

248

35



गोवा GOA

010266

14/2008

ST. TREASURY OFFICE
QUEPOM - GOA

23/10/2008

Place of vend. Date of issue ...
 Value of stamp paper ... Rupees Fifteen Thousand
 Name of the purchaser ... M/s. Shivani Developers
 ... church building
 ... curchorm-gol ...
 ... for the value of Rupees Fifty Thousand
 ... the completion of the value is attached along

[Signature]
 Ex-officio vendor

[Signature]
 Signature of Purchaser

Serial No. 21/09
 Presented at the office of the
 Sub-Registrar of Quepem
 between the hours of 1 pm
 and 4.15 pm on 7/11/2009

Received fees for Rs.	Rs.
Registration	56,000
Copying (folios) 50	75
Copying endorsements	10
Postage	
Total Rs.	56,085

* Jm. Saglam:

7/11/2009
 SUB-REGISTRAR
 QUEPOM

DEED OF SALE

Flomena Soares
 JMS *[Signature]*

7/11/2009
 SUB-REGISTRAR
 QUEPOM



गोवा GOA

010267

14/2008 TREASURY OFFICE QUEPOM - GOA 23/10/2008
 Place of vend. Date of issue
 Stamp paper Rupees Fifteen Thousand
 Name of the purchaser Mr. Shwani Developers
 church building son of
 curchorem
 Additional stamp paper for the value of Rupees Fifty Thousand only
 Additional stamp paper for the completion of the value is attached along
 with
 Signature of the Ex-officio vendor
 Signature of Purchaser

- 2 -

THIS DEED OF SALE is executed in the town of Quepem, on

Lilomena Soares
 S.M.S.





गोवा GOA

010268

14/2008 23/10/2008
Place of issue Date of issue
Stamp paper Rupees Fifteen Thousand
Name of the purchaser Mrs. Shilpa Development
Church Building
Church - Building
Additional stamp paper for the completion of the value is attached along with
Signature of the Ex-officio vendor Signature of Purchaser

- 3 -

this third day of the month of November in the year Two thousand and Eight.

Filomena Soares
gms



गोवा GOA

008837

TREASURY OFFICE
GOVERNMENT - GOA

14/2008 23/10/2008
 No. Place of vend. Date of issue
 Value of stamp paper ... Rupees Five Thousand
 Name of the purchaser Ms. Shivani Developer
 Name of the church building church building
 Name of the church church - Goa
 As this is not a single stamp paper for the value of Rupees Fifty Thousand only -
 Additional stamp paper for the completion of the value is attached along with

for the Ex-officio vendor

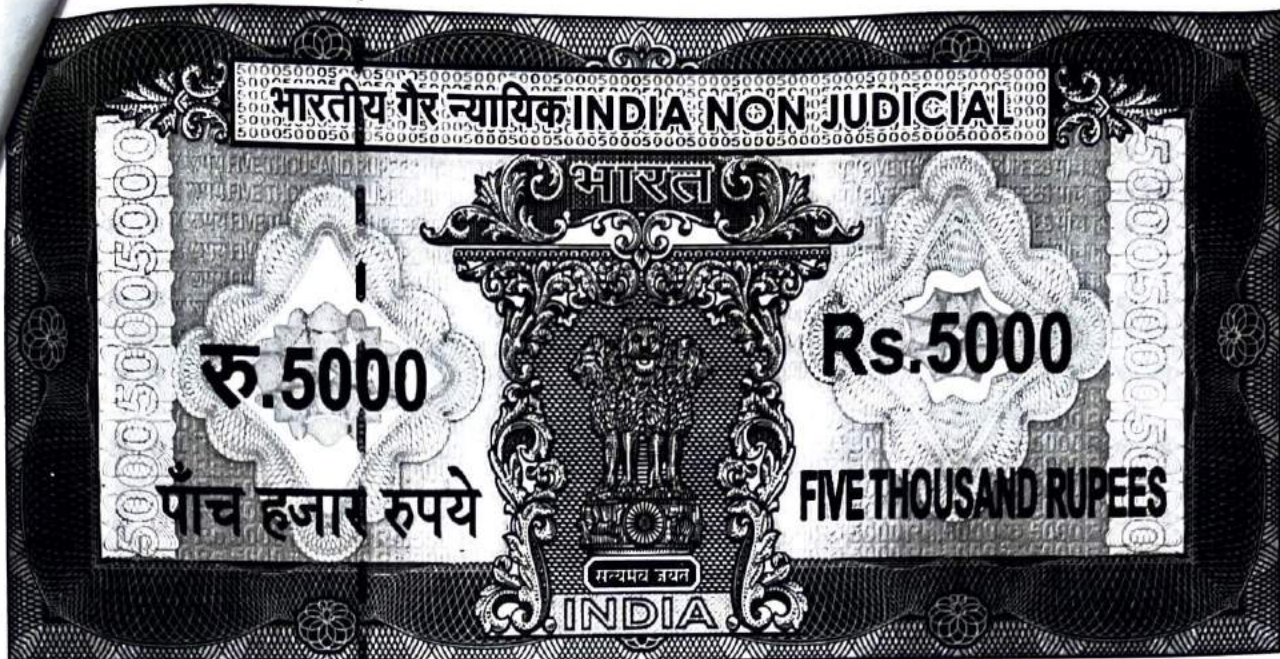
Signature of Developer

- 4 -

BETWEEN

Ilomena Soares

GMS



गोवा GOA

Sr No 838 Place of Vendor : Curchorem No. 28 OCT 2008 008806
 Value of stamp paper Five thousand
 Name of Purchaser Shri Shreevar Deshpande
 Residing at Curchorem Father's Name Shri Shreevar Deshpande
 As there is no one stamp paper for the value of
 Rs. 6000 Additional stamp paper for the comparison
 of the value is attached along with

Mr. R. V. LAAD
 Licence No. :
 JUI/EN-LIC/2807/AC-I
 CURCHOREM - GOA

Signature of Vendor

Signature of Purchaser

- 5 -

1. Dr. ROMEO ANTONIO MARIANO SOARES, son of

Ilomena Soares

8/11/08



गोवा GOA

838 Place of Vendor: Curchorem Di. 28 OCT 2008 083344
Value of stamp paper: one thousand
Name of Purchaser: Mrs. Shweta Deshpande
Residing at: Curchorem, Curchorem Di.
As there is no one stamp paper for the value of
Rs. 6000. Additional stamp paper for the comparison
of the value is attached alongwith
Sign. of Vendor: _____
Sign. of Purchaser: _____

Mr. R. V. LAAD
Licence No. 1
JUL 1971/1009607/AC-1
CURCHOREM - GOA

- 6 -

late Shri. Francisco Soares, aged about 58 years, medical
practitioner, and his brother,

Ilomena Soares
JMS \$

2. Shri MEREDITH SOARES, son of late Shri. Francisco Soares, aged about 55 years, Chartered Accountant; and his sister
3. Miss DOREN ARMINDA SOARES, daughter of late Shri Francisco Soares, aged about 51 years, employed; and her brother
4. Shri. TERENCE AGNELO SOARES, son of late Shri Francisco Soares, aged about 45 years, employed, all Kenyan Nationals of Indian Origin and all presently residing at London and all represented herein by their Constituted Attorney, Miss FILOMENA JOANA SOARES, daughter of late Shri. Antonio Mariano Soares, of major age, retired, Indian national and resident of Utorda, taluka Salcete Goa;
5. Smt. IVY NETTIE BOAVENTURA SOARES, wife of Shri. Meredit Soares, aged about 52 years, housewife, British National of Indian Origin, resident of London, England, represented by her Power of Attorney Miss FILOMENA JOANA SOARES, daughter of late Shri. Antonio Mariano Soares, of major age, retired, Indian national and resident of Utorda, taluka Salcete Goa;

Filomena Soares
JMS 

6. Smt. MELDRED MARIE EDVIGES SOARES, wife of Dr. Romeo Antonio Soares, aged about 62 years, housewife, Indian National resident of Utorda, taluka Salcete Goa, hereinafter jointly referred to as "the SELLERS", (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, executors, assigns and administrators) of the ONE PART;

AND

7. M/s SHIVANI DEVELOPER, a registered Partnership Firm having its registered Office at Three Church Building, Curchorem Goa, and represented by its Partners namely a) Smt. JAYASHREE MAHESH SAGLANI, daughter of Shri. Hematlal Ranna, aged about 50 years, housewife and b) Shri. SHYAM GOPINATH SATARDEKAR, son of Shri. Gopinath Satardekar, aged about 36 years, businessman, both Indian Nationals and both residents of Curchorem, taluka ^{Salcete} ~~Salcete~~ Goa, hereinafter referred to as "the PURCHASERS" (which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors in office,

Filomena Soares
S. M. S.

executors, assigns and administrator) of the SECOND PART;

The members No. 1 to 4 of the SELLERS are represented in this Deed by their Attorney, Miss FILOMENA SOARES, daughter of late Shri. Antonio Mariano Soares, age about 68 years, retired, Indian National and resident of Utorda, Taluka Salcete, Goa, by virtue of the power of Attorney executed in her favour on 20th August, 1991, before the Notary Shri. K. P. Angle of Margao and registered under no. 2763/81 and a Xerox certified copy of the said Power of Attorney is produced before the Sub-Registrar at the time of presentation of this Deed for registration.

The member No. 5 of the SELLERS is represented in this Deed by her Attorney, Miss FILOMENA SOARES, daughter of late Shri. Antonio Mariano Soares, aged about 68 years, retired, Indian National and resident of Utorda, Taluka Salcete, Goa, by virtue of the power of Attorney executed in her favour on 23rd September, 2001 before the High Commission of India, London (U.K.) and a Xerox certified copy of the said Power of Attorney is produced before the Sub-Registrar at the time of presentation of this Deed for registration.

Filomena Soares
J m s *JS*

The member No. 6 of the SELLERS is represented in this Deed by their Attorney, Miss FILOMENA SOARES, daughter of late Shri. Antonio Mariano Soares, age about 68 years, retired, Indian National and resident of Utorda, Taluka Salcete, Goa, by virtue of the power of Attorney executed in her favour on 1st October, 1991 before the Notary Public of Nairobi Kenya and a Xerox certified copy of the said Power of Attorney is produced before the Sub-Registrar at the time of presentation of this Deed for registration.

The SELLERS hereby declare that all the above referred Powers of Attorney are still in force and there is no impediment to act on the basis of the said Power of Attorneys.

WHEREAS by a Deed of Sale executed on 24.07.1969 and registered under no. 190 at pages 218 to 221 of Book No. I, volume No. 18 dated 30.7.1969 late Shri. Francisco Soares purchased from Shri. Piedade Germano Travasso and his wife, Maria Lourdina Mendes e Travasso the Plot No. 111 and 113 of the property named "CARIACHI MORDI (First Addition Of The Half Sixteen Upon Eighteen Parts) of the property described in the Land Registration Office of Quepem and situated at Cacora within the Municipal area of Curchorem Cacora Municipal Council, taluka and sub-District of Quepem

Filomena Soares

JMS

[Signature]

and district of South Goa and the said property is described in the Land Registration Office under No. 14380 at page 24 of Book B 40 and the said property is enrolled in the Matriz Records under No. 97 and is bounded on the East by the remaining half of the same property, on the West by the public road that leads from Sanvordem to Sanguem on the North by the limit of village Curchorem and the property of Antonio Francisco da Costa and others and on the South by the property of Clara Braganza, Caitano Diniz, Rama Ganesh Shet and others;

AND WHEREAS the said plot number one hundred eleven constituting separate property and distinct by itself and the same is bounded on the East by the plot number one hundred thirteen and passage of five metres to the well; on the West by the village road, on the North by Curchorem Pontemol road and on the South by the local road and has the area of seven hundred forty six comma fifty square metres equivalent to 746,50/160,000;

AND WHEREAS the said plot number one hundred thirteen constituting separate property and distinct by itself and the same is bounded on the East by the plot number one hundred fourteen, on the West by the plot number one hundred eleven

Lilomena Soares

JMS

[Signature]

and passage of five metres to the well, on the North Curchorem Pontemol road and on the South by the plot number one hundred twelve and has the area of four hundred sixty three square metres equivalent to 463/160.000;

AND WHEREAS upon purchase of the said two plots, the said late Shri. Francisco Soares amalgamated both the plots and carried on the construction of two structures in the said property and both these structures are assessed for house tax in the records of the Curchorem Cacora Municipal Council under nos. 28/211 and 28/212

Soares
JMS

JS

AND WHEREAS the said Shri. Francisco Soares expired on 28-12-2001 and his wife Smt. Dulcie Josefa Soares also expired on 13th August, 1991 and upon their death the deed of succession and inheritance was drawn on 7th December, 2004 before the Ex-Officio Notary of Salcete, Margao and in the same deed it is clearly established that the SELLERS are their successors;

AND WHEREAS the SELLERS have disclosed to the PURCHASERS as under in respect of the said property:-

- a) that the said property alongwith the structures existing hereon are free from encumbrances;

Gilomena Soares

JMS

JS

- b) that there are no tenants or mundkars to the said property/structures;
- c) that there are no litigations pending in any Court in respect of the said property;
- d) that the possession of the said property alongwith all its attachment is with the SELLERS;
- e) that the same is not the subject matter of attachment by Government or semi Government authorities for recovery of any of their dues;
- f) that the same is not the subject matter of any notification issued so far by the Government;

AND WHEREAS upon verification of the title documents produced by the SELLERS, the PURCHASERS have agreed to purchase the same on the following terms and conditions:-

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs only) paid by the PURCHASERS to the SELLERS by way of demand draft nos. 511209 dated 24th October, 2008 drawn on The Bicholim Urban Co-operative bank Ltd., Curchorem branch for a sum of Rs. 25,00,000/- (Rupees

Ilomina Soares

JMS

[Signature]

Twenty Five Lakhs Only) and demand draft nos. 511211 dated 28th October, 2008 drawn on The Bicholim Urban Co-operative bank Ltd., Curchorem branch for a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only), issued in the name of the attorney of the SELLERS, the receipt whereof is hereby acknowledged by the SELLERS, the SELLERS doth hereby transfer unto the PURCHASERS the said two plots, more particularly described in the SCHEDULE B hereunder, together with all its rights, easement, interest, attachments etc. alongwith the structures existing therein so that the PURCHASERS may enjoy the same as absolute owner thereof hereinfuture.

2. The possession of the same plots alongwith the structures existing therein is handed over to the PURCHASERS today.
3. The market price of the said plots sold under this deed is Rs. 28,00,000/- (Rupees Twenty Eight Lakhs only) and accordingly stamp duty is paid thereon.
4. The SELLERS shall sign such other deeds or applications or documents as may be required by the PURCHASERS for the effective transfer of the said property alongwith its

Jilawana Soares

SMS

[Signature]



attachment in the government records in favour of the PURCHASERS.

5. In case the PURCHASERS are dispossessed of the said plots or any part thereof by virtue of the defect in title of the SELLERS, then the SELLERS shall compensate the same to the PURCHASERS.

SCHEDULE A

(Details of the whole property)

(Property named "CARIACHI MORDI (First Addition Of The Half Sixteen Upon Eighteen Parts) situated at Cacora within the Municipal area of Curchorem Cacora, taluka and sub-District of Quepem and District of South Goa and State of Goa and the said property is described in the Land Registration Office of Quepem under No. 14380 at page 24 of Book B 40 and the said property is enrolled in the Matriz Records of the Taluka Revenue Office of Quepem under No. 97) and is bounded on the East by the remaining half of the same property, on the West by the public road that leads from Sanvordem to Sanguem on the North by the limit of village Curchorem and the property of Antonio Francisco da Costa and others and on the South by the property of Clara Braganza, Caitano Diniz, Rama Ganesh Shet and others.

Helomena Soares

JMS

[Signature]



SCHEDULE B

(details of the plots sold under this deed)
(Plot no. 111)

Plot number 111 constituting separate property and distinct by itself and the same is originally from the above referred property described under SCHEDULE A hereinabove, situated at Cacoda and the same is bounded on the East by the plot number one hundred thirteen and passage of five metres to the well; on the West by the village road, on the North by Curchorem Pontemol road and on the South by the local road and has the area of seven hundred forty six comma fifty square metres equivalent to 746,50/160,000.

Plot number 113 constituting separate property and distinct by itself and the same is originally from the above referred property described under SCHEDULE A hereinabove, situated at Cacoda and the same is bounded on the East by the plot number one hundred fourteen, on the West by the plot number one hundred eleven and passage of five metres to the well, on the North Curchorem Pontemol road and on the South by the plot number one hundred twelve and has the area of four hundred sixty three square metres equivalent to 463/160.000.

Gilomena Soares
JMS *BE*



It is forming part of the land surveyed under no. 11/19 of village Cacora and having a total area of 1200 sq. mts.. JMS.

IN WITNESS WHEREOF the parties to this deed have signed this deed after having understood the contents thereof.

Filomena Soares

JMS

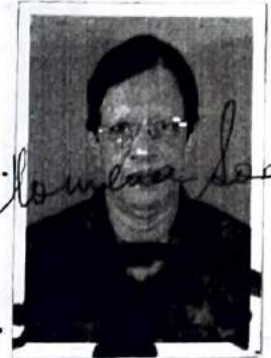
[Signature]



Signed and Delivered by the
within named SELLERS
through their attorney

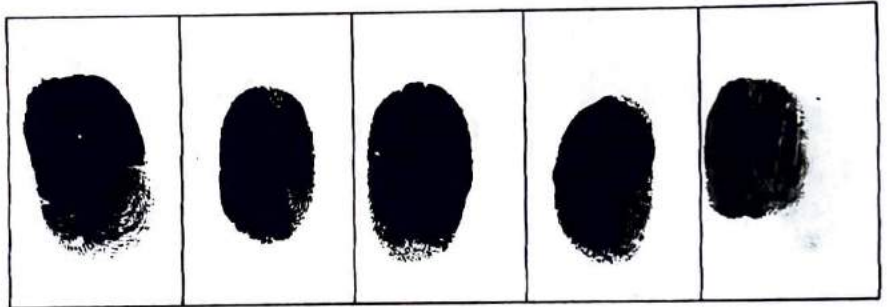
Filomena Soares

Filomena Soares

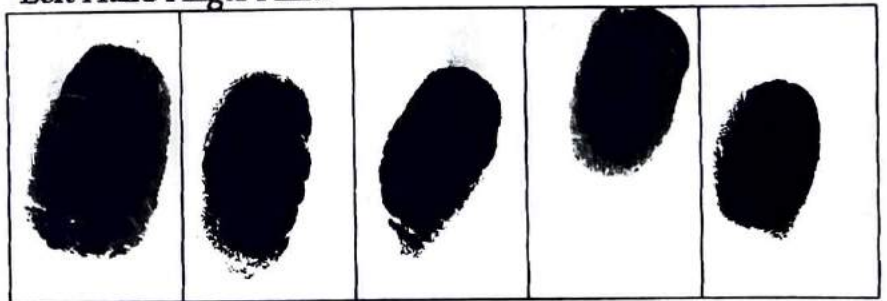


(Miss Filomena Joana Soares)
PAN-

Right Hand Finger Prints



Left Hand Finger Prints



Filomena Soares

571

[Signature]

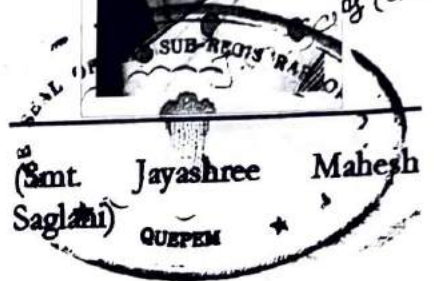


Signed and Delivered by the
within named PURCHASERS
through its Partners.

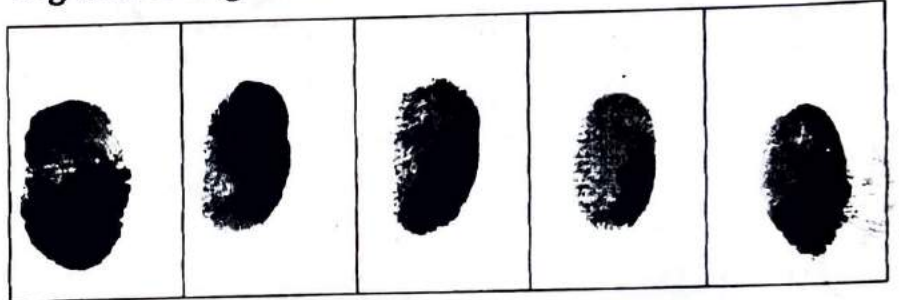
J.M. Saglani



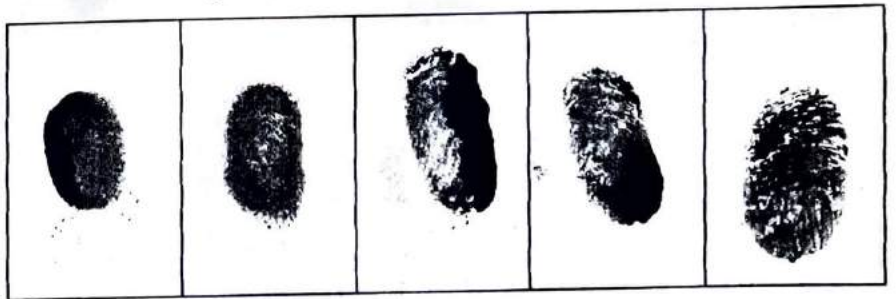
Firm - PAN.



Right Hand Finger Prints



Left Hand Finger Prints



Filomena Soares

SMS

[Signature]

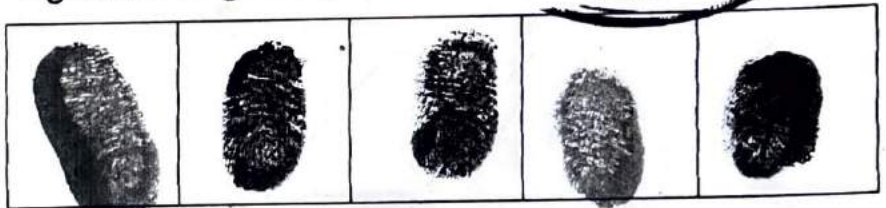


[Signature]



[Signature]
 SEAL OF THE SUB-REGISTRAR
 (Shyam Gopinath Satardekar)
 QUEREM

Right Hand Finger Prints



Left Hand Finger Prints



Witnesses:-

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

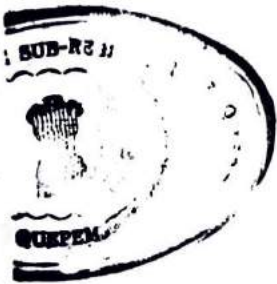
Ilumena Soares

IMS

[Signature]



Executing Party: (1) Smt. Jayashree Mahesh
Saglam, d/o Hematlal Ranna, aged about
50 years, housewife, married wife of Mahesh
Saglam, do Curchorem - Quepem - Goa,
as Partner of M/s. Shivani Developers,
a registered Partnership firm with its
registered office at Three Church Building
Curchorem - Goa



Executing Party

..... Kharr

..... admits execution of the so called

..... Sch read

x Jayashree M. Saglam;

J.M. Saglam;

Quepem, dated 7th January, 2009

for reg.
SUB-REGISTRAR
QUEPEM

Executing Parties: (1) Miss. Filomena Joana Soares, w/o late Antonio M. Soares, major of age, retired, Mo utorda, Salcete-Goa as attorney for;

(a) Dr. Romeo Antonio Mariano Soares, s/o late Shri. Francisco Soares, aged 58 years, Medical Practitioner,

(b) Shri. Meredith Soares, s/o late Francisco Soares, aged 55 years, C.A.

(c) Miss Doren Arminda Soares, w/o late Francisco Soares, aged 51 years, employed,

(d) Shri. Terence Aquelo Soares, s/o late Francisco Soares, aged 45 years, employed all Kenyan Nationals of Indian Origin and all presently residing at London.

(e) Smt. Ery Alettie Boaventura Soares, w/o Meredith Soares, aged 52 years, housewife, British National of Indian origin, Mo London.

(f) Smt. Melched Marie Edrighes Soares, w/o Dr. Romeo Antonio Soares, aged 62 years, housewife, Mo utorda Salcete-Goa.

Executing Party

admits execution of the so called

Sale deed

Filomena Joana Soares
Soares

Shri. Vidhyadhar Shankar Naik, aged
about 52 years, businessman, married, s/o
Pontemol - Curchorem. Goa.

.....
.....
.....
.....
above
.....

* Vidhyadhar Shankar Naik Shankar.



Quepem, dated 15th January, 2009

Shankar
SUB-REGISTRAR
QUEPEM

Executing Party is Shri. Shyam Gopinath Sa-
tardekar, s/o Gopinath Satardekar, aged 36
years, married, business, s/o Curchorem, as
Partner of M/s. SHIVANI DEVELOPERS, with
office at 3 Church, Bldg. Curchorem - Goa

Executing Party

..... Known

..... admits execution of the so called

..... Sole lead

* Shankar

Quepem, dated 10th February, 2009

2/2/09.
SUB-REGISTRAR
QUEPEM

Registered No. 248
at pages 456 to 479
Book No. I Volume No. 491
Date 05/03/2009
Sub-Registrar

