

423



गोवा GOA

Treasury Office
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

017543

No. 611 Place of issue MARGAO, GOA
Date of issue 7 JAN 2008
Value of stamp paper 25000/-
Name of the purchaser Talak Homes and Estates
Residing at Margao Goa
As there is no one single stamp paper of the value of Rs. 70,000/-
Additional stamp paper for the value of Rs. 70,000/- is attached along with

Signature of the Ex-officio receiver

Signature of Purchaser

Serial No. 242/2008
Presented at the Office of the
Sub-Registrar of Salcete
between the hours of 9:30 am
and 12:45 on 14/1/2008
Noon,
Madhav Vishnu Talak

Received fees for Rs. N. 2
Registration 70000.00
Copying
Copying Endorsements 10.00
Postage 10.00
Total 70100.00

SUB-REGISTRAR
SALCETE

DEED OF SALE

SUB-REGISTRAR
SALCETE

THIS DEED OF SALE is executed at Margao on this 14th day of January,
of the Christian year 2008

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गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

017544

7 JAN 2008

No. 611
Value of stamp paper..... 25000/-
Name of the purchaser Talak Homes and Estate
residing at Margao.
As there is no one single stamp paper of the value of Rs. 70,000/-
Additional stamp paper for the value of Rs. 70,000/- is attached along with

[Signature]
Secretary of the Ex-officio vend

[Signature]
Director of Revenue

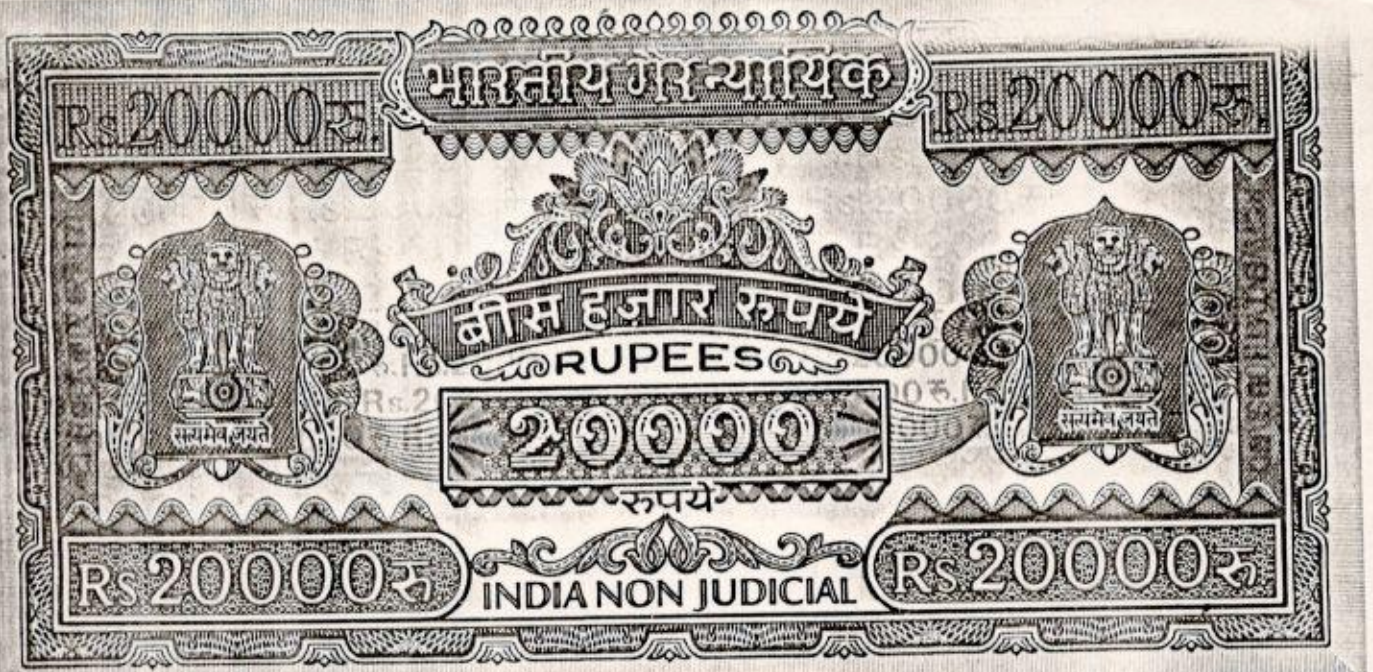


-2-

BETWEEN

1. Mrs. MURIEL PRISCILLA D'COSTA, alias MURIEL PRISCILLA TRAVASSO daughter of Francis D'Costa, aged 61 years, widow, housewife;
2. Mrs. BRENDA MARIA TRAVASSO, alias BRENDA MARIA D'COSTA daughter of Ignatius Travasso, aged 31 years, married, housewife and her husband

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गोवा GOA

Treasury Office
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

011060

7 JAN 2008

No. 611 Files of value
 Value of stamp paper 20,000/-
 Name of the purchaser Talak Homes and Estab.
 residing at Margao
 As there is no one stamp
 Additional stamp paper for the value of 70,000/- attached along with

[Signature]
 Signature of the Officer in Charge

[Signature]
 Signature of Purchaser

-3-

3. Mr. MILROY D'COSTA, son of late Martin D'Costa, aged 36 years, married, service;
4. Mr. GILBERT ANTHONY TRAVASSO, son of Ignatius Travasso, aged 28 years, unmarried, service, all resident of Ram Shyam Nivas, B-16, 3rd floor, Sittladevi Temple Road, Mahim, Mumbai 400 016, (hereinafter called "the VENDORS" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART

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AND

M/S. TALAK HOMES AND ESTATES, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its managing partner Mr. MADHAV VISHNU TALAK, son of Vishnu Talak aged 52 years, married, businessman, resident of Margao, Goa (hereinafter called "the PURCHASER" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include its successors and assigns) of the OTHER PART

All the intervening parties are Indian Nationals.

WHEREAS there exists at Curtorim of Salcete a property named 'DATOLI' also known as 'AGARIVELEM BATTA' or 'VATIGALLY' or 'VATTIAGALLY' which property is hereinafter called 'the entire property' and is better described in Schedule 'A' appended hereinunder;

WHEREAS the entire property originally belonged to Jose Antonio Travasso and is inscribed in his name in the Land Registration Office of Salcete under inscription of transmission No. 31227 recorded at folio 135 of Book G No. 37,

WHEREAS the said Jose Antonio Travasso and his wife Maria Conceicao Barreto gifted a portion of the entire property having an area of 2290.25 square metres to their nephew Jose Manuel Travasso by virtue of Deed of Gift dated 13/07/1950 recorded by the erstwhile Notary Public of Salcete, Antonio Vicente da Fonseca at page 26 onwards of Book No. 646



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WHEREAS the said Jose Antonio Travasso and his wife by the said Deed of Gift dated 13/07/1950 gifted the remaining portion of the entire property to their six sons, Francisco Xavier, Caetano Jose, Menino, Inacio, Luis and Sebastiao and any male issue that may be born to them thereafter in equal shares with reservation of usufruct in their favour;

WHEREAS thereafter only one more son was born to the said Jose Antonio and wife, he being Alexio Travasso;

WHEREAS thus the said 7 sons of the said Jose Antonio and wife became entitled to the remaining portion of the entire property in equal shares.

WHEREAS the said Jose Antonio Travasso and his wife Maria Conceicao Barreto expired on 28th August 1966 and 12/10/1991 respectively and thus their usufruct in the said property was extinguished.

WHEREAS the said Sebastiao and wife instituted a suit for partition of the entire property against his said brothers and their spouses in the Court of Civil Judge Senior Division, Margao it being Special Civil Suit No. 281/90/A;

WHEREAS in the said suit a Commissioner was appointed who partitioned the entire property into 23 plots.

WHEREAS by Consent Decree dated 16/07/1998 the said 23 plots were allotted to the various parties in the said suit, Group No. 7 consisting of plot Nos. 7,7A,7B and 7C having been allotted to Inacio Travasso alias Ignatius Travasso and his wife, the **VENDOR** No. 1;



WHEREAS the co-owners of the entire property executed a Deed of Partition dated 09/05/2002 to give effect to the allotments made in the said suit, the said deed having been duly registered in the Office of the Sub-Registrar of Salcete under No. 1763 at pages 215 to 282 of Book No. I Vol No. 1338;

WHEREAS by the said deed, the said Inacio Travasso alias Ignatius Travasso and the **VENDOR** No. 1 were allotted Plots Nos. 7,7A,7B and 7C of the entire property.

WHEREAS the Plot No. 7B of the entire property is hereinafter referred to as "the said property" and is better described in Schedule "B" appended hereinunder;

WHEREAS the said Inacio Travasso alias Ignatius Tavasso expired on 13/05/2006 leaving the **VENDOR** No. 1 as his widow and moiety-holder and the **VENDORS** Nos. 2 and 4, who are his children, as his heirs;

WHEREAS by Deed of Succession dated 25/10/2007 drawn by the Notary Ex-Officio of Salcete, the **VENDORS** have qualified as heirs and successors of the Inacio Travasso alias Ignatius Travasso;

WHEREAS the **VENDORS** are thus the absolute owners of the said property;

WHEREAS the **PURCHASER** has approached the **VENDORS** with a request that they sell to it the said property;

AND WHEREAS the **VENDORS** has acceded to the said request.



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NOW THEREFORE THIS DEED OF SALE WITNESSETH ASUNDER:

1. In pursuance to the said agreement and in consideration of the sum of Rs. **35,00,000/-** (**RUPEES THIRTY FIVE LAKHS ONLY**) paid by the **PURCHASER** to the **VENDORS** Nos.1,2,3 & 4 at the time of the execution of the present deed by Demand Draft paid as follows:-

- (i) Rs. **17,50,000/-** (Rupees **SEVENTEEN LAKHS FIFTY THOUSAND** Only) by DD No. 033912 dated 9th January, 2008 drawn on The Saraswat Co-operative Bank Ltd., payable at Mumbai to **VENDOR** No. 1.
- (ii) Rs. **8,75,000/-** (Rupees **EIGHT LAKHS SEVENTY FIVE THOUSAND** Only) by DD No. 033914 dated 9th January, 2008 drawn on The Saraswat Co-operative Bank Ltd., payable at Mumbai to **VENDOR** Nos. 2 & 3.
- (iii) Rs. **8,75,000/-** (Rupees **EIGHT LAKHS SEVENTY FIVE THOUSAND** Only) by DD No 033913 dated 9th January, 2008 drawn on The Saraswat Co-operative Bank Ltd., payable at Mumbai And by DD 751550 dated 10th January, 2008 drawn on The HDFC Bank, payable at Mumbai to **VENDOR** No. 4, receipt whereof is hereby admitted and acknowledge by the **VENDORS**, the **VENDORS** hereby sell, transfer, grant, release, convey and assure UNTO the **PURCHASER** ALL THAT the said property, being Plot No. 7B of the property named "**DATOLI**" also known as "**AGARIVELEM BATT**A" or '**VATIGALLY**' or "**VATTIAGALLY**" having an area of 4395 square meters, situated at Curtorim of Salcete, more particularly described in **SCHEDULE 'B'** appended hereinunder and better identified and delineated in the plan annexed hereto and which shall form part of this deed, alongwith all right, title, interest, claim, use, benefit and



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[Initials]

demand whatsoever of them the **VENDORS** into and out of the said property so that the **PURCHASER** may hereafter HAVE AND HOLD the same unto itself absolutely and forever together with all action, domain, appurtenances and hereditaments whatsoever;

2. The market value of the said property is Rs.35,00,000/- (RUPEES THIRTY FIVE LAKHS Only)

3. The **VENDORS** covenant that they have good right and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.

4. The **VENDORS** further covenant that the **PURCHASER** shall hereafter enjoy and possess the said property without any interference or interruption from them the **VENDORS** or any person claiming by or under them.

5. The **VENDORS** shall compensate the **PURCHASER** fully and adequately in case it is deprived of the possession of the said property or any part thereof due to any defect in the title of the **VENDORS**.

6. The **VENDORS** shall, at the request and cost of the **PURCHASER**, do and execute all such further acts, deeds, matters, and things as may be necessary to more effectively transfer the said property to the **PURCHASER** or to transfer the same onto its name in the various records.







SCHEDULE "A"

Property named "DATOLI" also known as "AGARIVELEM BATTA" or 'VATIGALLY' or "VATTIAGALLY", situated in the village and parish of Curtorim, within the jurisdiction of Village Panchayat of Curtorim, taluka and sub-district of Salcete, district of South Goa and State of Goa, described in the Land Registration Office of Salcete under No. 21418 at folio 29 overleaf of Book B 55 of the new series, enrolled in the Land Revenue Office of Salcete under Matriz Nos. 2115, 2118 and 2120 and surveyed under Survey Nos. 337/1, 339/1, 430/2 and 440/0 of village Curtorim, together with an old house bearing House No. 308 standing thereon, situated at Maina, and bounded on the East partly by the land surveyed under Survey No. 430/1, partly by public Road and land surveyed under Survey No. 339/2, on the West by Public Road, on the North by land surveyed under Survey Nos. 439, 438 and 431 and on the South by the land surveyed under survey Nos. 336, 337/2, 338 and 341.

SCHEDULE "B"

Plot No. 7B of the property named "DATOLI" also known as "AGARIVELEM BATTA" or 'VATIGALLY' or "VATTIAGALLY", described in schedule "A" above, surveyed under Survey No. 440/1-H with an area of 4395 square meters, and bounded on the East by Nallah, on the West by Plot No. 5B of the same property, on North by the land surveyed under Survey No, 438 and on the South by public Road. This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Deed.



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IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

VENDORS



Travasso

Travasso

MURIEL PRISCILLA D'COSTA alias TRAVASSO

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Chapman

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de



Costa

BRENDA MARIA TRAVASSO alias BRENDA MARIA D'COSTA

RIGHT HAND FINGERPRINTS

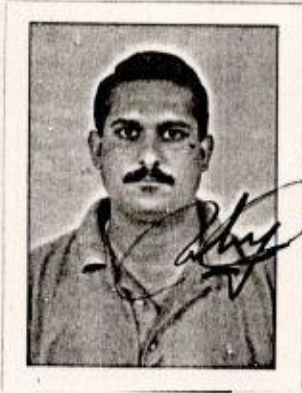


LEFT HAND FINGERPRINTS



J. V. Chy.
@

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Milroy D'Costa
MILROY D'COSTA,

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Milroy D'Costa

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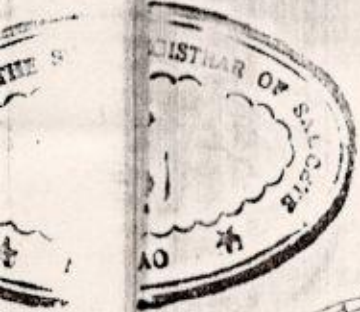
Travasso

GILBERT ANTHONY TRAVASSO.

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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A. Travasso
G

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PURCHASER



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(Shri. MADHAV VISHNU TALAK, as Managing Partner of M/s. TALAK HOMES & ESTATES)

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



WITNESSES:

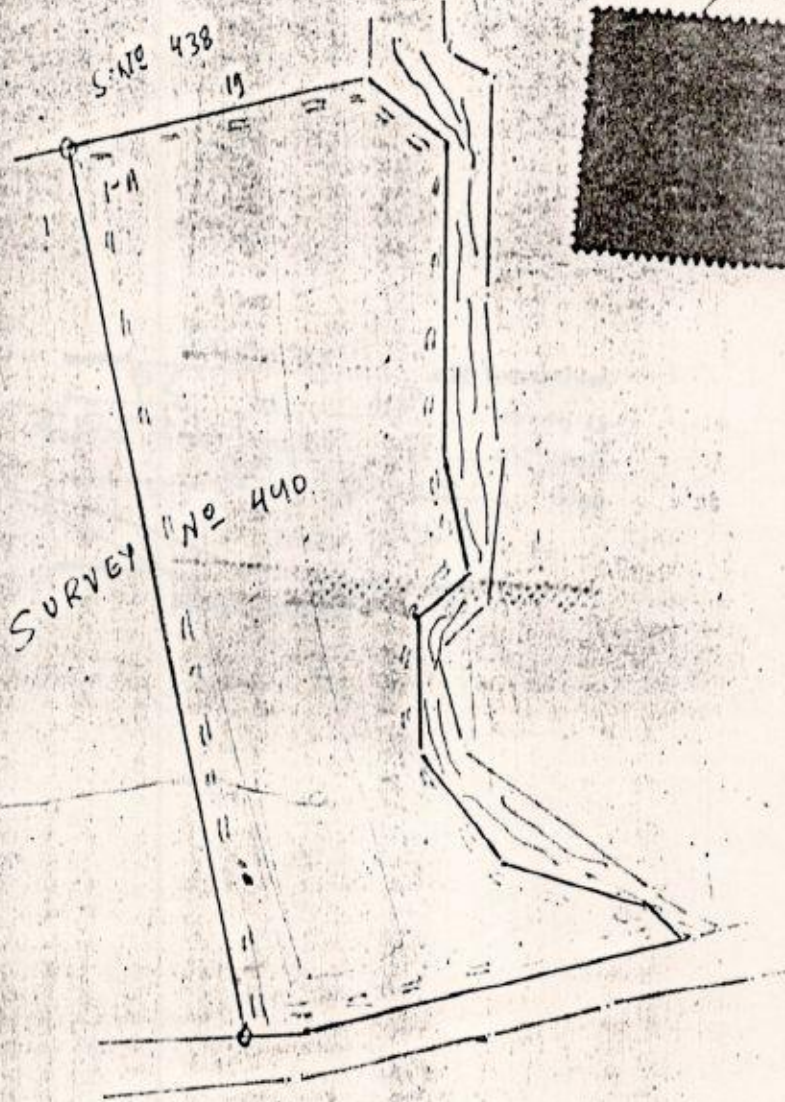
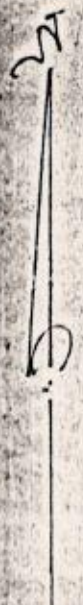
1. *[Signature]*
2. *[Signature]*

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GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN
SHOWING THE PLOTS SITUATED
AT CURTORIM VILLAGE
OF SACCET TALUKA
S. NO./SUB DIV. NO. 440/1-H
SCALE-1:1000

Mawalla
24/5/05
I.S.R.



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[Handwritten signature]
CHECKED BY *[Handwritten name]*
[Handwritten initials]

TRACED FROM P.T. SHEET NOS. 65, 70
OF CURTORIM VILLAGE ON 23.5.05
BY Y. B. MASHELKAR
[Handwritten initials] (F.S.)

registered No. 423
at pages 21 to 39
Book No. I Volume No. 27917
date 21/01/08

mm
Sub-Registrar



TRACED FROM PT SHEET NO. 2, 70
VILLAGE ON 21.2.02
EX-10

Mr. MILROY D'Costa

Milroy D'Costa



Mr Gilbert Travnasso

Travnasso



Madhu Vishnu Talak

Talak

Shri Jose Pedro da Santana
Godinho, Advocate, major
of age, married, Indian
National, Residing at Margao

and known to the Sub-Registrar
states that he personally knows
the above executant and identified

Done Pedro de Sant' Ave Godinho

Margao dated 14/1/2008

SUB-REGISTRAR
SALCETE

registered No. 423
at pages 21 to 39
Book No. 1 Volume No. 2797
date 21/01/08

Omny

Sub-Registrar

