVICES

Abade Paria Road,

BARCEL - GOA.

Phone: Off: 20875

Res: 20309



1012 Rs. 450.00/-

13.11

2475.00

75.00

2350.00

55.00

2.00

2407.00

Serial No. 1463
 Presented at the Office of the
 Sub-Registrar of Margao
 between the hours of 12 noon
 and 1 pm on 31-8-1987

Pio Pereira

Domingos A. C. Lopes

SUB-REGISTRAR
 MARGAO

Received fees for:
 Registration
 Copying (Police)
 Copying endorsements
 Postage

Rs. Rs.
 2350-00
 55-00
 2-00

Total Rs. 2407-00

Domingos A. C. Lopes
 Sub-Registrar

DEED OF SALE

THIS DEED OF SALE is made and executed at Margao, on this
 31st day of AUGUST of the year One Thousand Nine Hundred
 and Eighty Seven (31-8-1987),

...2/-

No. 7 Place of issue Margao Date of issue 2-1-8
of stamp paper 1000
of the purchaser Francisco Pereira
of Francisco Pereira son of Walter Pereira
There is no one single stamp paper for the value of Rs. 2000
Stamp paper for the completion of the value is attached
here.

Secretary of the Land Revenue

Director of Revenue

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REIMBURN

- (1) DOMINGOS PIEDADE CRUZ, son of Jose Cruz, aged 85 years, widower, landlord, residing at Gold Road, Pajifond, Margao, Goa,
- (2) JOSE ROQUE CRUZ, son of Domingos Piedade Cruz, aged 49 years, businessman, and his wife ANNA PIEDADE CRUZ, daughter of Francisco Pereira, aged 45 years, housewife, both residing at Margao, Goa,
- (3) FRANCISCO MONTE CRUZ, son of Domingos Piedade Cruz, aged 43 years, businessman, and his wife JOANITA CRUZ, daughter of Diogo Piedade Luis, aged 42 years, housewife, both residing at Margao, Goa,
- (4) ROSARIO FRANCISCO PEREIRA, aged 67 years, son of Vincent Pereira, landlord, and his wife FELICIDADE CRUZ e PEREIRA, aged 65 years, daughter of Domingos Piedade Cruz, housewife,

...3/-



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both residing at Sirvodem, Navelim, Salcete, Goa,

(5) CAETANO FRANCISCO COELHO, son of Issac Coelho, aged 63 years, landlord and his wife ROSALINA CRUZ e COELHO, aged 54 years, daughter of Domingos Piedade Cruz, housewife, both residing at Margao, Goa,

(6) SALVADOR PEREIRA, aged 35 years, son of Gregorio Pereira, landlord, and his wife ERMELINDA PIEDADE CRUZ e PEREIRA, aged 41 years, housewife, daughter of Domingos Piedade Cruz, both residing at Ambaji, Margao, Goa,

(7) VINCENT VAZ, aged 50 years, son of Aloysius Vaz, landlord and his wife EMELIA CRUZ e VAZ, aged 45 years, housewife, daughter of Domingos Piedade Cruz, both residing at Raia, Salcete, Goa, and

...4/-

No. 7 Place of vend. Date of issue 1972-6-1
 Value of stamp paper
 Name of the purchaser
 Name of the vendor
 Stamp paper for the value of Rs. 220/-
 for the completion of the value is attached along

 Signature of Purchaser

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(8) VALENTE PEREIRA, aged 42 years, son of Sebastiao Xavier Pereira, landlord, and his wife SANTANA FAUSTINA CRUZ e PEREIRA alias ANTONETTA PEREIRA, aged 35 years, daughter of Domingos Piedade Pereira, both residing at Varca, Salcete, Goa, all jointly are hereinafter called the " VENDORS " (which expression shall unless repugnant to the context or meaning thereof include their respective heirs, executors, administrators and assigns) of the FIRST PART,

A N D

Messrs. TRIFERN (INDIA) BUILDERS AND DEVELOPERS, a registered Partnership Firm, with office at Rosalinda Building, Ground Floor, Laxman Matre Road, Borivli West, Bombay, hereinafter referred to as the " PURCHASERS " (which expression shall unless be repugnant to the context or meaning thereof include their successors in title and assigns) of the SECOND PART, represented in the



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Dead by its Partner Shri FRANCISCO FERNANDES, son of Mathew Fernandes, aged 40 years, married, businessman, residing at 701 Hill Top, Laxman Matre Road, Borivli West, Bombay.

All the parties including the partner of the PURCHASERS - firm are Indian Nationals.

WHEREAS the VENDORS have declared to the PURCHASERS :-

- (a) That there exists a property fully described in SCHEDULE 'A' hereto which shall hereinafter be referred to as the ' SAID PROPERTY '.
- (b) That the said property was owned and possessed by Domingos Piedade Cruz and accordingly registered in his name in the Office of the Conservatorio de Registo Predial.



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- (f) That in the recent survey records the said property is recorded in the name of the VENDOR No.1.
- (g) That in view of the above the VENDORS are entitled to own, possess, hold and deal in any manner they think fit and proper, the property described in SCHEDULE 'A' hereto and shown as in the plan annexed hereto.
- (h) That there are no mundcar/s, tenant/s and/or watch and ward in the property described in SCHEDULE 'A' hereto except the two mundcars, namely, Shri Lourenco Borges and Smt. Santana Dias who have their houses as shown in the plan annexed hereto delineated in red colour lines and identified by letter 'A' and 'B'.
- (i) Besides the said two houses of mundcars there is in the said property a third house belonging to the VENDORS which house together with the land surrounding

....8/-

St. No. Place of vend. Date of issue 22.5.57
Value of stamp paper
Name of the purchaser
Residing at son of Albert Kwana
As there is no one single stamp paper for the value of Rs. 320/-
Additional stamp paper for the completion of the value is attached hereto
etc.

Signature of the ~~Ex-officio~~ vendor

Signature of Purchaser

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thereto admeasuring in aggregate 300 square metres which house and the surrounding land is shown in 'green lines' in the plan annexed hereto and identified in the same by letter 'C'.



- (j) That there is no other person claiming any right of any nature in the said property described in SCHEDULE 'A' hereto.
- (k) That the property described in SCHEDULE 'A' hereto is absolutely free from encumbrances, liens and charges and that there are no dues payable to the Government and/or any other authority and/or any statutory body/bodies.
- (l) That no attachment or notice from the Central or State Government or any other local body or authority under any Municipal Act or any other Act, or any Scheme or legislative enactment, Government Ordinance, order or notification including any



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notice/proceedings for acquisition or requisition has been received by or served upon the owners and that the said property described in SCHEDULE 'A' or any part thereof is not subject to any attachment or certificate and other recovery proceedings under the Income-Tax Act, Public Demands Recovery Act or under any other Act or statute law or regulation.

- (m) That there is no litigation or any legal proceedings pending in any Court/Tribunal in respect of the property described in SCHEDULE 'A' hereto or any part thereof.
- (n) That the Owners have not entered into any agreement of any nature with any other person/s with regards to the property described in SCHEDULE 'A' hereto or any part thereof.

....10/-



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AND WHEREAS the PURCHASERS have believing to be true the aforesaid declarations agreed to purchase from VENDORS the property described in SCHEDULE 'A' for the said consideration of Rs. 4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY).

AND WHEREAS the Southern Planning and Development Authority, Margao, have issued their No Objection Certificate No. SPD/R/4584/512/87-88 dated 20-5-1987 and No.SPD/R/4584/513/87-88 dated 20-5-1987.

AND WHEREAS the parties hereto desire to complete the sale.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows :-

1. That in consideration of a sum of Rs. 4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY) paid by the

...12/-

No. Place of work Mumbai Date of issue 23/9/79
Value of stamp paper Rs. 200/-
Amount of the purchase Rs. 4,50,000/-
Name of the Vendor Savitri name of Purchaser Kathiraj
As there is no single stamp paper for the value of Rs. 200/-
Additional stamp paper for the attestation of the value is attached along
with.

Signature of the Subordinate Officer

Signature of Purchaser

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PURCHASERS to the VENDORS, the VENDORS hereby sell, transfer, convey and assure unto and to the use of the PURCHASERS free from encumbrances, liens charges all the property described in SCHEDULE 'A' hereto, HOLD the same to the PURCHASERS absolutely and forever.

2. That the VENDORS admit and acknowledge to the PURCHASERS the receipt of the sum of Rs. 4,50,000/- (RUPEES FOUR LAKHS AND FIFTY THOUSAND ONLY) paid at the request of all the VENDORS by Demand Drafts drawn in the name of F. Monte Cruz.
3. That the VENDORS shall at the request and cost of the PURCHASERS do execute and perform from time to time all such further acts, deeds and things amongst others for the purpose of registering the property described in the SCHEDULE 'A' hereto in the name of PURCHASERS in all Government records including Land Survey and Land Revenue and/or for the purpose of

....13/-



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more perfectly conveying, assuring and transferring the said land property described in the SCHEDULE 'A' in favour of PURCHASERS.

4. That it is agreed between the VENDORS and the PURCHASERS that the two Mundcarial houses, identified by letters 'A' and 'B' as shown in the Plan annexed hereto, shall be recognised as Mundcarial houses by the PURCHASERS and shall be dealt with as per provision of Goa, Daman and Diu Mundcars (Protection from Eviction) Act. This clause is without prejudice to the PURCHASERS' rights to contest the claim of Mundcarship in respect of the two houses since survey records do not contain any Mundcarship entries.
5. That it is also agreed between the VENDORS and the PURCHASERS that the area admeasuring totally 300 square metres including the house of the VENDORS and as shown in green lines in the plan annexed hereto

....14/-



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- 1) To the South the plot is affected by proposed 15.00 metres wide road;
- 2) To the East the plot is affected by proposed 10.00 metres wide road;
- 3) The property is affected by D2 distributory as indicated in the plan tentatively;
- 4) Conversion of land under Land Revenue Code is to be obtained.

7. That Southern Planning and Development Authority has granted No Objection Certificate No. SPD/R/4584/513/87-88 dated 20-5-1987 in respect of Chalta No. 9 P.T. Sheet (59) with the following conditions :-

- 1) To the South the property is affected by proposed 15.00 metres wide road and thereafter 7.50 metres from centre line of the existing road is to be left for road widening;
- 2) To the West property is affected by 10.00 mt. wide road therefore 5.00 mt. from centre line is to be left for road widening as indicated on the plan.

...16/-

23-8-87
Date of stamp paper
Name of the purchaser
Bandy
Matter Records
2018

Signature of the Attorney General
Signature of Parliament

3) Development will be allowed after obtaining the conversion of Land Sanad under Land Revenue Code.

8. That the VENDOR Domingos Piedade Cruz is represented herein by his son and constituted Attorney, FRANCISCO MONTE CRUZ, aged 43 years, businessman, constituted as such by document of Power of Attorney executed on 30th day of April, 1987 and VENDORS Nos. 4 to 8 are represented by their constituted Attorney, PIO PEREIRA, aged 23 years, son of Rosario Pereira, resident of Sirvodem, Navelim, Salcete, Goa, constituted as such by document of Power of Attorney executed on 2nd April, 1987. Both the documents of Power of Attorney have been executed before Notary Francisco Monte Silva Miranda of Margao, Goa.

9. The market value of the property conveyed hereunder is Re. 4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY).



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SCHEDULE 'A' HEREINAFORE REFERRED TO :

* The entire property having a total area of 12,674 square metres is registered in the Office of the Conservatorio de Registo Predial under No. 41288 and 41289 and known as "KONDIMOL".

The property registered in the Conservatorio de Registo Predial under No. 41288 having an area of 11,612 square metres is a paddy field recorded in the Revenue Rolls (Matriz Predial) under No. 2797 in the Taluka Revenue Office of Salcete at Margao and as per the declaration

...18/-

No. 2002 Place of issue Margao District of Goa
 Value of stamp paper 2000
 Name of the purchaser Bouly son of Malthus Simoes
 A - Stamp of the Government of the State of Goa is affixed along
 with the stamp paper.

Signature of Purchaser Bouly

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of the VENDORS is surveyed in the new Survey Records
 under Chalta No. 9 P.T. Sheet No. 59, situated at
 Fatorda, within the limits of Margao Municipality,
 Taluka and Sub-District of Salcete and District of
 Goa, State of Goa, bounded as follows :-

- On the EAST - by the property of heirs of Constancio
Cruz and Joaquim Dias and others;
- On the WEST - Public Road;
- On the NORTH - property of Simao Rodrigues and Caetano
Braamcamp de Coracao Jesus Almeida;
- On the SOUTH - Municipal Road.

...19/-



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The property registered in the Conservatorio do Registo Predial under 41289 having an area of 1,062 square metres is a field recorded in the Revenue Rolls (Matriz Predial) under No. 2798 in the Taluka Revenue of Salcete at Margao and as per declaration of the VENDORS is surveyed in the new survey records under Chalça No. 1 P.T. Sheet No. 58 situated at Fatorda, within the limits of Margao Municipality, Taluka and Sub-District of Salcete of District of Goa, State of Goa, bounded as follows :

....20/-

1. No. of the Plan of title W. 100 Date of issue 23.5.57
2. No. of stamp paper 1000
3. Name of the grantee Francis Xavier
4. Name of the grantor Walter Lewis
5. Amount of the purchase money 2500/-
6. Amount of the stamp paper 1000/- of the value is attached along
with.

Particulars of the Plan (if any)

Signature of Purchaser

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On the EAST - public road;

On the WEST - property of Joaquim Dias and others;

On the NORTH - property of Constancio Cruz and Jose
Barreto;

On the SOUTH - Public Road.

The portion of the property described in this
SCHEDULE which portion is shown delineated in green
colour and marked by the letter 'C' on the plan
annexed hereto is excluded from the property conveyed
hereunder intention being that the said portion is
not the subject matter of the sale evidenced by this
Deed but said portion is subject to clause 5 of this
Deed.

...21/-



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IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day, the month and the year hereinabove mentioned.

SIGNED AND DELIVERED by
the withinnamed VENDORS

: 1)

(DOMINGOS PIEDADE CRUZ by
constituted attorney
FRANCISCO MONTE CRUZ)

2)

(JOSE ROQUE CRUZ)

(ANA PIEDADE CRUZ)

3)

(FRANCISCO MONTE CRUZ)

(JOANITA CRUZ)

....22/-

No. 207 Place of issue, Mumbai Date of issue 22-5-59
Value of stamp paper
Name of the purchaser Francisco Fernandes
I Francisco Fernandes
As there is no stamp paper for the value of Rs. 3201/-
Additional stamp paper of a denomination of the value is attached along
with.

Signature of the purchaser [Signature]

Signature of Purchaser

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Pio Pereira

- 4) (ROSARIO FRANCISCO PEREIRA and his wife
FELICIDADE CRUZ e PEREIRA
- 5) CAETANO FRANCISCO COELHO and his wife
ROSALINA CRUZ e COELHO.
- 6) SALVADOR PEREIRA and his wife
ERMELINDA PIEDADE CRUZ e PEREIRA.
- 7) VINCENT VAZ and his wife
EMELIA CRUZ e VAZ.
- 8) VALENTE PEREIRA and his wife
SANTANA FAUSTINA CRUZ e PEREIRA,
alias Antonette Pereira.

Serial No. 4 to 8 by their constituted
attorney PIO PEREIRA)

SIGNED AND DELIVERED
by the withinnamed &
PURCHASERS

Francisco Fernandes

(Messrs. TRIFERN (INDIA) BUILDERS
AND DEVELOPERS represented by its
Partner FRANCISCO FERNANDES)

.....23/-



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WITNESSES :


 1. Leony Pereira
 having power

2. Narash Shrestha
 Notary Public

No. 7 Date of issue 14/1/57 Date of birth 23.5.17
No. of entry paper 12/1/57
No. of the certificate 12/1/57
Name of the holder Francisco
Name of the holder Doña Matilde
Name of the holder Doña
Name of the holder Doña

Signature of the Government
Secretary

Signature of the
Secretary

- 1 - Sr. Francisco Monte Cruz, son of Domingo Piedade Cruz, aged 43 years, Spanish, businessman, resident of Margao, for self and as attorney of Domingo Piedade Cruz, son of José Cruz, aged 45 years, his father, and brother, residing at Gold Road, Rajivnagar, Margao.
- 2 - Sr. José Roque Cruz, son of Domingo Piedade Cruz, aged 19 years, Spanish, businessman and his wife
- 3 - Smt. Ana Piedade Cruz, daughter of Francisco Pereira, aged 45 years, housewife, both residing at Margao.
- 4 - Smt. Joana Cruz, daughter of Diego Piedade Luis, aged 42 years, Spanish, housewife, residing at Margao.

5 - Shri Pío Pereira, aged 23 years, son of Azaria Pereira, resident of Simoes, Travelling, as attorney of:-

- a) Rosário Francisco Pereira;
- b) Ant. Felicidade Cruz e Pereira;
- c) Shri Carlos Francisco Coelho
- d) Ant. Rosalina Cruz e Coelho
- e) Shri Salvador Pereira.
- f) Ant. Ermelinda Felicidade Cruz e Pereira.
- g) Shri Vincent Vas
- h) Ant. Emilia Cruz e Vas.
- i) Shri Valente Pereira and
- j) Ant. Santana Faustina Cruz e Pereira alias Antoneta Pereira, mentioned in this deed.

6 - Messrs. Tripson (India) Builders and Developers, a registered partnership firm with office at Rosalinda Building, Borivli West, Bombay, represented by its partner Shri Francisco Fernandes, son of Mathew Fernandes, aged 40 years, married, businessman, residing at Borivli West, Bombay.

Executing party

admits execution of the so called
deed

All the parties are personally known to the undersigned who

- ~~João Lopes~~ João Lopes Damas
was a Pseudonym
- Joana Cruz
- Pío Pereira
- Francisco Fernandes

Margao, 31st August, 1987.

Domingo A C Ufforais

BIBLIOTECARIO
MARGA

Registered No. 525
at page 303 to 322
Book No. 1 Volume No. 37
Date 20/8/86



ENDORSAMENTO

Exemplar do livro de
n.º 303 a 322
do volume n.º 1
da coleção n.º 37
de data 20/8/86
depois de ter sido
verificado o seu
estado de conservação.

[Signature]
Bibliotecário
Margao

Notas de returns:

This document will be returned on
20/8/86

BIBLIOTECARIO
MARGA

PLAN SHOWING PROPERTY OF MR. FRANK (500) MONTGOMERY
AND OTHERS, SITUATED AT FORTDA, CANTON No 9, P.T.S. 53. & 58
ADMEASURING ABOUT 12,836.00 SQ. METERS.



NOTE
BOUNDARY OF THE PLOT SHOWN IN COLOUR - - - - - RED
PLOT OF 300 SQ. METERS WITH A STRUCTURE SHOWN IN COLOUR - GREEN

