

2000Rs.



531/86
Vilhas
10-20-1986
1986
1908, Vilhas

900/- 15/- 915.00
17 13.60
2.00
930.60

Fernandes



SUB-REGISTRAR
VILHAS

SUB-REGISTRAR
VILHAS

CONVEYANCE ON SALE

This conveyance on sale is made this 16th day of May of the year one thousand and nine hundred and eighty six between MICHAEL FERNANDES, alias Minguel Thomas Sebastiao Francisco Fernandes, bachelor, of about 68 years of age, son of late Domingos Jose Fernandes, resident of Salvador do Mundo (hereinafter called the "Vender", which expression, unless inconsistent with the context, shall always include his heirs, administrators or assigns) of the one part, and HILARIO MIGUEL JOSE FERNANDES, married, service, of about 34 years of age, son of Agostinho Xavier Fernandes, also resident of Salvador do Mundo (hereinafter called the "Purchaser", which expression, unless inconsistent with the con-

No. 156 Place of birth Manila Date of birth 1915/26
 Value of stamp paper 2.000
 Name of the purchaser A. P. S. Fernandez
 Residing at Manila son of A. Fernandez
 As there is no one single stamp paper for the value of P. 2.000
 Additional stamp paper for the completion of the value is attached along

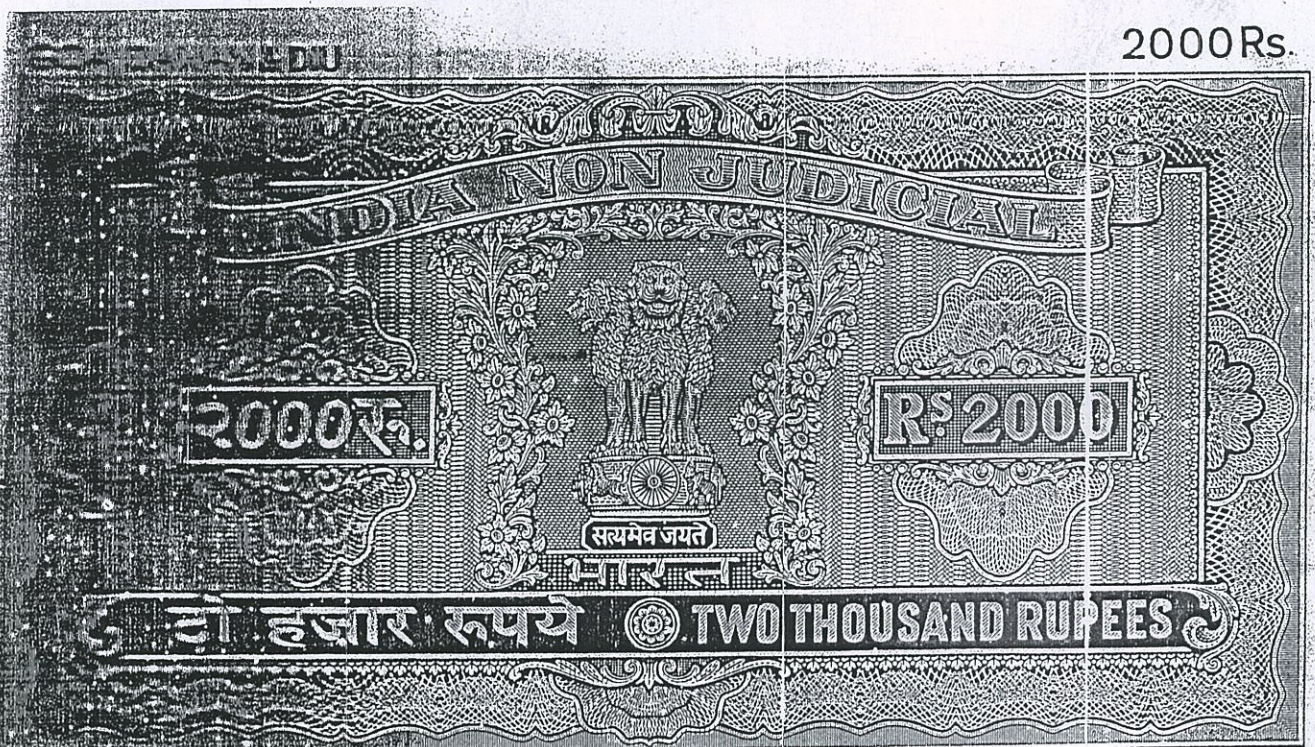
Signature of A. P. S. Fernandez
 Signature of A. Fernandez

CONVEYANCE OF LAND

This conveyance is made this 15th day of May 1956 between the undersigned and the heirs and assigns of the late A. P. S. Fernandez, deceased, who was the owner of the land described in the certificate of title No. 156, of the Office of the Register of Deeds, Manila, and who died on the 15th day of May 1956, leaving behind him a wife, A. Fernandez, and two children, A. Fernandez and A. Fernandez, all of legal age and sound mind, who are the heirs of the said A. P. S. Fernandez, deceased. The said A. P. S. Fernandez, deceased, was the owner of the land described in the certificate of title No. 156, of the Office of the Register of Deeds, Manila, and who died on the 15th day of May 1956, leaving behind him a wife, A. Fernandez, and two children, A. Fernandez and A. Fernandez, all of legal age and sound mind, who are the heirs of the said A. P. S. Fernandez, deceased. The said A. P. S. Fernandez, deceased, was the owner of the land described in the certificate of title No. 156, of the Office of the Register of Deeds, Manila, and who died on the 15th day of May 1956, leaving behind him a wife, A. Fernandez, and two children, A. Fernandez and A. Fernandez, all of legal age and sound mind, who are the heirs of the said A. P. S. Fernandez, deceased.



2000Rs.



II

part, shall always include his heirs, administrators or assigns) of the other part. The "Vender", as well as the "Purchaser" are both Indian Nationals.

WHEREAS the "Vender" is the owner in possession of a property known as "Telleachem Batta", consisting of three plots surveyed under no 224/1, no 224/2 and no 224/4, situated in the village of Salvador de Munde, District of Goa, Sub-district of Ilhas of Goa, Taluka of Bardez, Grampanchayat of Salvador de Munde, which will be duly identified in the schedule below.

AND WHEREAS the plots surveyed under no 224/1 and no 224/2 have been developed and sub-divided into seven plots, each one with separate area and with access roads.

AND WHEREAS the "Vender" has decided to sell those plots surveyed under no 224/1 and no 224/2 and also the plot surveyed under no 224/4, as there is a prospective buyer, the "Purchaser", for the whole area.



156

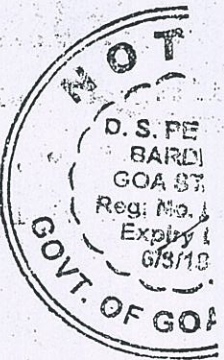
amt or recd. Rs. 2000/- Date of issue 15/5/86

M. S. Fernandes
son of A. Fernandes

Stamp paper for the value of Rs. 9500/-
for the completion of the value is attached

[Signature]

[Signature]





III

AND WHEREAS the "Vender" has agreed to sell and the "Purchaser", who happens to be his own nephew, has agreed to purchase the entire area of the three plots no 224/1, no 224/2 and no 224/4, which as per the Record of Rights is 4960 square meters, for the sum of rupees one lack and seventy five thousand (175.000:00) only, which is the market value, of approximately rupees 35 per square meter.

AND WHEREAS the "Vender" has acquired these plots by way of purchase made by him by two deeds, one executed in the year 1972, more precisely on 3rd. March 1972 and the other one executed on 25th January 1973.

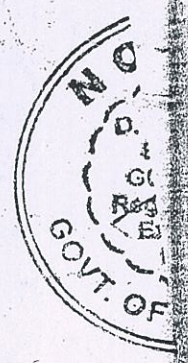
AND WHEREAS in these deeds the area mentioned is slightly higher than the area mentioned in the Record of Rights, but the price agreed upon is irrespective of the area and therefore the "Vender" has agreed not to claim anything else from the "Purchaser" above the price agreed upon.

NOW THEREFORE THIS DEED WITNES-

No. 126 Place of issue Moab Date of issue 15/5/86
Value of stamp paper 1000/-
Name of the purchaser H. M. Fernandez
Issued at Moab to the order of A. Fernandez
As there is no single stamp paper for the value of Rs. 9500/-
Additional stamp paper for the completion of the value is attached along
with.

Signature  H. M. Fernandez

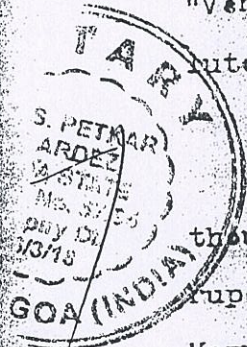
Signature of  A. Fernandez





IV

S E S T H A T in pursuance to the said agreement the "Vender" as beneficial owner, do hereby sell, convey and transfer unto the "Purchaser", ALL THOSE plots known as "Tellichem Batta", surveyed under no 224/1, no 224/2 and no 224/4, more particularly described and identified in the schedule below, together with fences, compound wall, trees, ditches and appurtenances belonging thereto, AND ALL the right, title, interest, claim and demand whatsoever of the "Vender" in or to the said plots, TO HOLD to the "Purchaser", absolutely from today, free of encumbrances.



Towards the price of rupees one lack and seventy five thousand (175.000:00) the "Purchaser" has paid today the sum of rupees fifty thousand only by a draft on the state Bank of India, Mapusa Branch, no A 753747 issued by the purchaser today in favour of the "Vender".

The "Vender" has hereby acknowledged the receipt of the said sum of rupees fifty thousand and has covenant with the "Pur-

156

Place of birth

Place of birth Date of birth 1.5.51 26

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

10.00

Signature of the person

Signature of the person



1000Rs.



V

"that the balance price of rupees one lack and twenty five thousand shall be paid by him, the "Purchaser", within six months from today, either in lump sum or in instalments, against receipt duly stamped and signed by him, i.e., the "vender" Michael [illegible].

The "Vender" has further covenant that the non payment of the balance price within the stipulated time shall not affect the validity of this sale, which for the purposes of law is final and he will be only entitled to recover the unpaid price by due process of law, in which case interest at the rate of 15 % shall [illegible].

The "Vender" has covenant that he is well seized and possessed of the plots hereby conveyed and has full authority and right to sell them in the above manner and therefore the "Purchaser" is free to enjoy them peacefully and quietly without

Doc. No. 156 Place of origin Mexico Date of issue 15/5/86
Value of stamp paper 1000
Name of the purchaser M. J. Fernandez
Residing at A. Fernandez
As there is no one single stamp paper for the value of 1000 9500
Additional stamp paper for the corresponding of the value in article 156
with.

Signature of the Es-Office holder

Signature of the Es-Office holder



1000Rs.



VI

his hindrance or anybody's else.

The "Vendor" has further covenant with the "Purchaser" to execute or do or perform any act, thing or deed necessary for better perfection of his title and has delivered to the "Purchaser" all the documents, title deeds and evidence pertaining to the plots hereby conveyed.

SCHEDULE REFERRED TO

1. Plot of land known as "Telleachem Batta", situated in Donvaddo of the village of Salvador de Mundo, which is the 3rd. plot out of four into which was divided the entire property "Telleachem Batta", described in the Land Registration Office of Ilhas under no 15873 of the Book B 42. It is shown in the Record of Rights as Donvaddo and it is surveyed under no



156 Place of birth Mapusa Date of birth
stamp paper 10.00/
of the purchaser H. M. S. Fernandez
Mapusa son of A. Fernandez
single stamp paper for the value of Rs. 9.50
stamp paper for the completion of the value is attached

Signature of the De-Officer under

Signature





VII

224/1 and it is enrolled in the Revenue Office of the Bardez Taluka under no 10 of the 2nd. circumscription of Salvador de Munda and it is bounded on the east by public road, on the west by paddy field and on the north and south by the plot formerly belonging to the heirs of Antonio Sebastiao Lobo.

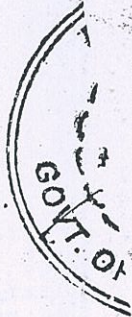


2. Plot of land known as "Telleachem Batta", situated at Denvaddo of the village of Salvador de Munda, which is the 4th plot out of four into which was divided the entire property "Telleachem Batta", described in the Land Registration Office under no 15873 of the Book B 42; it is surveyed under no 224/1 and it is enrolled in the Revenue Office of Bardez Taluka under no 13. It is bounded on the east by public road, on the west by paddy field, on the north by public road and on the south by the plot which formerly belonged to the heirs of Antonio Sebastiao

of no 156 ... Place of ... *Mexico* Date of issue *15/5/86*
stamp paper ... *10.000*
the purchaser *H. S. Hernandez*
son of *A. Hernandez*
is one single stamp paper for the value of Rs. *9,500/-*
stamp paper for the completion of the value in attach

Signature of the *Executive Officer*

Signature of *H. S. Hernandez*





VIII

Labe.

The property "Teleachem Batta" described in the Land Registration Office under n^o 15873 of the Book B 42 is bounded on the east and west by the property of the same name which formerly belonged to Antonio Sebastiao Lobo, on the north by public road and on the south by paddy field.



3. Plot of Land known as "Telleachem Batta", situated at Donvaddo of Salvador de Mundo, which is the 1st. plot out of five into which was divided the entire property known as "Telleachem Batta", described in the Land Registration Office of Bardez Taluka under n^o 20.729 of the Book B 55. It is surveyed un-

[Handwritten signature]

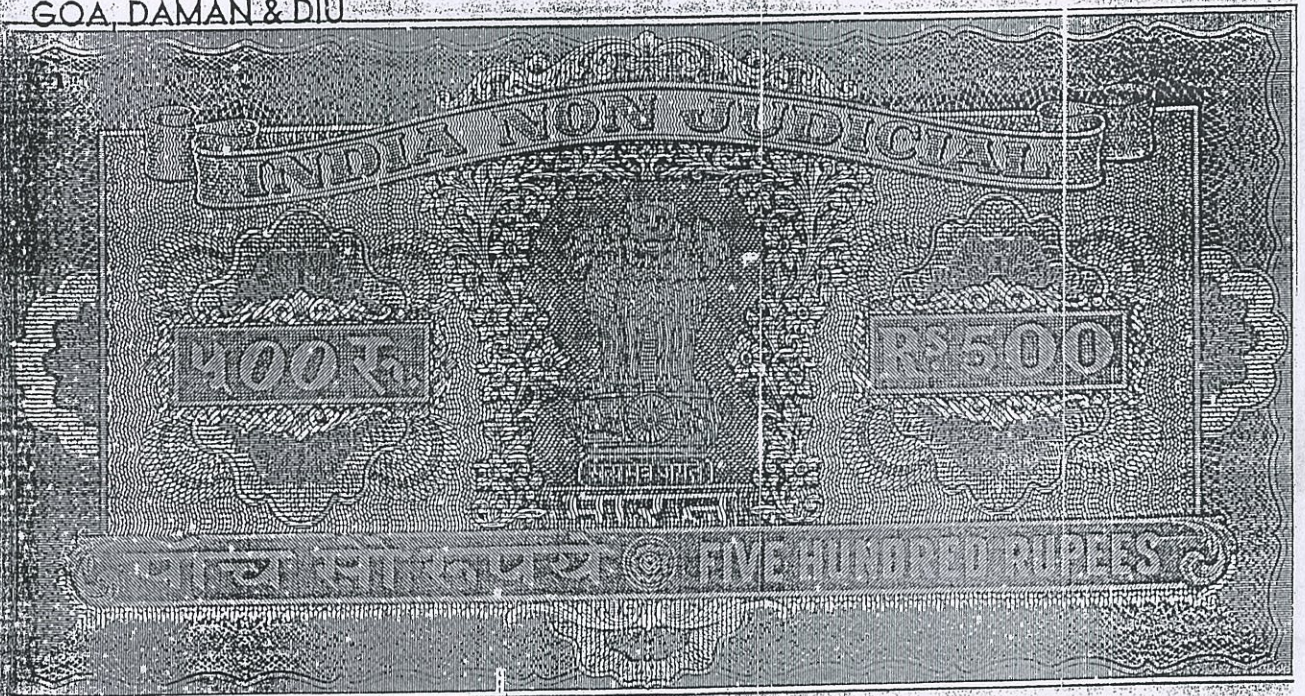
2037
Serial No. 2037
Value of 1000/-
Date 15/5/96
M. J. Fernandes
M. J. Fernandes
L. Fernandes

Signature of Stamp vendor
Signature of Stamp purchaser

601

GOA, DAMAN & DIU

500Rs.



IX

der nº 224/2 and enrolled in the Revenue Office of Bardez Taluka under nº 5 of Salvador de Munde and is bounded on the east by public road, on the west by Cursanchi Bandi belonging to Fr. Joaquim Jose Saldanha, now belonging to Adriano Cosme Camp on the north and south by the plot of the heirs of late Gaspar Lobo. The property "Tellechem Batta", described in the Land Registration Office under nº 20.729 is bounded on the east by public road of the village, on the west by the property belonging to the heirs of Fr. Joaquim Jose Saldanha of Ucassaim, and on the north and south by "Tellechem Batta" belonging to the heirs of Gaspar Lobo.



IN WITNESS WHEREOF this deed, which is executed on stamp paper of rupees 10.505, is signed sealed and delivered

or NO 156 Date of issue 15/5/86
Value of stamp paper 500/-
Name of the purchaser M. A. Fernandes
Residing at Mapusa Son of A. Fernandes
There is no one single stamp paper for the value of Rs. 9500/-
Additional stamp paper for the completion of the value is attached along
with

Signature of the Applicant

Signature of Purchaser



GOA, DAMAN & DIU

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES

भारत

FIVE RUPEES

the parties within named.

Ch. Leonardus

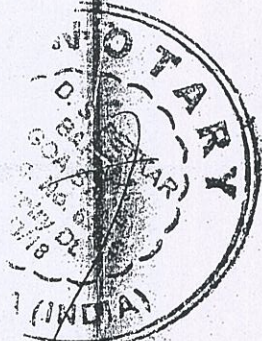
J. Hernandez

1) Laurdolkar

2) Don Lewis and his

2) Hilario Miguel Jose Fernandes, 78
age, son of Agostinho Xavier Fernandes
married, Savier, residing at: Salvade
do Mundo, Banteg -

Executing parties admit the



No. 2052 Place of birth Mapusa 18/5/38
 Date of birth 18/5/38
 Name of the father M. J. FERNANDES
 Name of the mother C. J. FERNANDES
 Address at Mapusa
 Signature of the father [Signature]
 Signature of the mother [Signature]

execution of the so called dual
 of sale and government

1. M. J. Fernandes



2. J. Fernandes



1) Reginaldo Martinho Fer-
 nandes, of full age, Son of some
 M. Fernandes, married, resident
 of Verem de Reis Magos, Indian na-

Tional.

2) John W Souza, of full age, son of Adriano & Souza, married. Service residing at Mafusa Indian national and state that they personally know the above respondents and identify them.

[Signature]

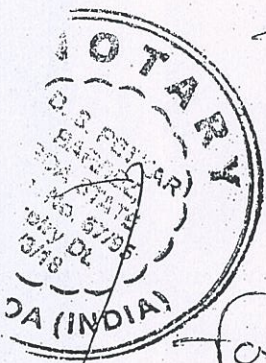
John W Souza

[Signature]
9/11

SUB-REGISTRAR
ILHAS

N.O.C. under Section 49(6) of the Town and Country Planning Act 1974 is not necessary since the said plots fall out side the jurisdiction of planning area.

Para 1, 1912 May 1988



[Signature]
1911
SUB-REGISTRAR
ILHAS

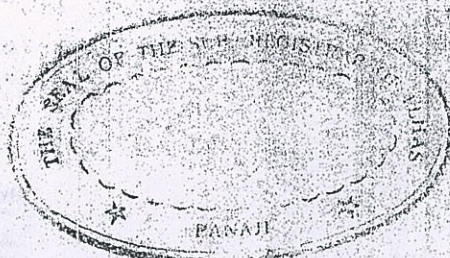
Form 34A under Section 230A(1) of the Income Tax Act, 1961 duly certified by the Fourth Income Tax Officer, Panaji under no. 230A/PNTV/88 89, on 5/5/88 and the same will be filed in this office.

Para 1, 5th June 1988

[Signature]
SUB-REGISTRAR
ILHAS

Reg No. 415 filed in book No. 1
Vol. 51 dated 17/5/89

[Signature]
SUP. REGISTRAR
ILHAS



Certified that this is a True Copy
Mapusa Dt. 13/07/2017

[Signature]
D. S. PETKAR
B.A.L.L.B.
NOTARY, Reg. No. 67/98
Sr. No. 2848/2017

