

20/1/08
14-9-07-2006/14
(12)
(14)



गोवा GOA

Serial N. 350 of Vendor, Paraji Date 24/8/07
Value of 10,000 10,000/-
Name of Paraji Paraji
Res. of Paraji of Father
Purpose Parties :
Sign. of Stamp Vendor
Ma. gals N. Karapurkar
License No. AC/51 P. VEN/747/99
Sign. of Purchaser

Presented at the Office of the
Sub-Registrar of Bardez
between the hours of 12.45
12.55 and 1.15-9-2007

20,000 = 00
90 = 00
10 = 00
20,100 = 00

Comendes-
SUB-REGISTRAR
BARDEZ
Subst.

DEED OF SALE

Comendes-
SUB-REGISTRAR
BARDEZ subst.



गोवा GOA

Serial 350 Value 10,000/- 24/8/07

006473

Name of the holder (Purchaser) Mr. D. D. D. D.

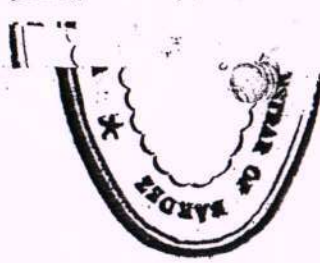
Residence of the holder (Purchaser) D. D. D. D.

Purpose of the purchase (Purchaser) D. D. D. D.

Parties: D. D. D. D.

Sign. of Stamp Vendor
Me. gals. N. karapurkar
License No. AC/SIP.VEN/747/99

Sign. of Purchaser



This DEED OF SALE is made in the town of Mapusa on
this 14th day of September, 2007,

BETWEEN

-2-

[Handwritten signatures and marks]

1. MR. YOGESHWAR PADLOSKAR, aged 33 years, son of Mr. Shiva Padloskar, S/o Mr. Shiva N. Padloskar, Businessman and
2. MRS. BAGESHREE PADLOSKAR, aged 33 years, W/O. Mr. Yogeshwar Padloskar, housewife, both Indian Nationals, residents of Karaswada, Mapusa Bardez Goa hereinafter referred to as "the Vendors" (which expression shall unless repugnant to the context or meaning thereof deem to mean and include their heirs legal representatives, administrators, executors, assigns or any other person claiming under them) of the FIRST PART.

AND

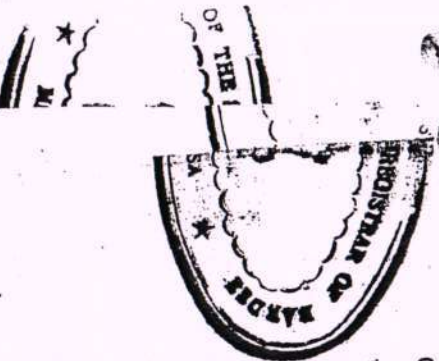
MR. Pascoal Trindade, S/o late Agostinho Trindade, aged 64 years, Indian National, businessman, resident of Palbrika Mansion, Dona Paula, Goa hereinafter referred to as "the Purchaser" (which expression shall unless repugnant to the context or meaning thereof deem to mean and include his heirs legal representatives, administrators, executors, assigns or any other person claiming under them) of the SECOND PART.

WHEREAS there exists a property known as "TOLLEACHEM BHATTA" situated within the limits of the



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Mapusa Municipal Council, at Acoi Mapusa Bardez, Goa, presently surveyed under Chalta no 4 of PT sheet no. 32 of city survey of Mapusa city, admeasuring a total area of 1061 sq. mts, described in the land registration office of Bardez Taluka, under no. 458 at page 516 of Book B-3 old, and enrolled in the Taluka Revenue Office under no. 478, of the 3rd Circumscription registered in the City Survey of Mapusa city. The property is situated within the limits of Bardez Taluka, Sub Registration Office of Bardez, District of North Goa in the state of Goa. This property shall hereinafter be referred to as the SAID-PROPERTY which is described more particularly in the schedule hereunder written.



AND WHEREAS the SAID PROPERTY originally belonged to Mr. Natividade Querobino Salador Fernandes and his wife Mrs. Joaquina Francisca Arcangela Martins which was purchased by late Mr. Caitano Romano Mendes vide Deed of Sale and acquittance dated 6th June 1944 recorded in Book No. 438 at pages 4 to 5 of Notary Guilherme Diogo Jose Conceicao das Doreas Lobo of Judicial Division of Bardez Taluka and inscribed in the name of Caitano Romano Mendes under no. 33000 at pages 117 of Book G 37 of Bardez, Taluka.

AND WHEREAS the said Caitano Romano Mendes alias Caitan Ruzai Mendes gifted the said property to Shri. Jose Agnelo Mendes , vide a Gift Deed dated 9th January

Handwritten signatures and initials:
 17.
 J. P.
 Agnelo Mendes

Five Lakhs only) which is the fair market value of the SAID PROPERTY.

2. That the said consideration of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid by two separate cheques for an amount of Rs. 2,50,000/- (Two Lacs Fifty Thousand Only) each vide cheques nos. 347823 issued on 12/09/2007 drawn on Oriental Bank of Commerce, Panaji, Goa in favour of Mr. Yogeshwar Padloskar and another amount of Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand Only) vide cheque no. 347824 issued on 12/09/2007 drawn on Oriental Bank of Commerce, Panaji, Goa in favour of Mrs. Bageshree Padloskar, on or before execution of this Sale Deed. The VENDORS acknowledge and admit having received the above consideration and have issued a receipt in acceptance thereof.

3. That the VENDORS, PURCHASER covenant with one and other as under:

a) That the VENDORS have at the time of the execution of the present deed of sale, good right, full power and absolute authority to convey and transfer the SAID PROPERTY to the PURCHASER.

b) That the VENDORS have put the PURCHASER in possession of the SAID PROPERTY today. The PURCHASER may at any time hereafter quietly



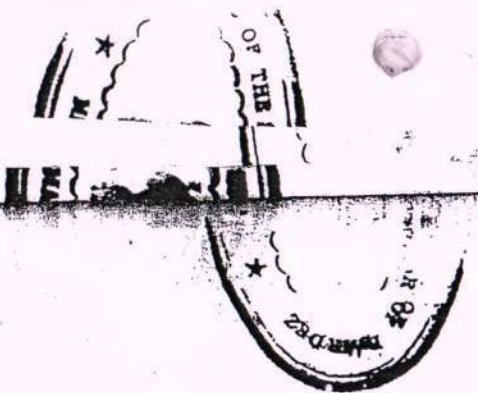
[Handwritten signatures and initials]
Padloskar

and peaceably enter upon, possess and enjoy the SAID PROPERTY for his use and benefit without any claim, demand, interruption or disturbance of any kind whatsoever by the VENDORS, or any person claiming through or under them.

c) That the SAID PROPERTY is free from any encumbrances of whatsoever nature. The VENDORS or any person acting on their behalf have not suffered or caused to be done any such act so as to encumber the said property or any part thereof.

d) That the VENDORS shall at all times hereafter at the request of the PURCHASER do, execute, or perform all that may be necessary for the better and more effectively assuring of the SAID PROPERTY or any part thereof to the PURCHASER, as the PURCHASER from time to time may require.

e) That VENDORS shall execute and hand over to the PURCHASER now and from time to time the necessary application forms, declarations and writings to enable the PURCHASER to delete the name, or the name of their predecessors in title and to include his name, in the survey records or any other records maintained by the Government



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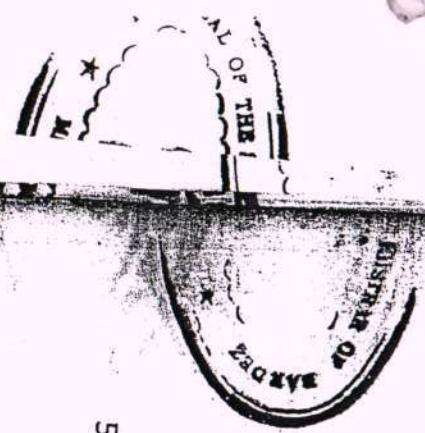
249

or Statutory Body pertaining to the SAID PROPERTY.

f) That all taxes, levies, charges, expenses and such other outgoing in respect of the SAID PROPERTY payable till the date of signing of this deed shall be borne by the VENDORS. The VENDORS shall indemnify and keep indemnified the PURCHASER at all times in respect thereof.

4. That the VENDORS have today put the PURCHASER in possession of the SAID PROPERTY and the PURCHASER shall after this purchase be the exclusive owner in possession of the SAID PROPERTY.

5. PROVIDED ALWAYS and it is hereby agreed that wherever such a interpretation would be requisite to give possible scope and effect to any covenant or contract herein contained the expression. "The VENDORS" and "The PURCHASER" hereinbefore used shall deem to mean and include the heirs, legal representatives, successors, administrators, executors, nominees and assigns of the respective parties.

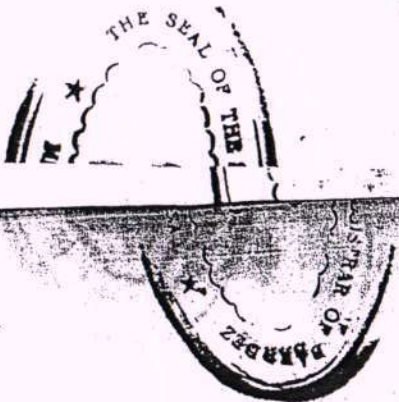


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Top: *Handwritten signature*
Bottom left: *Handwritten signature*
Bottom right: *Handwritten signature*

SCHEDULE

All that property known as "TOLLEACHEM BHATTA" situated within the limits of the Mapusa Municipal Council, at Acoi Mapusa Bardez, Goa, presently surveyed under Chalta no 4 of PT sheet no. 32 of city survey Mapusa, city admeasuring a total area of 1061 sq. mts. This property is described in the land registration office under no. 458 of Book B - 3 old of Bardez, Taluka, at page 516, and enrolled in the Taluka Revenue Office under no. 478, of the 3rd Circumscription registered in the City Survey of Mapusa city. The said property is situated with the limits of Bardez Taluka, Sub Registration Office of Bardez, district of North Goa in the state of Goa and is presently bounded as under:

North: By the property bearing Chalta no 39-B of P.T. sheet no. 14 and a Drain/by water passage of Mr. Edward Lawrence D'souza
 South: By a Drain/Spring and a Path/by pond park.
 East: By the property bearing Chalta no 36 of P.T. sheet no. 32/by agricultural land
 West: By the property bearing Chalta no 3 of P.T. sheet no. 32 by property of Mrs. Polluina Rodrigues.

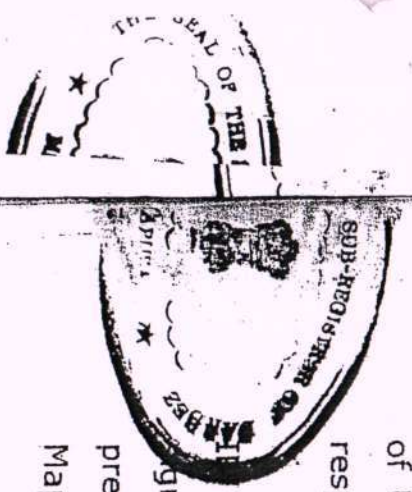


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Atollor's

244

The SAID PROPERITY is shown in Red colour outline in the plan annexed to this Deed.

That the SAID PROPERTY is a land locked property having only a pathway and the PURCHASER has agreed to purchase the SAID PROPERTY for a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) and hence for the purpose of payment of Stamp Duty the said property is Valued at Rs. 10,00,000/- which is its present fair market value and hence THIS DEED is written on Stamp paper of the value of Rs. 20,000/- in full settlement of the Stamp Duty in respect of this transfer.



ALL WITNESS WHEREOF this deed has been executed and signed by the VENDORS and the PURCHASER in the presence of the witnesses mentioned herein at the end at Mapusa on the day and year hereinabove written.

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[Handwritten signature]

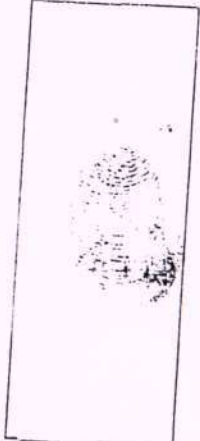
[Handwritten mark]

Signed, executed and delivered)
By the within named)
Vendor no.1)
1. Mr. Yogeshwar Padloskar

1. MR. YOGESHWAR PADLOSOKAR

Left hand finger prints

Right hand finger prints

1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	



17-11-

11

Yogeshwar Padloskar

246

Signed, executed and delivered)

By the within named)

Vendor no. 2)

2. Mrs. Bageshree Padloskar



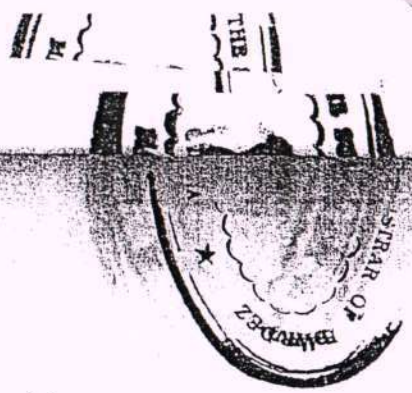
Bageshree Padloskar

2. MRS. BAGESHREE PADLOSCHAR

Left hand finger prints

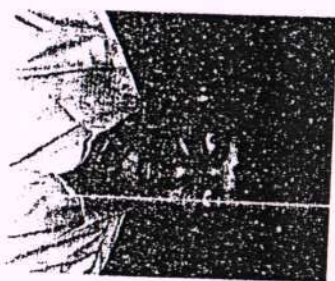
Right hand finger prints

Left hand finger prints		Right hand finger prints	
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	



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Shri. Bageshree Padloskar

2413



Signed, executed and delivered)
By the within named Purchaser)
Mr. Pascoal Trindade)

[Signature]
Mr. PASCOAL TRINDADE

Left hand finger prints

Right hand finger prints



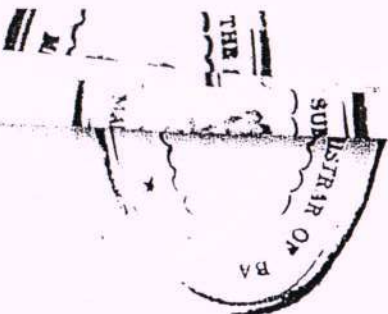
1.		1.	
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5.		5.	

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WITNESSES:

1. Chand Chandulash wankar
2. Chandul Manekur singh



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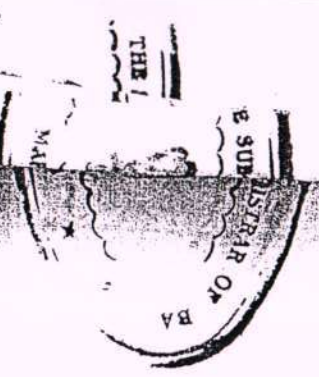
10-11-44

10-11

(244)

WITNESSES:

1. Chamundesh vanika
2. Munesh Singh



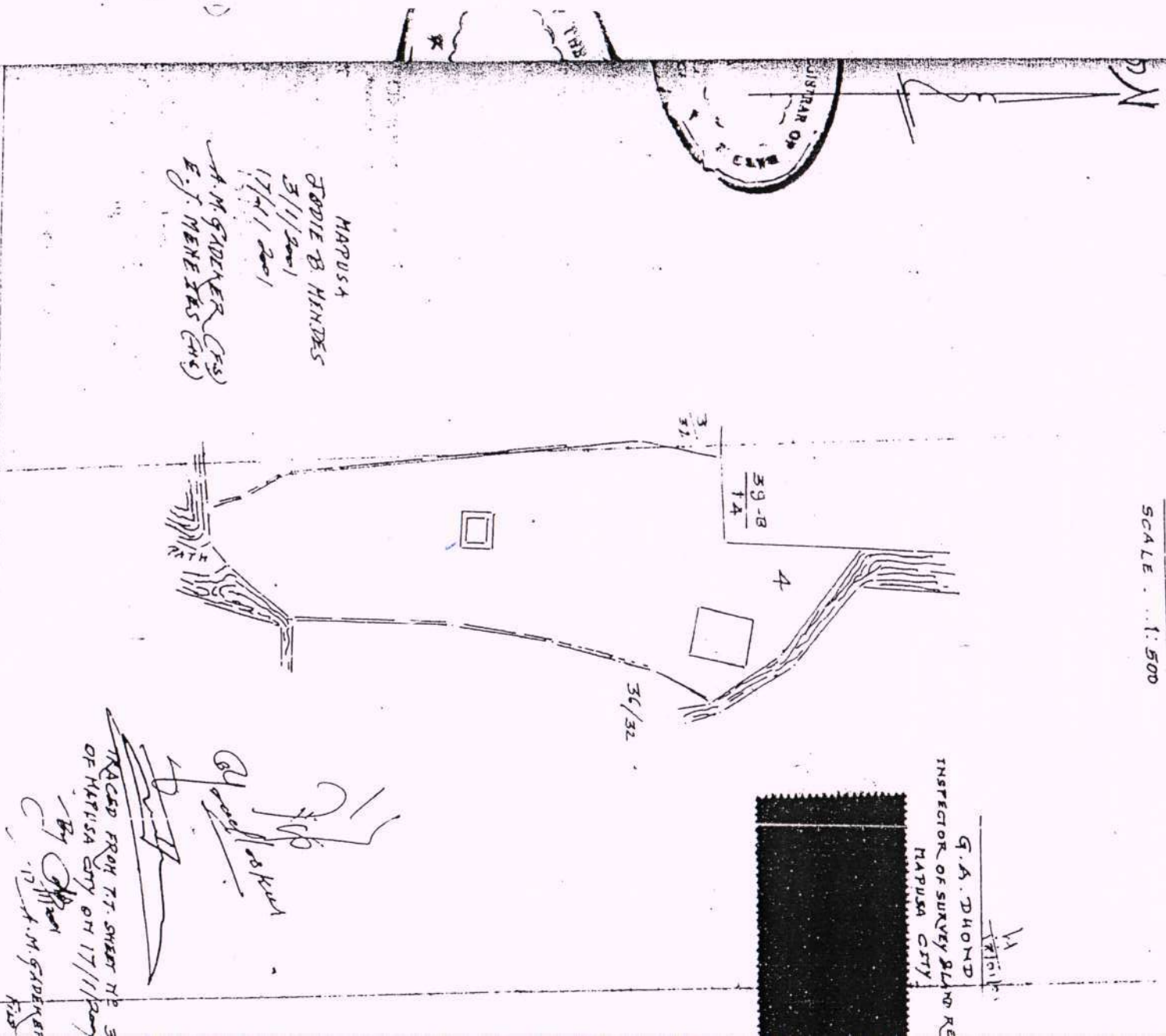
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GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORD

PLAN

SHOWING THE CHALTA N^o 4 OF THE P.T. SHEET N^o 32
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA

SCALE . . . 1:500



MAPUSA
DODIE B. MENDES
3/11/2001
17/11/2001
A. M. GARDNER (S.S.)
E. J. MENDES (M.S.)

MADE FROM P.T. SHEET N° 32
OF MAPUSA CITY ON 17/11/2001
By Officer
A. M. GARDNER
17/11/2001

G. A. DHOND
INSPECTOR OF SURVEY & LAND RECORD
MAPUSA CITY

(251)

1) Mr. Yogeshwar Padloskar, 33 years,
son of Shiva Padloskar, 810 Shiva
N. Padloskar, business

2) Mrs. Bageshree Padloskar, 33 years,
1010. Yogeshwar Padloskar, house wife,
Indian 90 Mapua, Border.

3) Mrs. Pascoal Teindade, 30 lat
Agostinho Teindade, 64 years, Indian
business, 90 Dona. Paula. Goa.

Executing party 1 25 3

• The execution of this is called
Safe

Yogeshwar Padlosky

3)  lanceol. Involuta

1) $\frac{816}{14} = 58.2857$

2) Chen
12/9/07.

CMendes.
SUB-RENTAL
BARI² subst.

Rel. No. NEIPDA/m/44(6)/662 / 642/08 dtd. 24th Sept. 20
Submitted on SR of the Board in the file - See on Date 28/9

~~SUB-T~~



रीवा GOA

003202

[illegible]

THIS DEED OF SALE is made in the town of Mapusa on this 06th day of September, 2007,

BETWEEN:

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गोवा GOA

003203

Sl. No. 10206 Date of vendor's purchase 12/10/07
Value of stamp paper 5000/-
Name of the vendor S. Agnelo Mendes
Residence of the vendor S. Agnelo Mendes
As per the stamp paper for
the purpose of the stamp
attached to the stamp
purpose of the stamp
Signature of vendor S. Agnelo Mendes
S. No. 10206 Date of purchase 12/10/07



1. MR. Jose Agnelo Mendes @ Mendes Jose Agnelo, son of Mr. Caitano Romano Mendes, service,
2. Mrs. Flora Mendes W/o. MR. Jose Agnelo Mendes @ Mendes Jose Agnelo, housewife, both married, Indian National, resident

Signature

Signature

MR. YOGESHWAR PADLOSAR, S/o Mr. Shiva N. Padloskar, 33 years of age, Indian Nationals, resident of Karaswad mapusa Bardez Goa (which expression shall deem to mean and include their heirs legal representatives, administrators, executors, assigns or any other person claiming under them hereinafter referred to as the PURCHASER) of the SECOND PART.

AND

MR. JODIE BOSCO MENDES, s/o. Mr. Jose Agnelo Mendes, 28 years of age, unmarried, businessman, Indian National r/o. Acoi, Mapusa, Bardez, Goa, hereinafter referred to as the CONFIRMING PARTY of the THIRD PART.

That for the purposed of this present Sale Deed the VENDOR no. 1 has executed the Power of Attorney infavour of Mr. Jodie Bosco Mendes, dated 17/03/2004, executed before the Embassy of India, the said Mr. Jodie Bosco Mendes, further sub delegated power to Mr. Santosh Parsekar, vide the Power of Attorney before the notary Public Adv. P. J. Karkera under Registered no. 599/06 hence the VENDOR no. 1 is represented by Mr. Santosh Parsekar. Similarly the VENDOR no. 2 is represented by duly constitute Power of attorney holder Mr. Santosh Parsekar, constituted before Adv. S. J. Sardesai under Registered no. 507/07 at Mapusa Goa. Certified copies of the Power of Attorney are submitted in the office of the Sub Registrar at time of presentation of this deed.

WHEREAS there exist of property known as "TOLLEACHEM BHATTA" situated within the limits of the Mapusa Municipal Council, at Acoi Mapusa Bardez, Goa, presently surveyed in the Chaita no 4 of PT sheet no. 32 of city survey Mapusa, admeasuring an total area of 1061

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sq. mts. This property is described in the land registration office under no. 458 of Book at page 516, B-3 old, and enrolled in the Taluka Revenue Office under no. 478, of the 3rd Circumscription registered in the City Survey. This property shall herein after be referred to as the SAID PROPERTY which is described more particularly in the schedule written herein at the end.

AND WHEREAS the SAID PROPERTY originally belonged to the Mr. Natividade Querobino Salador Fernandes and his wife Mrs. Joanninha Francisca Arcangela Martins which was purchased by late Mr. Caitano Romano Mendes vide Deed of Sale dated 24 October 1944. The said property was gifted to the VENDOR no.1 being the son by said Mr. Caitano Romano Mendes vide a Gift Deed dated 9th January 1981 duly registered in the Sub Registrar Office of Bardez under Registration no. 81 at page 112 to 115 at book 1 volume 157.

AND WHEREAS the said Mr. Caitano Romano Mendes was married to Mrs. Ermenia Mendes, D/o late Joao Baptista Gomes. The said Mr. Caitano Romano Mendes and Mrs. Ermenia Mendes, were blessed with a son that is the present VENDOR no 1 who is married to VENDOR no 2 and two daughters. The said two daughters namely Mrs. Marta Pinho married to Mr. Peter Pinho, Mrs. Sérafia Mascarenhas married to Mr. Hugh Mascarenhas and the mother of the VENDOR no. 1 Mrs. Ermenia Mendes, had conform an rectified the said Gift by the Deed of Gift dated 4th May 2004, duly registered in the Sub Registrar Office of Bardez under Registration no. 2733 at page 40 to 48 at book 1 volume 1198.

AND WHEREAS the VENDORS are the exclusive owners in possession of the SAID PROPERTY and have been in open,

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7/4/04

uninterrupted, peaceful and exclusive possession of the SAID PROPERTY.

AND WHEREAS the VENDORS had desire to gift the said Property to the CONFIRMING PARTY. However the said Gift was not executed or registered.

AND WHEREAS the VENDORS and the CONFIRMING PARTY have agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTY for a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) which is the fair value of the SAID PROPERTY.

NOW THIS DEED WITNESSES AND THE PARTIES HEREIN AGREE AS UNDER:

That the VENDORS herein sell, assign and transfer to the PURCHASER their right title and interest in the SAID PROPERTY for a consideration of Rs. 5,00,000/- (Rupees Five Lakhs only) which is the fair market value of the SAID PROPERTY.

2. That the said consideration of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid today, at the time of the execution of this Sale Deed. The VENDORS acknowledge and admit having received the above consideration and have issued a receipt in acceptance thereof.

3. That the VENDORS, the CONFIRMING PARTY and the PURCHASER covenant with one and other as under:

- a) That the VENDORS have at the time of the execution of the present deed of sale, good right, full power and absolute

Sanchar

authority to transfer the SAID PROPERTY to the PURCHASER.

b) That the VENDORS put the PURCHASER in possession of the SAID PROPERTY today. The PURCHASER may at any time hereafter quietly and peaceably enter upon, possess and enjoy the SAID PROPERTY for his use and benefit without any claim, demand, interruption or disturbance of any kind whatsoever by the VENDORS, or any person claiming through or under them.

c) That the SAID PROPERTY is free from any encumbrances whatsoever in nature. The VENDORS or any person acting on their behalf have not suffered or caused to be done any such act so as to encumber any part of the SAID PROPERTY.

d) That the VENDORS and the CONFIRMING PARTY shall at all times hereafter at the request of the PURCHASER do, execute, or act all that may be necessary for the better and more effective assuring of the SAID PROPERTY or any part thereof to the PURCHASER, as the PURCHASER from time to time may require.

e) That VENDORS and the CONFIRMING PARTY shall execute and hand over to the PURCHASER the necessary application forms, declarations and writings to enable the PURCHASER to delete the names of the VENDORS, the CONFIRMING PARTY or the name of their predecessors in title and to include his name, in the survey records or any other records maintained by the Government or Statutory Body pertaining to the SAID PROPERTY.

Sanchez

[Signature]

f) That all taxes, levies, charges, expenses and such other outgoing in respect of the SAID PROPERTY payable till the date of signing of this deed shall be borne by the VENDORS. The VENDORS and the CONFIRMING PARTY shall indemnified and keep indemnified the PURCHASER at all times in respect thereof.

g) The CONFIRMING PARTY covenants that he had not received the possession of the said property though the VENDORS had a desire to gift the same to him. The CONFIRMING PARTY had no objection of whatsoever to the present sale and transfer of the said property to the PURCHASER in terms of this Deed.

4 That the CONFIRMING PARTY has been added to the present deed as the Power of attorney executed by the VENDOR NO. 2 speaks about the gift of said property to the CONFIRMING PARTY, where as the said gift deed has not been executed or registered in the any point of time after or before the execution of the said Power of Attorney. Hence the said CONFIRMING PARTY has been added in the above sale Deed.

5. That the VENDORS have today put the PURCHASER in possession of the SAID PROPERTY and the PURCHASER shall after this purchase be the exclusive owner in possession of the SAID PROPERTY.

6. That the necessary no objection certificate has been obtained from the North Goa Planning and Development Authority as prescribed under section 49(6) of the Town and Country

Damodar

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Planning Act 1974. These certificate bearing no. NGPDAM/49(6)/635/569/07 Dated 03/09/2007 and is submitted in the office of the sub-registrar along with this deed.

7. PROVIDED ALWAYS and it is hereby agreed that wherever such a interpretation would be requisite to give possible scope and effect to any convenient or contract therein contained the expression. The "VENDERS" and "The " PURCHASER" herein before used shall deem to mean and include the heirs, legal representatives, successors, administrators, executors, nominees and assigns of the respective parties.

SCHEDULE

All that property known as "TOLLEACHEM BHATTA" situated within the limits of the Mapusa Municipal Council, at Acoi Mapusa Bardez, Goa, presently surveyed in the Chalta no 4 of PT sheet no. 32 of city survey Mapusa, admeasuring an total area of 1061 sq. mts. This property is described in the ,and registration office under no. 458 of Book B-3 and enrolled in the Taluka Revenue Office under no. 478, of the 3rd circumscription registered in the city survey. The said property is situated with the limits of Bardez Taluka sub Registration Office of Bardez, district of North Goa in the state of Goa and is presently bounded as under:

North: By the property bearing Chalta no 39-B of P.T. sheet no. 14 and a Drain/By water passage of Mr. Edward Lawrence D'Souza.
South: By a Drain/Spring and a Path / By Pond Rock.
East: By the property bearing Chalta no 36 of P.T. sheet no. 32 / By Agricultural land
West: By the property bearing Chalta no 3 of P.T. sheet no. 32 / By property of Mrs. Poluina Redigera

[Signature]

[Signature]

[Signature]
of Mrs. Poluina Redigera

The SAID PROPERTY is shown in colour RED at the end to the said Deed.

That the SAID PROPERTY is a land lock property having a path and the PURCHASER has agreed to purchase the SAID PROPERTY for a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) and hence for the purposed of payment is Stamp Duty the said property is Valued at Rs. 10,00,000/- which is its present fair market value and hence THIS DEED is written on the Stamp paper of the value of Rs. 20,000/- in full settlement of the Stamp Duty in respect of this transfer.

IN WITNESS WHEREOF this deed has been executed and signed by the VENDORS and the confirming party through their Atorny and the PURCHASER in the presence of the witnesses mentioned herein at the end at Mapusa.



Parvati

[Signature]



VENDORS:

Santosh

(MR. SANTOSH PARSEKAR)
Power of Attorney holder
for Vendor No. 1 & 2 & C. P.

L. H. F. P

R. H. F. P.

Parsekar

1/1/20



PURCHASER:

(MR. YOGESHWAR PATLOSAR)

L.H.F.P

R.H.F.P.

WITNESSES:

1.

Chandresh Kanekar

2.

Rajkumar Shirvalkar

Anekar

Patloskar



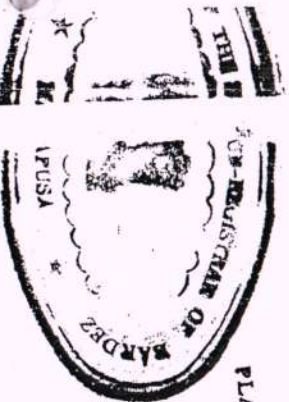
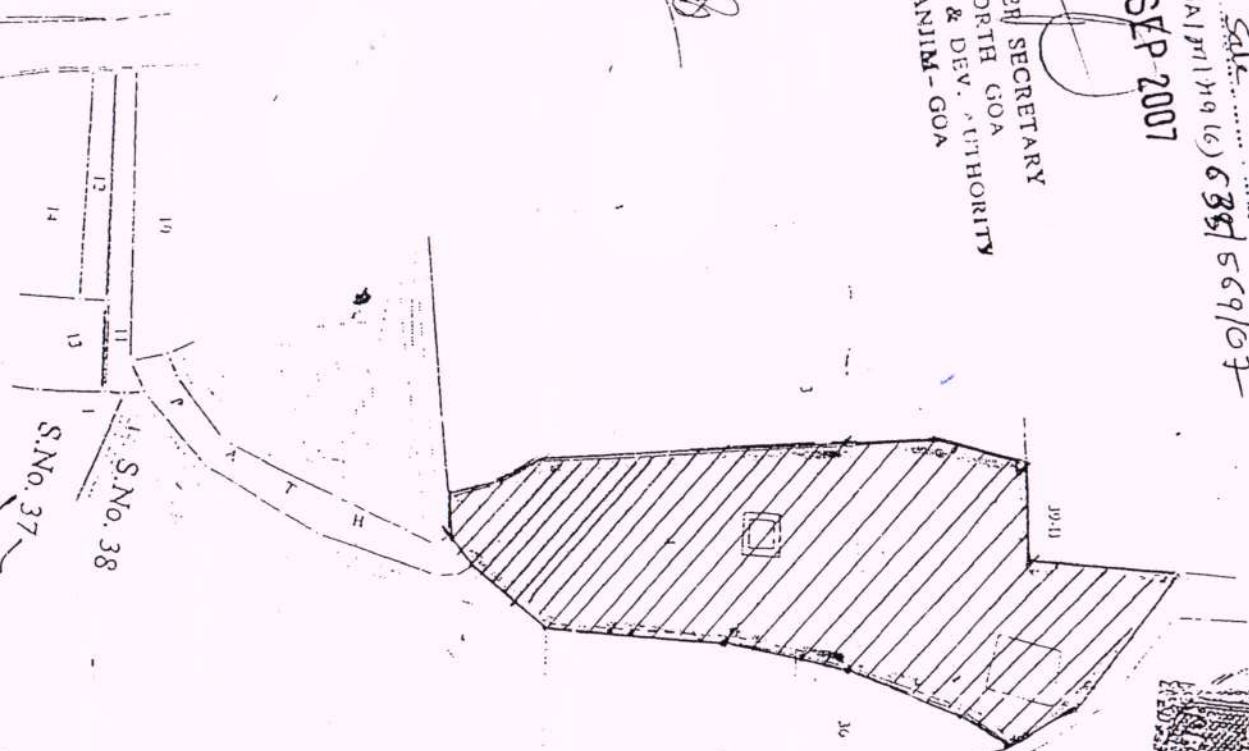
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa.

Plan showing plots situated at
Mapusa City

PT Sheet No. 32 / Chitra No. 4, 11, 12
Scale 1:500

"NO OBJECTION" FOR REGISTERING
A DEED OF *Sale*
VIDE NO. NG PDA/J71/J19 (6) 636/569/07
DATED 13-SEP-2007

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA



Computer Generated by
Smt. R. Kumthekar
14-5-2007

Computered by
C.A. Wadi
14-5-2007

1) Mr. Santosh Pansekar, 30 M. 15.
 Panshakar, mayor, No Ausabkhat, Napur
 about for -
 a) Mr. Jose Agnulo Mendez, son of
 Caitano Remigio Mendez, Severe,
 b) Mrs. Rosa Mendez, wife Jose
 Agnulo Mendez, housewife, married,
 India, No Acoi, P.O. Tivim, Ind. Estate
 Mendez and
 Mr. Jose Rosco Mendez, 28 yrs, unmarried, house
 No Napur.
 c) Mr. Yogeshwar Padloska, 30 M.
 Shiva N. Padloska, 33 years, Indian.
 No Keraswad Napur, Road.

Signature of the party

Signature of the so called
 G. J.

1) Gorkar
 Power of Attorney of Sodie & Flora Menden & Jose menden

2) 
 G. J.

1) Chandesh Leanehan 18 years resident of Napur
 2) Service unmarried
 3) Mihir Kenaudhan, Son of Broucheiya. 18 years residence of
 Napur. Burmese.
 State usually known

the state
 and hereby I am aware

1 - 1 - 10

N. M.

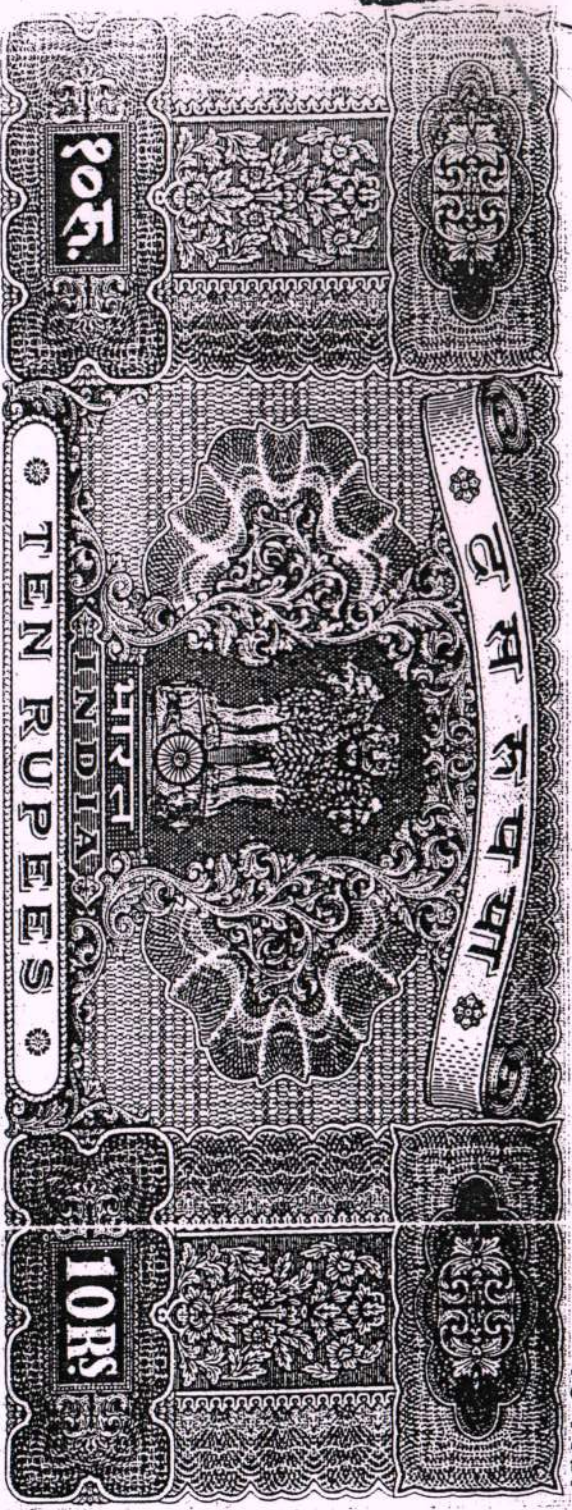
Reg. No. N 21904/M 149 (G) 1635/569/02 dt. 3rd Sept. 2007
Submitted CSO/2007/2007 M 149 - 4000 on 10th 11th Sept. 2007.

Sub-Registrar
BARDEZ

Registered No. 4557
at per as 126 to 140
From I Volume No. 22376
date 10/09/2007

Sub-Registrar





Serial No. 1422 Place of vend Mafra Date 18-11-17
 Vender Subbiah
 Purchaser P. M. M. M. M.
 Signature of the vendor, P. M. M. M.
 Signature of purchaser, P. M. M. M.

Received fees for:

R. P.

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Imbonded 18-33
 of the 18-33, 1875.

SALE DEED

Dated

Serial THIS DEED OF SALE made on this 30th day of the month of Dec
 ber 1969 corresponding to 9 Pausa Saka 1891 of the Indian Nation

Calendar, BETWEEN Shri LUIS FIDELIS DE MELO, 78 years of age, s
 of Nascimento de Mello, married, landowner, Indian National, and
 his wife Smt. JUSTINA AMARA DE MELLO, 71 years of age, daughter
 of Luis Caetano Dias, housewife, Indian National, both residents
 of Acol of Mapusa, Taluka and sub-district of Berdez and Distr
 of Goa, of the one part(hereinafter referred to as the sellers
 which expression shall include their heirs, successors, adminis
 tors and assigns) AND Smt. LIBERATA DE SOUZA, wife of John Fer
 des, and daughter of Francisco de Bouza, 40 years of age, house

Indian National, resident of Acol of Mapusa, Taluka and sub-district of Bardez and District of Goa, of the other part (herein after referred to as the Purchaser which expression shall include her heirs, successors, administrators and assigns):

WITNESSES AS FOLLOWS:

WHEREAS the Sellers herein are the owners of a plot of land known as " ACOICHEM BATA " or "ACOIT" situated in the ward Kumarted - Acol of this town of Mapusa, in the Municipal area of Mapusa, Taluka Bardez, sub-district of Bardez and District of Goa, not registered in the Land Registration Office (Conservatória dos Registos) of Bardez and also not registered in the Revenue Office of Bardez at Mapusa under any Matriz No. and bounded as under:

- On the East : by the plot of Maria Delfina Coutinho.
- On the West : by the plot of Pedro Joaquim Braganza.
- On the North : by public road.
- On the South : by the other plot of the seller Luis Fideles de Mello.

This property of plot is completely barren and rocky having an area of 228,0 S.M. , admeasuring its two sides 12 metres each and the other two admeasuring 19 metres each.

AND WHEREAS the Sellers came to belong this property in the legal inheritance of their father and father-in-law the said Nascimento de Mello, deceased of Acol.

AND WHEREAS the Sellers have agreed to with the purchaser to sell absolutely and for ever to the latter the said plot or piece of land fully described and identified above for the price

of Rupees one hundred and fifty only (Rs. 150/-) and the said Purchaser has agreed to purchase the same property for the above price free from any Incumbrances, charges or demands.

NOW THIS DEED OF SALE WITNESSES that in pursuance of above intention and in consideration of the sum of Rupees One hundred and fifty only (Rs. 150/-) which sum the sellers hereby acknowledge as having received and having been fully paid of their selling price of the above plot or property, hebreby Grant , convey, transfer and assign absolutely and for ever in favour of the Purchaser the abovenamed Liberatora de Souza, the said property " Acolchem Bata " or "Acol " with all the right, title, interest, property , claim estate and demand whatsoever of the sellers along with all the plot, ways, waters, watercourses, liberties, privileges, easements and other appurtenances whatsoever to hold and use by the purchaser.

AND WHEREAS the Purchaser shall hereafter peacefully hold use and enjoy the same plot or property as his own chattel and property without any hindrance , interruption, claim or demand from the sellers or any other person or persons whomsoever claiming them.

And that the Sellers shall be liable to refund the purchaser all the purchase price along with the expenses and indemnization, in case the purchaser may be dispossessed of the plot hereby purchased due to any defect of the title of the Sellers.

In witness whereof the parties herein signed and sealed this deed on the date hereinaabove mentioned before the witnesses below signed at Mapusa.

The Sellers: 1 Janis Thicke hi de Muello

2 Guo Fina Amara de Muello

The Purchaser T.P. of Liberata de Souza.

Witnesses:

Louvenç Joazeiro F. S.
Leobaldo de Azevedo

1) Abraão Figueira de Mello, quartão Amaro de Mello
married, 28, Landowner, re-
siding at Acri, Marapan, on
of the late Nascimento
de Mello;



Leobaldo de Azevedo

2) Antônio Antonio de Mello, married, 31, house-
wife, residing at Acri,
Marapan, daughter of
Leobaldo A's; and
3) Antônio de Mello, married, 30, housewife, resi-
ding at Acri, Marapan,
daughter of Francisco de
Almeida, speaking French, ad-
mitted on occasion of the re-
called date. And --
and Leobaldo de Mello
Marapan, wife of --
Antônio de Mello.

Antônio de Mello, married, 33, house-
wife, residing at Marapan,
Marapan, daughter of
Leobaldo de Mello, and
Leobaldo de Mello.

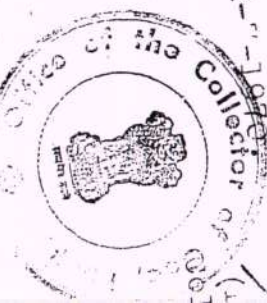
Louvenç Joazeiro

Dated the 31.12.1970, at Marapan, 1970

Leobaldo de Azevedo
Leobaldo de Azevedo
Leobaldo de Azevedo

U R P I P I S A
I do hereby certify that
42 of the Indian Stamp Act
proper stamp duty has been
ment is chargeable duty of
the deficit of Rs. 5/- has been
penalty of Rs. 2-1970, in
No. 205, dated 5-2-1970, in
of India, Panaji, by Smt. J.
of Acol, Marapan.---

Panaji, 12-1-1971



Amount duly adjusted from the Collector
on 1st February, 1970.

11600
Sub-Head
Border

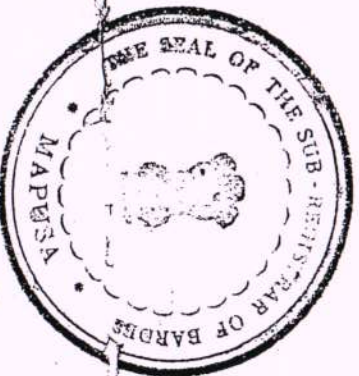
3328

Registered No. 14.38 of 19.275

of Book No. 14.38 of 19.275

To 278 26th February, 1970

11600
~~Registered No.~~



33/83

500RS.



Serial No. 1363/89

of the Office of the
of Board

1.00 on 13/11 Nov 1989.

[Handwritten signature]

[Handwritten signature]
TRAP

Amount in words

For Comptroller
Total Rs.

80-00
15-00
2-00
112-00

[Handwritten signature]

DEED OF SALE.

THIS DEED OF SALE OF IMMOVABLE PROPERTY made this 13th
day of November 1989,

BETWEEN

...2/-

Serial No. 39662

on Vend. Mapus Date 10/11/89

Value of Share 100/-

R. S. 100/-

Name of Shareholder

R. M. Korgaokar

Residence

Name of

M. V. Korgaokar

Purpose

Transferring

R. M. Korgaokar

Parties

J. C. S. Dimob

Signature of Vendor

Signature of Purchaser

[Handwritten Signature]

2



- 1) Shri Jose Cipriano Santana D. Mello, son of Vitorino D. Mello and his wife;
- 2) Smt. Maria Anunciacao D. Mello, daughter of Sebastiao D. Souza, aged 53 years, housewife;
- 3) Shri Simon Marcelino D. Souza, son of Albert Francis D. Souza, aged 57 years, landlord, all Indian Nationals, residing at Acni, Manusa (hereinafter called the vendors-which expression shall, unless repugnant to the context or meaning thereof, include their respective heirs, successors, administrators and assigns) of this ONE PART, 1) Shri Ravikanta Mahadev Korgaokar, son of Mahadev Vitu Korgaonkar, aged 40 years, married, service, Indian National, residing at Feira-Alta, Manusa (hereinafter called the Vendee-which expression shall, unless repugnant to the context or meaning thereof, include his heirs,

...3/-

100RS.



successors, administrators and assigns) of the OTHER
PART.

A N D

Shri Thomas Cajetano D'Mello, son of Joao Patricio D'Mello,
aged 72 years, landlord, and his wife;

2) Smt. Tiaga Bibiana D'Mello, daughter of Luis Filipe

Fernandes, aged 58 years, housewife, both Indian Nation-
als, residing at Acoi, Mapusa (hereinafter called the
confirming Party-which expression shall, unless repugnant
to the context or meaning thereof, include their respec-
tive heirs, successors, administrators and assigns) of
the THIRD PART. SHEWETH:-

WHEREAS the Vendors are absolute owners in possession of
a property by name Acoichem-bata, situated at Acoi, Mapusa
within the area of Mapusa Municipal Council, Taluka Bardez,

...4/-

(19)

Serial No. 89663
Value Rs. 100/-
Name R. M. Korgaokor
Residence Goapue Name of father M. V. Korgaokor
Purpose Schedule Transacting R. M. Korgaokor
Parties J. C. S. B. M. do

Signature of Stamp Vendor Signature of Purchaser



4

Sub-district Bardez, District Goa, more particularly described in the Schedule below.

AND WHEREAS the Vendors have agreed to sell and the Vendee has agreed to buy the said property for a consideration of rupees ten thousand and five hundred (Rs. 10,500.00P) only which is its market value and has paid the same to the Vendors (the receipt whereof the Vendors do hereby acknowledge.).



NOW THEREFORE the Vendors do hereby sell, convey, transfer, and assign to the Vendee in consideration of rupees ten thousand and five hundred (Rs. 10,500.00P) only and free from encumbrances the said property Acoichem batá, more particularly described in the Schedule below; TOGETHER with all ways, waters, water courses, liberties, privileges, easements, and appurtenances whatsoever belonging to the properties

...5/-

20 RS.



5

hereby conveyed or in any way reputed to belong to or be occupied therewith or be appurtenant thereto; AND ALL the title, estate, right, interest, claim and demand whatsoever of the Vendors to the properties hereby conveyed and every part thereof; TO HOLD the same to the Vendee, his heirs, successors, administrators and assigns absolutely and forever.

The Vendors do hereby covenant that they have good right, full power, absolute authority and sufficient title to sell, convey, transfer and assign the property hereby conveyed and that the Vendee shall and may at all time hereafter peaceably and quietly possess and enjoy the said property; And the Vendors do hereby undertake to indemnify and keep indemnified the vendee of any loss or damage he may suffer due to any defect in the title of the Vendors, besides the cost of any development made by the Vendee.

...6/-

(81)

Serial No. 89664 of Vend. Mapusa Date 10/11/89
Value of Stamp Paper R. 20/-
Name of Purchaser R. M. Korgankar
Residence Mapusa Name of Seller M. V. Korgankar
Purpose Sale deed Transacting R. M. Korgankar
Partner J. C. S. D. Indo

Signature of Stamp Vendor Signature of Purchaser



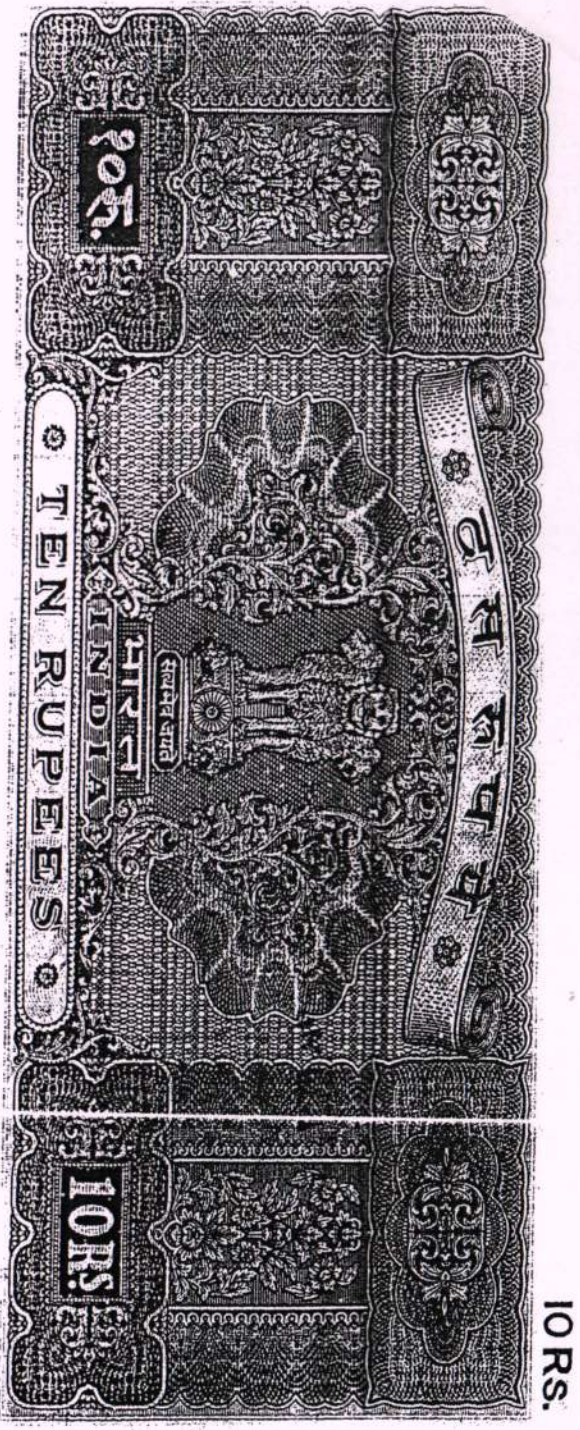
The Confirming Party does hereby ratify and confirm the sale hereby made by the Vendors to the Vendee.

IN WITNESS WHEREOF this deed is made and signed by the Vendors, the Vendee and the Confirming party in presence of witnesses who sign below at Mapusa this day and year first abovementioned.



SCHEDULE.

The Property by name "Acoichem bato", situated in the ward of Acoi of Mapusa, within the area of Mapusa Municipality Council, Taluka Bardez, Sub-district Bardez, District Goa, bounded on the east by the property of Shri Eugenio A.D. Souza and others and Govinda Korgankar, on the west by the property of Shri Marcal Braganca, and others, on the north by the property of Smt. Liberata



10RS.

-

7

-

O'Souza, and on the south by the property of Shri Xavier O'Fello; not described in the Land Registration Office, nor enrolled in the Revenue Office, but surveyed under chalta no.42 of P.T. sheet No.14 of city survey Mapusa, covering an area of 236 sq. metres.



The confirming party Shri Thomas Cajetaro O'Fello and Sr. Tiago Ribiana O'Fello are represented by their attorney Shri Simon Marcelino O'Souza the vendor at serial no.3 constituted by power of attorney executed on 23.10.1989 before Shri-Sanjiv G. Sardessai, Notary at Mapusa.

VENDORS:-1) Jorge Cipriano Santana D'mello

2) Maria Rosimicleo D'mello

3) *Shri Anil D'Souza*

VENDEE:-

Mukul

(Ravikant M. Korgaonkar)

(83)

Serial No. 39748 of Vard. Mapusa Date 13/11/89
Value of Share Rs. 5/-
Name of M. K. Karpurkar
Residing at M. K. Karpurkar
Signature of M. K. Karpurkar

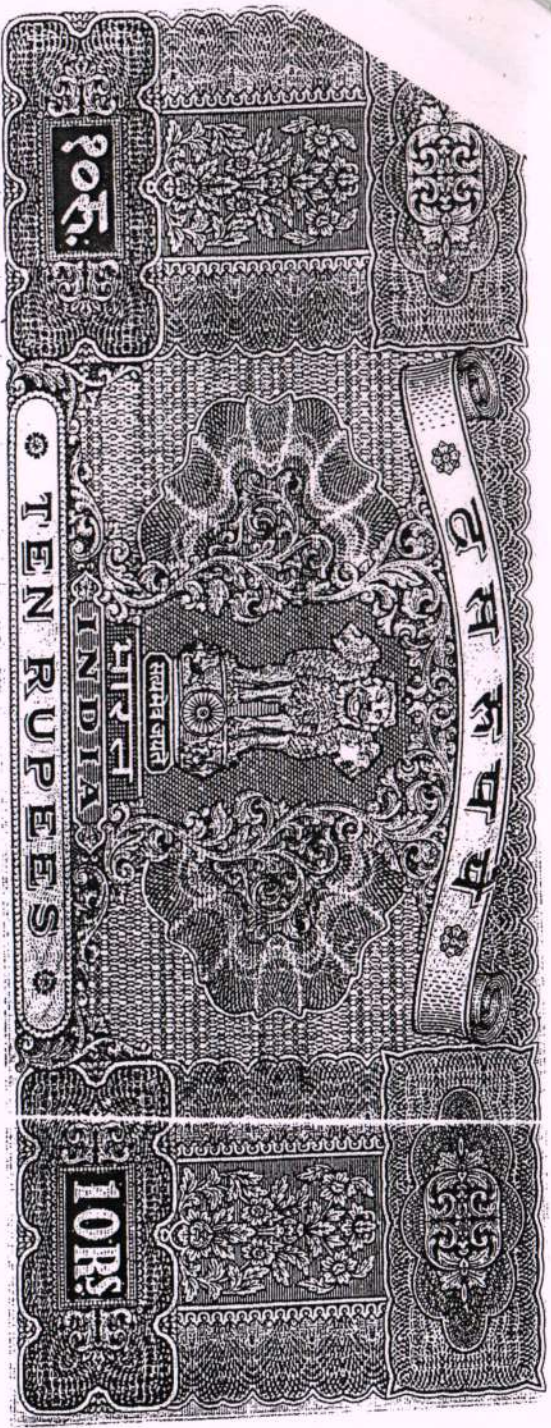
[Signature]

B

CONFIRMING PARTY:- 1) *Bhironi & Sons*
(as attorney of the confirming party)



WITNESSES:- 1) *Shri M. K. Karpurkar*
2) *Shri R. S. Tawar*



concurring Party. Simon & Legat
an attorney of the concurring Party

1) Joseph Loka

2) अनिरुद्र प्रसाद शर्मा

1) Mr. José Cipriano Loufarea d'Alto, 8
Vitorino de Salto, Landowner, major of age, and
his wife.

2) Mrs. Maria Amuicição d'Alto, 40 Alva
tia d'Alva, Landowner, 53 years;

3) Mr. Simon Marcelino d'Alva, 26 ff.
Laf. Francis d'Alva, married, Landowner
residing at - Alva, 10 years, the father
for self and as attorney of:-

Noted No. 39773P Area of Vessel Mapua Date 18/11/39
Value of Property Paper P. 14/10
Name of the owner R. M. Kooysaka
Name of the agent M. Kooysaka
Signature of the agent M. Kooysaka
Signature of the agent M. Kooysaka

a) Mr. Thomas Cajetan D'Alto, 22
Praça Patria d'Alto, Landed, 72
years, and his wife;

b) Mr. Tiago Biliama d'Alto, 22
Luis Silva Aguiar da Costa, 18
years, both residing at Praia da Ponta and

c) Mr. Raimundo Tadeu da Costa,
Mr. Tadeu da Costa, married,
tenure, 10 years, residing at Praia
Alta, Tadeu, a 11 Indian Affairs;

Executing party

admission of the so called
state deed

1) José Cipriano Santos d'Alto

2) Maria Américo D'Alto

3) Simon da Silva



4) *Mexico*

Hofort, 13th November, 1989

Edm Higdon
Director

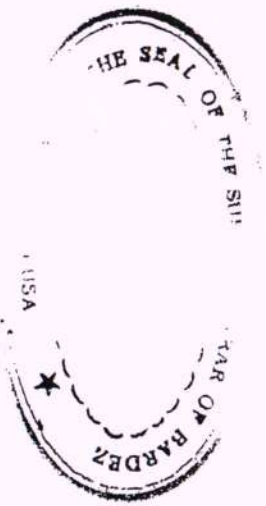
33

to

Look No. 7 Volume No. 83

Date 3rd January 1991

Higdon
Sub-Recd



No: PWD/SDII/PHE-N/F. 10 / 953 /17-18

Government of Goa

Office of the Assistant Engineer,
Sub Div. II, W.D.XVII, (PHE-N),
P.W.D., Mapusa - Goa

Dated: 10/10/2017

To,
Shri. Pascoal Trindade,
C/o. M/s. Raj Housing Development Pvt. Ltd.
Ponda Goa

Sub: - Issue of Final N.O.C for Proposed Construction of Residential building
"C-2" consist of Stilt parking floor, first floor, second floor, third floor,
fourth floor, fifth floor and sixth floor only and building C-1 and B-2
consist of basement parking floor, stilt parking floor, first floor, second
floor, third floor, Fourth floor, fifth and sixth floor only.

Ref.: - (i) NGPDA/M/ 972/1158/2017 dtd 12th September 2017.

(ii) No. PWD/SDIII/PHE-N/F. 10/ 203 /12-13 dt. 7/5/2012

Sir,

With reference to above subject matter it is to inform you that this office has already issued provisional NOC vide above referred letter and this office has no objection to issue the Final N.O.C for Proposed "Construction of Residential building "C-2" consist of Stilt parking floor, first floor, second floor, third floor, fourth floor, fifth floor and sixth floor only and building C-1 and B-2 consist of basement parking floor, stilt parking floor, first floor, second floor, third floor, Fourth floor, fifth and sixth floor only in residential project Raj Ryle Residency bearing chalta No. 40, 43, 45, 46, 47, 48, 41, 42 & 4 & 36 of P.T. Sheet No. 14& 32 subject to the technical feasibility of availability of water.

The condition laid down in provisional NOC vide referred above remain unchanged..

Yours faithfully,

am 11.10.17
Assistant Engineer-II
ASSISTANT ENGINEER
SUB. DIV. II W.D. XVII (PHE-N)
P.W.D. MAPUSA - GOA.



Translation from Portuguese to English

DEED OF SALE, DISCHARGE AND GIFT

Camilo Manuel Antonio Henrique do Rosario E Souza, Asst. Notary of Comarca of Bardez, Bachelor in Law, Guilherme Diago, Jose Conceicao dos Dorez Lobo. Certify that at folio 46, of Book 64 of said Notary, there find drawn deed of which the tenor is as follows...

On 29/3/1962, in this city of Mhapusa and in my office, situated Sao Fransisco Rodrigues before me Guilherme... Notary of this Comarca of Bardez and before the competent witnesses, known to me, nominated earlier, and signing at the end, there appeared as party of the first part Govind Tukaram Kargaonkar, and his wife Kamlabai Korgaonkar, r/o. Mhapusa, as party of second part Maximiano D'Souza and his wife Luízinha Amacina de Souza, r/o. Acoi, Mhapusa and as party of the third part Higino Alexandre de Souza, Claudia Rosario de Souza and Conceicao de Souza; bachelor, r/o. Acoi-Mhapusa, all proprietors, major, whose identity was guaranteed to me by alluded witnesses...

And before the said witnesses the first party told that said Govind, vide deed dt. 3/11/1961 last drawn by me, folio 16, Book 617, purchaser along with other property a property bagayat and hilly denominated Acoichem Bhatt in which there exist coconut plantations, jackfruit trees, mango trees, cocum trees, cashew trees, bamboo shrubs and 3 houses of Mundakars, situated in Acoi, Mhapusa; described in this Conservatory under no. 3006, folio 274, Book B-8N, matized under no. 612 of second circumscription of Mhapusa to Isabell Alexandre Lopes, widow of Pedro Joao Lopes Lobo, r/o. Moira, to whom by the first Official Secretary.

That the first party without any reserve sell to second party for the price of 8000 escudos i.e. Rs. 3000/- out of which 12000 escudos have already paid by the purchaser and give discharge, declaring that the 6000 escudos shall be paid soon after the cancelling the mortgage inscription no. 3328 drawn in this Bardez Conservatory in Book C, (illegible) which was guaranteed for Rs. 1300/- a interest of 5% per year, of which Norberto Fransisco Rodrigues and his wife Conceicao Fernandes, r/o. (illegible) who constituted as debtor of Augusto Constantino Costa, proprietor, major, r/o. Nachinola and first party consign the transmission of said property in object (2 lines illegible) except this clause, transfer, definitively all the right, demand, action, title and possession which had over the said property, corresponding by the eviction in terms of right.

What was all accepted by second party and presented before me a receipt of payment of registration no. 843, issued on 26/9/current, by the Office



543

of Land Registration of this Taluka, which will be filed in bundle of my office along with other documents after transcribing in the copies of this due.

Then it was told by second party that they gift to third party their sole and universal three children with reserve life time usufruct, in equal parts the alluded property purchased by the above deed.

And without prejudice of reserved usufruct transfer in the donees all the rights, action, demand, title, possession which they had over gifted property declaring that they make this gift on account of future legitimacy of donees, worth Rs. 18000 escudos (Rs. 3000/-) That the donor excuse the donors from collation.

What was all accepted by donee. Like this was told, guaranteed and accepted by the parties which I gave faith. The witnesses were Lilia Luciana Corrasco, married, r/o. Mhapusa and Philip Eugemiz Coutinho, married, r/o. Bastode, proprietor, major.

And because the parties do not know Portuguese, they selected their interpreter, Santana Cesar Figueiro, r/o. Guirim, married, proprietor, major, known to me, who obliged under fulfilment to fulfil his duties entrusted in him, by transmitting the declaration of wish to translate and explain this in Konkani which they speak.

This was read out loudly in the presence simultaneous of all by me the Notary and the translation made at side column by said interpreter with the exception of first party who declared that they sign. The translation was written by my companion Prabhu. I warned the parties that the intervention should be double due to the interpreter increase of 50% of emolument. I filled the statistical entry. I made, wrote and certified.

Follow corrections. Sd/- Govind Tukaram Korgaonkar. Thumb Impression Kamalabai. Sd/- Maximiano D'Souza. Sd/- Luizina Amacina D'Souza. Sd/- Hegino Alexandre D'Souza. Sd/- Claudio Rosario D'Souza; Conceicao D'Souza. Lilia Luciana Carresco, Filip Eusebio Coutinho. Sd/- Santana Cesar Figueiro. Sd/- Guilherme Diago Jose Concecao Lobo. Stamp duty 138 escudos and 40 centavos, being 48 escudos of deed, 54 escudos of Sale Deed, 36 escudos of gift. Total = 138 escudos. Item 24 para: 69 escudos, item 6 = 27 escudos. Total 234 escudos. Distribution 2 escudos 50 centavos, item 30. 36 escudos, 30 centavos. Total 2702 escudos, 70 centavos. Sd/- Lobo.

The tenor of alluded property is as follows. Model no. 6 (Asst. 17th) STATE OF INDIA, Taluka Bardez, Receipt no. 843, Registration over the immovable transmission on by onerous title. Amount of contribution 440 escudos. Stamp of receipt no. 43 escudos 20 centous. Total 1438 escudos so centavos. Paid Maximiano De Souza, r/o. Acoi, Mhapusa, an amount of One





thousand four hundred eighty three escudos or twenty centovas towards the registration by purchase that is going to make to Govind Tukarara Korgaonkar, r/o. Mhapusa of property bagayat and hilly denominated Accoichem Bhatt situated in Acoi, Mhapusa, matized under no. 612 of second circumscription for the price of 18000 escudos liquidated over the value declared to the superior to the resulting from Matriz Office of Land Revenue, Mhapusa, dt. 27/3/1962. Sd/- The Secretary. Dattaram Shirwaikar. Sd/- The Receiver, Siva Sinai Narvekar.

Follow the correction bear white seal of office.

Compared with original and with alluded document is archived in the file.

I did not transcribed the translation as per parties wish.

Issued this as per verbal request of Mr. Maximiano de Souza, r/o. Acoi, Mhapasa. Mhapasa, office situated at the corner of St. Fransisco Rodrigues, dt. 19/4/1962.

There are erasures, emends and interlinear say = Maximiano = by = Conservatory = circumscription = 18 = consists = purchaser = in the = of the = were = to = declaration = not knowing = without = state = over = Mhapusa = 1 wrote, typed and signed. Sd/- The Conservator.

Conservator of Comarca of Bardez. Note of registration. Presentation under no. 2 of Diary, dt. 28/2/1967, registered under inscription no. 42875, folio 96, book G-46, in favour of Maximiano de Souza and his wife Luisinta Amacina de Souza, proprietors, r/o. Acoi - Mhapasa, a transmission of property already described under no. 3006 at folio 274, Book B-8. Mhapasa, dt. 08/10/1967. Sd/- The Conservatory.

Account no. 589: Presentation = 7 escudos, Inscription = 76 escudos, receipt = 16 escudos, note 7 escudos. Total = 100 escudos = Rs. 16, 70 Ps. Article 18. Rs. 2.25 paise, paper = 06 paise. Total = Rs. 1906.

This is a true running translation of Portuguese document i.e. Deed of Sale, discharge and gift, dt. 29/03/1962 registered at Mhapasa Bardez Conservatory, issued on 08/10/1962.

Translated by:
Prof. Uhas Prabhu Dessai,
M.A.BEd.,B.A. Portuguese
Duly Authorised by Goa Government
Directorate of Official language, Panjim
vide order no. 12/23/2013/DOL/Panji/375
& Senate of Lisbon Portugal
Quepem - Goa - 403705
Cell: 9545554677 / 9420594677

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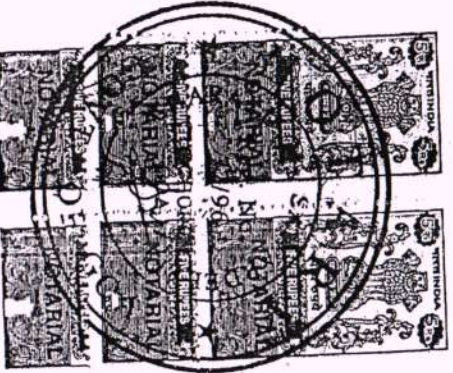
Rg. no. 630/2013
08-09-2013

-3-

Shirwaikar

SHARAYU M. SAWARDEKER
NOTARY
CUNCHOREM - GOA STATE - INDIA

Certified to be true English translation of a document in Portuguese language, on this 8th day of September, 2013





₹1000/-

RS 5000

सत्यमेव जयते

आर. नं.

पाँच हजार रुपये FIVE THOUSAND RUPEES

Serial No.

209/95

The Office of the

Registrar

located at the Office of the Registrar

and 12.30 1-2-1995

30

1880-00

45-00

3-00

1928-00

Amount

[Signature]

[Signature]

SUB-REGISTRAR
BAGDEZ

20/11/95

DEED OF SALE

This Deed of Sale is made at Mapusa-Goa on this
27th day of the month of January, 1995.

[Signature]
11.1.95

856

Sr. No. 1120 Piece of vell. Levy Date of issue 20.1.54
Value of duty paid Rs. 5 00 02
Name of the purchaser Francis T. Abel
Residing at Pale son of
As there is no one single stamp paper for the value of Rs. 5.25/-
Additional stamp paper for the completion of the value is attached along
with.

Robert
Signature of the Ex-officio vendor

Signature of purchaser

B E T W E E N

- 1) SHRI. CLAUDIO ROSARIO D'SOUZA, major, married, businessman, son of late Shri. Maximiano John D'Souza, Indian National, resident of Kundakarnagar, Panaji, Goa.
- 2) SMT. FILOMENA D'SOUZA, major, married, housewife, wife of Shri. Claudio Rosario D'Souza, In-

Robert
Signature of the Ex-officio vendor



- 3 -

dian National, resident of Kundalkurnagar, Pandan
Jim Goa,

3) SMT. CONCEICAO D'SOUZA major, married,
housewife, widow of late Shri. Crecencio Santa-
na Francisco Souza, Indian National, resident -
of Gulrim, Bardez-Goa,

[Handwritten signature]
1/10/89

558
Sr. No. 1122. Place of vent. Panaji Date of issue 24.01.1951

Value of stamp paper Rs 000/-

Name of the purchaser Pascal Trinkel

Residing at P. Paula son of 14600/-

As there is no one single stamp paper of the value of Rs 14600/-
Additional stamp paper for the completion of the value of Rs 14600/-
with

P. Paula
Signature of the purchaser

Signature of the vendor

- 4 -

4) SHRI. JOSEPH AGNELO BENZIL SOUZA, major, -
bachelor, son of late Shri. Cresencio Santana Francisco Souza, Indian National, resident of Gulrlm Bardez, Goa, hereinafter called the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof deem to mean and include their heirs, legal representatives, executors, administrators and assigns of "THE ONE PART").

P. Paula
Signature of the purchaser

2000RS.



- 5 -

The Vendors No.3 and 4 are herein represented by their lawfully constituted attorney Shri. Claudio Rosario D'Souza, the Vendor No 1 by Power of Attorney executed before Dr. Fernando Jorge Colaco, Public Notary, Panaji, State of Goa, on 22nd January, 1990 and the Vendor No.4 by a Power of Attorney executed before Mr. Gopal V. Tamba, Notary, Panaji, Sta-

[Handwritten signature]
[Handwritten signature]

560
Sr. No. 1122 24.01.1955

Value of property 2000/-

Name of the person Pascoal Trindade

Residing at P. Paula 1460/-

As there is no one single
Additional stamp paper for the
with

Signature of the Officer in Charge Signature of the person

te of Goa, on 17th June, 1992, certified copies
of both the instruments are submitted herewith.

A N D

SHRI PASCOAL TRINDADE, major, married, son of -
late Agostinho Trindade, businessman, Indian Na-
tional, residing at Pestana Villa, N.I.O. Circle

[Handwritten signature]
14.6.01



- 7 -

'Dona Paula, Ilhas, Goa, hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS the Vendors are absolutely seized and possessed of or are otherwise well and suffi-

[Handwritten signature]
18/10/91

560

Sr. No. 1122 Price of stamp Paid 25/10/1955
Value of stamp Rs 200/-
Name of the person for whom paid P. T. Sheet No. 14 of City Survey of Mapusa, Goa -
Registered at P. T. Sheet No. 14600/-
As there is no one registered at the above address, the stamp is cancelled.
Additional stamp paper for the above is not required.

Signature of the Collector of the District

ciently entitled to a strip of land containing a dwelling house corresponding to Chalta No. 47 of P.T. Sheet No. 14 of City Survey of Mapusa, Goa - situated at Acol within the jurisdiction of Mapusa Municipal Council more particularly described in the Schedule hereunder written and marked with red boundary line in the Survey plan annexed hereto, hereinafter referred to as "The Said Property

Blas
Hing



- 9 -

ty" which admeasures 825.00 Sq. mtrs.

AND WHEREAS the said property originally belonged to (1) Shri Govind Tukaram Corgaoncar, major, married, Indian National, resident of Acol, Mapusa Goa and (2) his wife Smt. Kamla- bai Govind Corgaoncar also resident of Mapusa Goa for having purchased it from its original

[Signature]
19/10/10

541

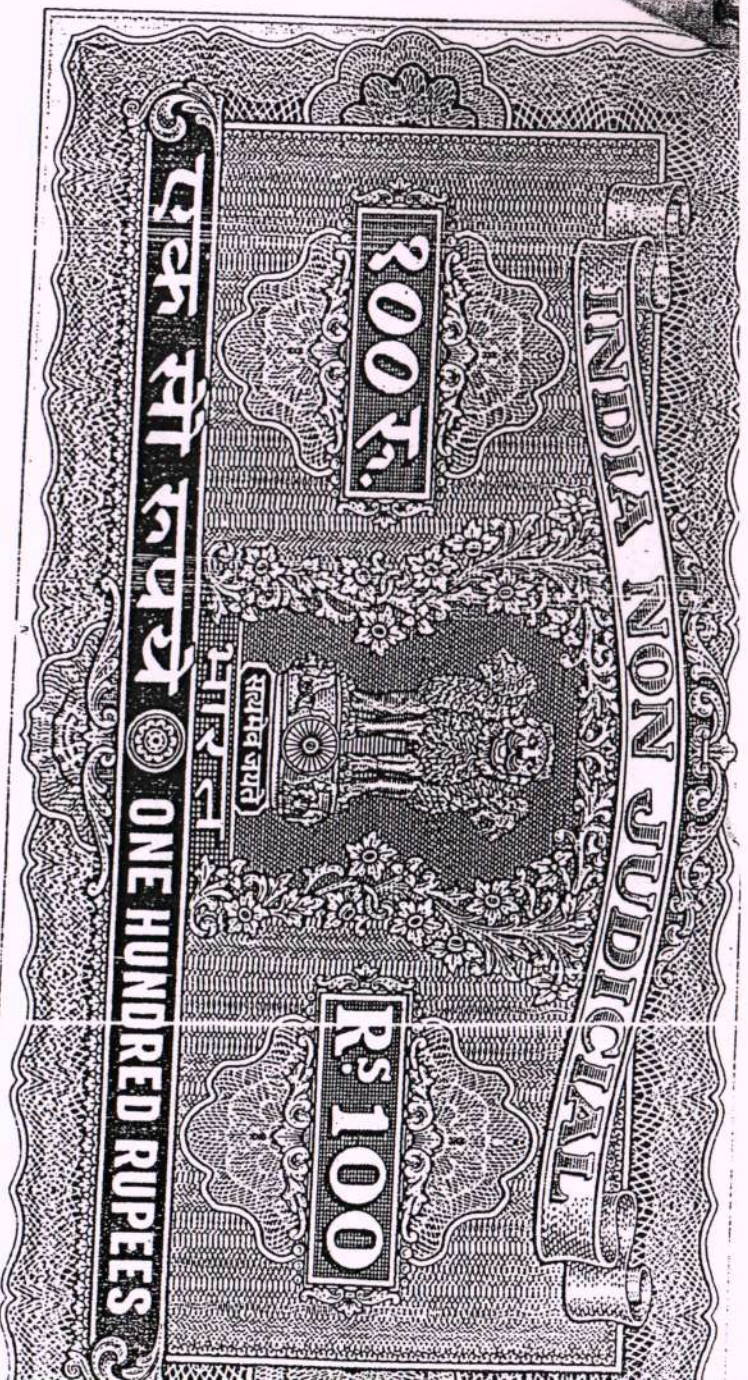
Ex. No. 112-2 Place of ...
Value of ... 500/-
Name of the ...
Residing at ...
As there is no ...
Additional stamp paper ...
1460/-

Signature of ...
Signature of ...

owner by a Deed of Sale dated 23/11/1961 drawn
up by Guilherme Dlogo Jose Conceicao dos Dorez
Lobo at pages sixteen onwards of Book 617 in -
the Office of the Notary Bardez, Taluka.

AND WHEREAS the said Govind Tucaram Corga-
oncar and his wife Kamlabai both residents of -
Mapusa, Bardez-Goa by a Deed of Sale dated 5th

Signature
1460/-



INDIA NON JUDICIAL

₹ 100

Rs 100

(सामान्य उपयोग)

भारत

एक सौ रुपये

ONE HUNDRED RUPEES

- 11 -

day of April, 1968 registered in the Office of the Sub Registrar of Mapusa, Bardaz Taluka under Registration No.1722 of Book No.1, Vol.24 at pages 382 to 385 on 10th April, 1968 sold the said property to Maria Delohina Coutinho, resident of Bastora, Bardaz, Goa.

[Handwritten signature]
Bardaz

589

Dr. No. 1122 Place of issue Date of issue 14.01.1975
Value of stamp 1032
Name of the purchaser
Residing at D. ...
As there is no single stamp for the completion of the paper, the stamp
Additional stamp paper for the completion of the paper, the stamp

Signature of the Collector
Signature of the Officer

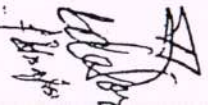
AND WHEREAS by a Deed of Gift with acceptance dated 23rd day of February, 1970 the said Maria Delphina Coutinho, aged 50 years and her husband Filipe Eusebio Coutinho, aged 70 years, both Indian Nationals and resident of Bastora Bardaz-Goa, gifted the said property as their free and disposable quota to Maxintano D' Souza, married, to Luizinha Amaciiana D' Souza by

Signature
Date 14/1/75

a Deed of Gift with acceptance registered under No.3336 of Book 1, Vol.38 at pages 298 to 301 - dated 27th February, 1970 which is valid and - unassailable for all legal purposes and the Vendors herein are in peaceful vacant possession - and enjoyment of the said property.

AND WHEREAS Shri. Maximiano D'Souza expired on 28th April, 1990 and his wife Smt. Luizinha - Anacina D'Souza expired on 22/12/1993 who according to the Deed of Sale Acquittance and Gift dated 29th March, 1962 drawn up at Mapusa in the - Office of the Notary of Bardez Taluka (Goa, Guilherme Diago Jose Conceicao dos Dorees Lobo at pages 46 onwards of Book 621 among three parties - therein namely;

- (1) The First Party Shri. Govind Tricaram - Corgaoncar and his wife Kamlabai Corgaoncar as sellers of the property therein and
- (2) Shri. Maximiano D'Souza and his wife Smt Luizinha Anacina D'Souza of Mapusa, Bardez Goa - as Second party to the above Deed of Sale, Aquit-



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tance and Gift.

(3) The Third Party (1) Shrl. Higino Alexandre D'Souza (11) Shrl. Claudio Rosario D'Souza and (111) Smt. Conceicao D'Souza, It is recorded in the above instrument dated 29th March 1962 - that the above Second Party the Donors had only three children named in the said instrument (1) Shrl. Higino Alexandre D'Souza (2) Claudio Rosario D'Souza ^{(3) CONCEICAO D'SOUZA} all unmarried at the time ~~of~~ which has also been declared and confirmed by the Vendors herein and believed to be true by the Purchasers and pursuant to such declaration and - confirmation has not demanded from the Vendors - hereinabove named neither any document of Inventory Proceedings or a Deed of Declaration of heriship and Succession to the said property more particularly described in the Schedule hereunder written and shown marked in red boundary line in the Survey plan annexed hereto.

AND WHEREAS the said Shrl. Higino Alexandre D'Souza expired unmarried on 18th July, 1976 (2)

[Handwritten signature]

[Handwritten signature]

Shri Claudio Rosario D'Souza is married to Filomena D'Souza and (3) Smt. Conceicao D'Souza is a widow of late Shri. Cresencio de Santana Francisco Souza who expired on 5/9/1978 leaving behind their sole universal heir Shri. Joseph Agnelo Benzil D'Souza as hereunder declared and confirmed by the Vendors hereinafter named.

AND WHEREAS by Agreement dated the 4th day of February, 1993 the Vendors have agreed to sell and the Purchaser has agreed to purchase the said property more particularly described in the Schedule hereunder written and shown in the plan annexed hereto and delineated in red boundary line for a total price of Rs.1,82,500/- (Rupees One Lakh Eighty Two Thousand Five Hundred Only) being Rs.82,500/- (Rupees Eighty Two Thousand Five Hundred Only) as price of the dwelling house and Rs.1,00,000/- (Rupees One Lakh Only) as price of the 825.00 m² of land, free from any encumbrances, charges, liens or demands of what-



5220

boever nature.

NOW THEREFORE THIS DEED OF SALE AND CONVEYANCE
WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said Agreement -
dated the 4th day of February, 1993 and in consi-
deration of payment of the total purchase price
paid as shown below for the purchase of the said
property, ^{MOY} particularly described in the Schedule
hereunder written and shown in the survey Plan -
annexed hereto the receipt whereof the Vendore do
hereby admit, acknowledge the confirm and of and -
from the same and every part thereof do hereby -
acquitt, release and forever discharge the Purcha-
ser.

4) Rs. 32,500/- (Rupees Thirty Two Thousand -
Five Hundred Only) paid simultaneously on execu-
tion of the Agreement dated 4/2/93 by Cheque No.
732363 dated 4/2/93 drawn in favours of the Ven-
dors on the Syndicate Bank, Panjim - Goa.

[Signature]
12/2/93

[Signature]
12/2/93

same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and he appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law or in equity of the Vendors into or out of the said property as described in the Schedule hereunder written and shown in the Survey Plan annexed hereto and delineated in red boundary line and every part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be unto and to the use of the Purchaser absolutely forever subject however to the payments hereafter of all rates, taxes, assessments, dues and duties chargeable upon the said property and payable to the Government or the Mapusa Municipal Council or any other Authority in respect thereof.

2) The Vendors do hereby convey and covenant with the Purchaser that they are the lawful and



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absolute owners of the said property and that notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the said property hereby conveyed and assured or expressed and intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged, or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified -


J. B. S. 1970

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absolute owners of the said property and that notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors now have in themselves Good right, full power and absolute authority to Grant, convey, sell, transfer and assure the said property hereby conveyed and assured or expressed and intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged, or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified -


J. B. 10-10

5211

of from and against all estates, claims, charges demands and encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Vendors or by any person or persons lawfully claiming or to claim by, from, under or in trust for them.

- 3) The Vendors their heirs, executors, administrators or assigns shall and will from time to time and at all times hereafter at the request of the Purchaser make or perfect, execute, or cause to be executed, made or perfected for further and more perfectly assuring the said property described in the Schedule hereunder written and shown in the Survey Plan annexed hereto and delineated in red boundary line as aforesaid and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required according to the true intent and meaning of this Deed of Sale.
- 4) The Vendors shall sign, execute, verify, file all documents, applications, plans, papers -



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which may be necessary for recording, transferring and registering the said property more particularly described in the Schedule hereunder written and shown in the Survey Plan annexed hereto delineated in red boundary lines in the Purchaser's name for the purpose of all Government records, including Land Survey and Land Revenue Records.

5) The Vendors hereby agree and undertake to sign, execute, verify, file and perform from time to time all such further documents, acts and things as in the opinion of the Purchaser shall be necessary for the purpose of more perfectly conveying, assuring, granting, transferring and selling the said property in favour of the Purchaser.

6) The Vendors agree and undertake to save harmless and keep indemnified the Purchaser against all costs, charges and losses incurred by the Purchaser by reason of any defect in title of the Vendors and/or reason of any encumbrances found in the said property conveyed and sold hereunder


- 18/10/2010

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and/or by reason of untruthfulness of any of the representations/declarations hereinabove made.

7) The Vendors have obtained permission to sell the above property from the North Goa Planning and Development Authority under Section 49 (6) of the Goa, Daman and Diu Town and Country Planning Act 1974 and delivered the same to the Purchaser for the purpose of Registration of this Deed of Sale.

8) The Vendors have also obtained the Certificate from the Mamlatdar of Bardes Taluka, Goa that no Land Revenue is due and payable in respect of the property hereby sold upto the date of execution of this Deed of Sale and also the respective Matriz Certificate of the property from the same Authority. The latest Nil Encumbrance Certificate from November, 1965 till date has also been obtained by the Vendors herein. These documents are handed over to the Purchaser by the Vendors at the time of execution of this Deed of Sale for the



purpose of registration of this Deed of Sale.

9) The Vendors hereby declare for themselves, their heirs, executors, administrators and assigns that they have no objection to the mutation of the names of name in the Survey Records of City of Mapusa, Bardez - Goa in respect of the said property and include therein the name of the Purchaser in view of the sale under this Deed of Sale of the said property described in the Schedule hereunder written and shown in the survey Plan annexed hereto and delineated in red boundary line.

SCHEDULE OF THE PROPERTY HEREINABOVE

REFERRED

All that peice of land containing a dwelling house located at its extreme northeast thereof - forming part of the whole property registered in the office of the sub-registrar, Bardez Taluka, under No.3005 at pages 273 of Book B-New 8 situated within the Parish of Mapusa in ward Acol of



5283

Sub District Bardez, within the Municipal Limits of Mapusa Municipal Council bearing Matriz No. - 481. It admeasures 825.00 sq. mts. and is regular in shape of more or less paralelogram, the length on the east and west being 24.50 metres and north and south 34.00 metres. It forms a distinct property bounded on the :

- NORTH : By Public road;
- SOUTH : By Chalta No.48;
- EAST : By Chalta Nos. 48 and 49; And
- WEST : By Chalta Nos. 41 and 42.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands on the day and year hereinaabove first written.

SIGNED AND DELIVERED BY)
THE WITHINNAMED VENDORS:)

1. SHRI. CLAUDIO ROSARIO) Claudio Rosario
D'SOUZA)

(529)

2) SMT. FILOMENA D'SOUZA) Filomena D'Souza

3) SMT. CONCEICAO D'SOUZA) Conceicao D'Souza

4) SHRI. JOSEPH AGNELO) Benedito Agnelo D'Souza

VENDORS NOS. 3 AND 4 RROUCH THEIR ATTORNEY SHRI.
SIGNED AND DELIVERED BY) CLAUDIO ROSARIO D'SOUZA

SER)

SHRI. PASCOAL TRINDADE) Pascoal Trindade

IN THE PRESENCE OF WITNESSES:-

1. Pascoal Trindade

2. Pascoal Trindade

age, married, businessman, n/o Raxi-
uiano John D'Souza n/o Raxi
for self and as lawful attorney
of;

a) Louciao D'Souza, major of age,
married, housewife, widow
of Eusebio Santana Fran-
cisco Souza and

b) Joseph Agnelo Bezil Souza
major of age, bachelor, service
n/o Eusebio Santana Fran-
cisco Souza, both residents of
Guim - Brazil.

2) Filomena D'Souza, major of age,
married, housewife, n/o Elai-
dio Rosario D'Souza, n/o Raxi

3) Pascoal Trindade, major of
age, married, businessman,
n/o Agostinho Trindade, n/o
Dona Paula.

EXHIBIT PART 1

Sale

1) Claudio Raxi n/o Raxi

2) Filomena D'Souza

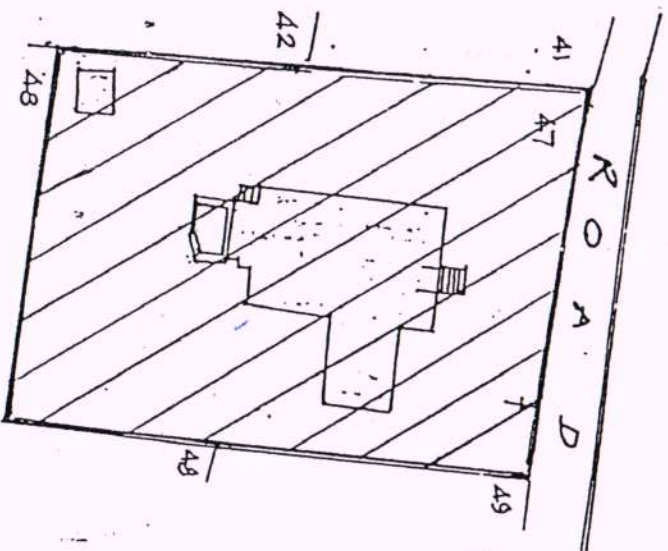


(581)

PLAN.

SHOWING CHALTA NO. 47, OF P.T. SHEET NO. 14
OF CITY SURVEY MAPUSA.

SCALE - 1:500.



18/11/89
ENQUIRY OFFICER
CITY SURVEY MAPUSA.

[Signature]
18/11/89

RECEIVED BY
(Vetters H.S.)

PLAN NO. 5148



The above politician has been known to the Sub-Inspector
and known to the Sub-Inspector knows
states that he personally knows
the above excellent and identifies
+ libel.

For Feliciano Matarino

Requies: 12th February, 1995

Luís Maria Fernandes

СУБ-РЕГИСТРАЦИЯ
БАЛЛОВ

Registered No. 1928
at Paris

at prices

Book No.

Book No. I 334
Date 24th October 1995

334
1295

Stilf. 12.11.1944



Translation from Portuguese to English
over stamp paper valued Rs. 100/-

Deed of Sale

This present contract is drawn today, on 05/04/1968 between Govind Tukaram Korgaonkar, r/o. Tukaram Korgaonkar, 49 years, worker and his wife Kamlabai, d/o. Babil Mandrekar, housewife, 43 years, proprietors, r/o. Mapusa, who are figured as first party or the vendors. And Maria Delfina Coutinho, married, d/o. Pedro Antonio D'Souza, 48 years, housewife, r/o. Bastora, Bardez, who is recorded as second party or the purchaser.

And in the presence of witnesses this instrument is made for all the legal effect. And it was told by the first party Govind that by deed, dt. 23/11/1961, drawn at folio 16, Book 617, Notary Guilherme-Diogo Jose Conceicao Das Dores Lobo, Bachelor of law, Notary of Bardez, purchased by Isabel Alexandrino Aspiliquita Teodolina de Gama Lopes Lobo, view of Pedro Joao Lopes Lobo, r/o. Moira, among others, the property bagayat denominated Acoichem Bhat, in which there exist coconut trees, jackfruit trees, having a house of Mundkar, described under no. 3005 at folio 273 Book B-8N in this Bardez Conservatory situated in village, parish Mapusa, ward Acoi, District Goa, Sub-District Bardez, bounded from East Acoikhazan of Comunidade of Mapusa, from West with bagayat of heirs of Lourenco D'Souza, from North with Sangria of rainy water and from South with Acoi Khazan, matricized under no. 4811 of second circumscription.

That by this Deed, the first party sell to second party Maria Delfina for the price of Rs. 10,000/- a part of said property with newly constructed house which stands to extreme North East and forms a parallelogram more or less regular, admeasuring West-East 24 and half mts. and North-South 34 mts... forming a separate property over it actually bounded from North = road, from West = bagayat of heirs of Lourenco D'Souza, from North and South with remaining part of property. This sold property with a residential house has an area of 833m2 and forms 833/4.587th part of said whole property, described under no. 3005 and the said fraction is matricized under no. 481 of second circumscription.

The first party received the referred price of Rs. 10,000/- from second party, give plenary discharge transferring all the right, domain, action, order, possession which has over the sold fraction with responsibility give authority and eviction.

Like this was accepted mutually in the terms of law, by both the parties, the second party is bound to pay the legal registration fees. Like this was told,



granted or signed below to the best of their knowledge with two witnesses:

(1) Gajanan Bhikaji Morajkar. (2) Jose Philip De Costa, r/o. Assagao.

(1) Govind Tukaram Korgaonkar, s/o. Tukaram Korgaonkar, 49 years, worker,

(2) Kamlabai Govind Korgaonkar, d/o. Babil Mandrekar, housewife, 43 years,

both proprietors, r/o. Mhapusa and Maria Delfina Coutinho, married, d/p Pedro

Antonio D'Souza, 48 years, housewife, r/o. Bastoda, Bardez, executing party

execute of the so called Sale.

Thumb Impression of said Govind.

Thumb Impression of Kamlabai.

Thumb Impression of Maria Delfina Coutinho.

Gajanan Bhikaji Morajkar, married, r/o. Mapusa and known to the Sub-

Registrar that he personally knows the above executant and identified by him.

Sd/- Gajanan Bhikaji Morajkar, Mhapusa, dt. 05/04/1960. Sd/- Sub Registrar,

Seal of the Office. Registration No. 1722, Book 1, Volume 24, folio 3821-3825,

dt. 10/04/1942. Sd/- The Sub-Registrar.

Paid and emolument of Rs. 56 and paise 50, dt. 05/04/1918.

This is a true running translation of photocopy of Portuguese document
i.e. Sale Deed, dt. 05/04/1968, registered at Sub-Registrar Office, Mapusa
Bardez, issued on 10/04/1968.

Translated by:

Prof. Uhas Prabhu Dessai,
M.A. BEd., B.A. Portuguese

Duly Authorised by Goa Government
Directorate of Official language, Panjim

Vide order no. 12/23/2013/DOL/Panji/Tm/375
& Senate of Lisbon Portugal

Quepem - Goa - 403705
Cell: 9545554677 / 9420594677

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Quepem - Goa - 403705
Cell: 9545554677 / 9420594677

VERIFIED THAT THE CONTENTS HERE AT
CONSTITUTE A TRUE RUNNING
TRANSLATION OF THE ORIGINAL
DOCUMENT IN.....

CERTIFIED TO BE A TRUE XEROX
COPY OF THE ORIGINAL

RAJENDRA T. NAIK
NOTARY

SANGUEM / QUEPEM / FONDIA
STATE OF GOA (INDIA)

REG NO 28170/2013

01/09/2013





Translation from Portuguese to English

over stamp paper valued Rs.75/-

Deed of Gift with acceptance

— This present Deed of Gift and acceptance made on 23/02/1967 between Maria Delfina Coutinho, married, 50 years, d/o. Pedro Antonio D'Souza, housewife, and her husband Eusebi Coutinho, 70 years, s/c. Lourenco Ambrosio Coutinho, proprietors, both r/o. Bastoda - Bardez, which are recorded as first party of donors. And second party donee = Maximiano De Souza, married to Luizinho Amaciane D' Souza, 69 years, s/o. John Michael De Souza, retired, r/o. Acoi Mhapsa, who is figured in this act as second party the donee, to be designated hereinafter, all Indian National.

— And before the witnesses, below signed this deed was made for all the legal effects, the first party told that they are the owners and legitimate possessors of a strip of property bagayat denominated Acoichem Bhatta, situated in ward Acoi, village, pariesh Mapusa, within Municipal area, sub-district Bardez, district Goa, described in the Land Registration Office, Bardez under no. 3005, folio 273, Book B-8N, bounded from East and South Acoi Khazan of Comunidade of Mapusa, from West with bagayat of heirs of Lawrence de Souza, from North with Sangrea of rainy water and from South with matrized under no. 481, second circumscription of Mhapusa. In this strip there exists a new house, recently constructed, situated in North East side.

— That referred strip of said property has a form of regular parallelogram admeasuring from West to East 24050 mts., from North to South 34m, desannexed from said entire property which form a separate property over it, bounded from North with road, from West with bagayat of heirs of Lourenco De Souza, from East and South remaining part of property Acoichem Bhatta, having its area of 833m2 corresponding 833/4587th part of whole property no. 3005, Book B-8, matrized under no. 481 of second circumscription of Mapusa.

— That referred strip of said property, which forms a separate property in which there exist a new house newly constructed was purchased by first party Maria Delfino to Govind Tukaram Korgaonkar and his wife Kamlabai by deed of sale, dt. 05/04/1968, duly registered on said date in Sub-Registrar Office Bardez.

— That by this Deed, the first party gift to them pure and simple lifetime, and on account of their free and disposable quota, in favour of second party Maximicho, the referred strip with existing house, which forms separate property over it, without any reserve, as it can be seen more estate and



sufficient measures for their subsistence, worth valued Rs. 1500/- being Rs. 1200/- of house at Rs. 300/- of rustic part.

By the second party this was accepted with great compliments, in the exercised terms.

And to the best of my knowledge and true, this shall be signed by both the parties and witnesses. (1) Smt. Maria Delfina Coutinho, married, 50 years, housewife, r/o. Bastoda, d/o. Late Pedro Antonio De Souza and her husband (2) Filip Eusebio Coutinho, married, 70 years, landowner, r/o. Bastodo, son of late Lourenco Ambrasio Coutinho and (3) Maximiano De Souza, married, 69 years, worker, r/o. Acoi Mapusa, s/o. Late John Michael De Souza.....

Executing party admits execution of so called Gift Deed.

Thumb Impression = Maria. Thumb Impression Filip.

Thumb Impression Maximiano.

Shree Naguesh Naik, widower, 63 years, landlord, r/o. Mhapsa, s/o. Late Krishna Naik and known to me states that he personally knows both the parties.

Sd/- Naik Namu, dt. 23/2/1970.

Seal of the Office... registered under no. 3336, Volume 38, folio 298-301, dt. 27/2/1970.

Sd/- The Sub-Registrar

This is a true running translation of photocopy of Portuguese document i.e. Deed of Gift made on 23/02/1969 issued by Sub-Registrar Office Mapusa Bardez, dt. 23/02/1970.

Translated by:

Prof. Ulhas Prabhhu Dessai,
M.A.Bed., B.A. Portuguese
Duly Authorised by Goa Government
Directorate of Official language, Panjim
vide order no. 12/23/2013/DOL/Panji/Tm/375
& Senate of Lisbon Portugal
Quepem - Goa - 403705
Cell: 9545554677 / 9420594677

Translated by:

Prof. Ulhas Prabhhu Dessai,
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vide order no. 12/23/2013/DOL/Panji/Tm/375
& Senate of Lisbon Portugal
Quepem - Goa - 403705
Cell: 9545554677 / 9420594677

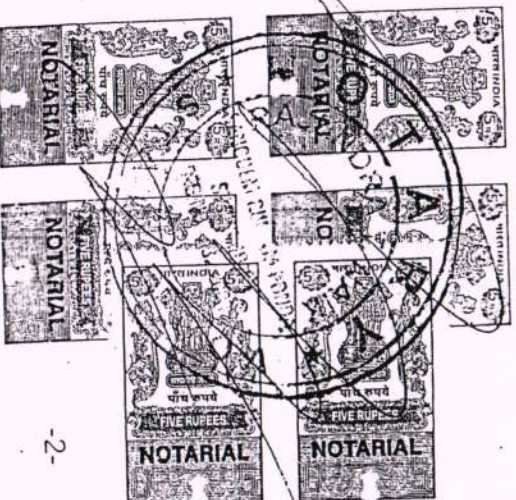
VERIFIED THAT THE CONTENTS HEREIN
CONSTITUTE A TRUE RUNNING
TRANSLATION OF THE ORIGINAL
DOCUMENT IN.....

CERTIFIED TO BE A TRUE XEROX
COPY OF THE ORIGINAL

RAJENDRA I. NAIK
NOTARY

SANGUEM / QUEPEM / PONDA
STATE OF GOA (INDIA)
REG NO. 28171/2013

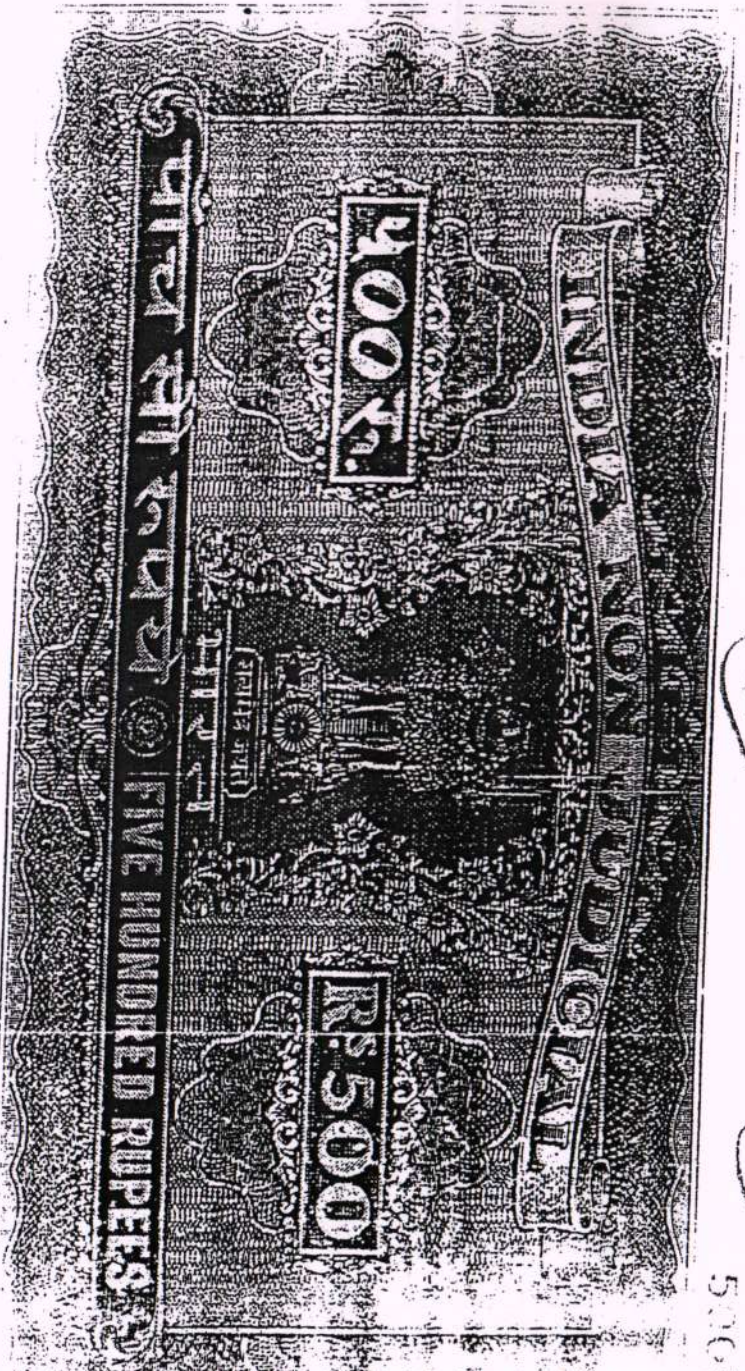
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(2)

500



Noted No. 195
By the Office of the
Bachchan
and dated on 2-5-1995

Received from
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3-00

235-
Note

9/7/95

DEED OF SALE

THIS DEED OF SALE is made at Napusa on
this 9th day of the month of May, 1995.

By Mello
APR 20 1995
K. 11

(425)

VALUATION, \$550 Price of vend: Parcel, Dno. 3, 1950-
Value of vend: Parcel, Dno. 3, 1950-
Name of vend: *Francisco D'Souza*
Residence: *D. Lalla*
Port of origin: *Indo-Portuguese*
As of 1950 - the value of
completion of the vend is \$550.00

Signature of vendor: *[Signature]*

2

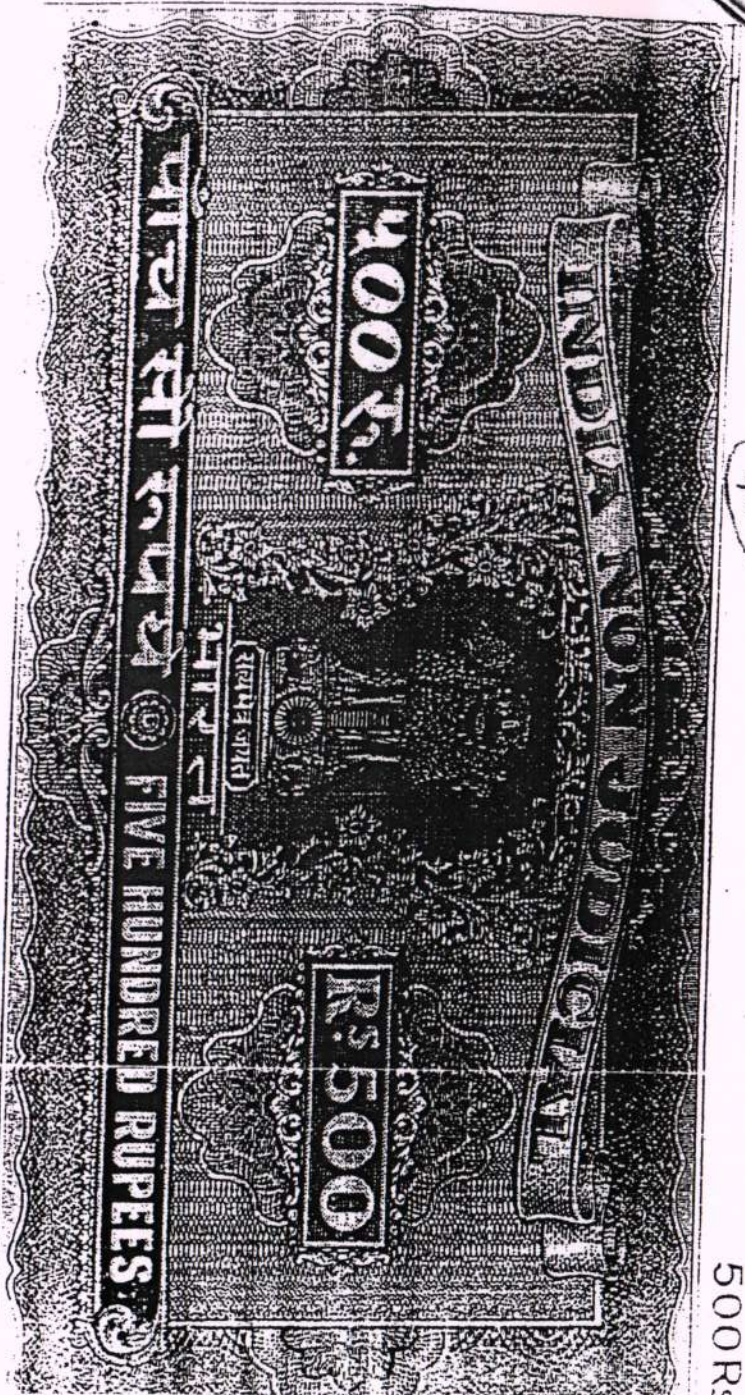
B E T W E E N:

- (1) SRI ALTON MARCELIN D'SOUZA, son of Late Alberto Francisco D'Souza, aged about 60 years, Indian National, resident of Acoi, Mapusa, Bardez-Goa.
- (2) SMT. APOLONIA ALBERTINA D'SOUZA, married, daughter of late Alberto Francisco D'Souza, aged 40 years, Indian National, resident of

H. D'Mello
V. Porello
A. Porello
[Signature]
[Signature]

422

500R



- 3 -

Acot, Mapusa, Bardez-Goa, herein represented
by her lawfull attorney, her husband Simon -
Marcelin D'Souza by a Power of Attorney execu-
tion of Mapusa on 13/07/1993 before the Notary
of Bardez Division S.J. Sardesai.
(3) MRS. NICKY D'SOUZA, married, wife of Late
Cipriano De Mello, aged about 55 years, Indian
National, resident of Acot, Mapusa, Bardez-Goa.

A. J. Mello
V. D. Mello
K. Mello


A. J. Mello

... ..

Dalziel

100

[illegible]

Mr. ... 1000/-

completion of the process in the case of a

S. E. Smith & Co. Ltd. London

4

(4) SIBEL VICTOR DE MELLO, married, son of late Cipriano De Mello, aged 26 years, private employee, Indian National, resident of Acoi, Hapur, Bardez-Goa.

(5) Smt. LIBERATA DE MELLO, aged 22 years, married, wife of Victor De Mello, Private employee, Indian National, resident of Acod, Mapusa, Bardes-Goa, hereinafter called the

Handwritten notes:

- Handwritten "A" and "B" with arrows pointing to the corresponding entries in the list.
- Handwritten "Handwritten" and "Handwritten" (repeated twice).



- = 5 -

"VENDORES" (which expression shall unless repugnant to the context or meaning thereof deem to mean and include their heirs, legal representatives, executors, administrators and assigns) OF THE ONE PART.

A N D

SHRI PASCOAL TRINDADE, son of Late Agostinho Trindado, aged about 51 years, Indian National, married, businessman, resident of Dona Paula, Panjim Goa, hereinafter called the "PURCHASER"

A J Mello
V Donelle
Duello

A J
ad

(120)

STAMP 5/5/95

Value of Stamp Paper 9-1774 Paper

Name of the Vendor Jacobel Menon

Signature of Vendor Signature of Receiver

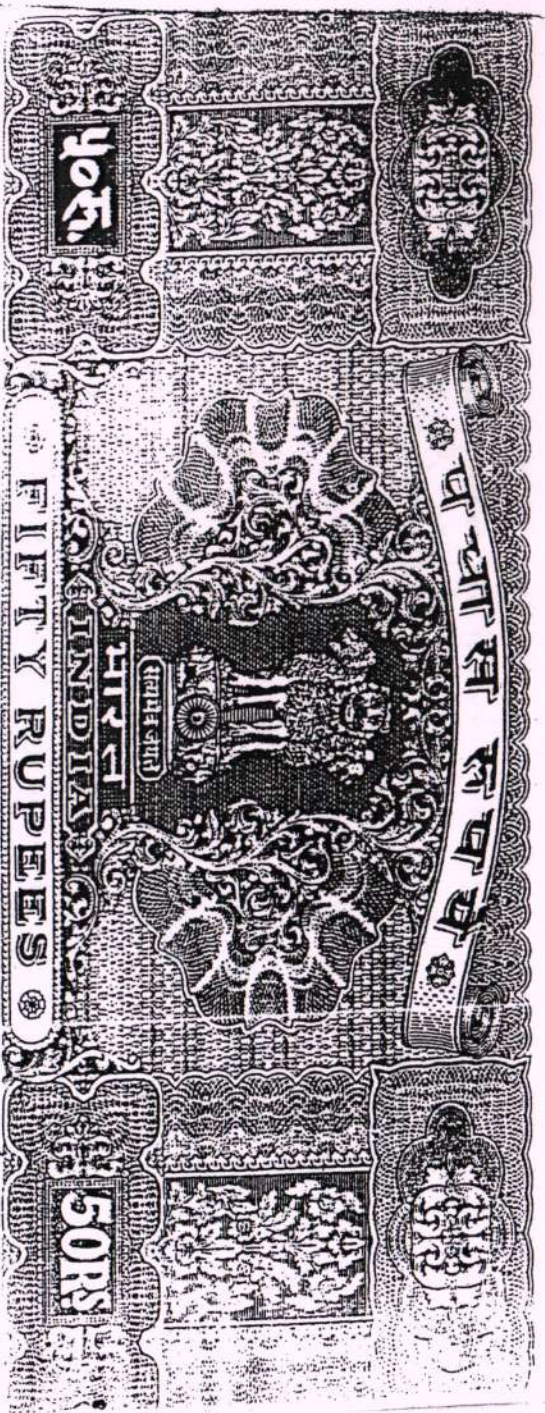
(which expression shall unless repugnant to the context or meaning thereof deem to mean and include his heirs, legal representatives, executors, administrators and assigns) OF THE OTHER PART.

WHEREAS the VENDORS are absolutely seized and possessed of or are otherwise well and sufficiently entitled to the landed property situated at Acol, Mapusa Bardez-Goa, within the

Handwritten signatures and names: A. M. Mello, V. M. Mello

(48)

SOR



- 7 -

City limits of Mapusa Municipal Council corresponding to Chalta No.45 of P.T.Sheet No.14, totally admeasuring 137 sq. mtrs. more particularly described in the Schedule hereunder written and shown in the respective Survey Plan annexed hereto delineated in red boundary line, herein after referred to as "THE SAID PROPERTY".

AND WHEREAS the said property originally belonged to De Mello family and on Enquiry into the possession and title thereof by the Enquiry

A. De Mello  ad

Donald

(482)

Serial No. 567 Date of issue: 21/5/95
Value of Stamp Paper Fifty Four Rupees
Name of Purchaser Pascoal Fernandes
Residence Dona Jacinta Fernandes
Purpose _____
AS THERE IS NO OTHER DOCUMENT FOR THE VALUE OF
Rs. 120/- _____
Completion of the value is attached at length

Signature of stamp vendor Signature of purchaser

- 8 -

Officer of City Survey Mapusa Goa the same was confirmed jointly in the name of Shri Simon D'Souza and Shri: Cipriano De.Mello under order dated 4th January, 1988.

AND WHEREAS the VENDORS have produced the property Card dated 04/10/1994 issued by the Inspector of Surveys and Land Records City Survey, Mapusa Goa under Goa Land Revenue (City Survey) Rules 1969 wherein (1) Shri Simon

A. P. Mello  AD
D. Mello
D. Mello

D'Souza and (2) Shri Cipriano De Mello have been recorded as holders in origin of the title (so far traced) and have declared that they are in possession and enjoyment of the said property.

AND WHEREAS the VENDORS Nos. 3, 4 and 5 have declared that Shri Ciprian De Mello has expired leaving behind, his sole and universal successors, the above named Smt. Ancy D'Souza his wife and his married son Shri Victor De Mello whose wife is Smt. Liberata De Mello which is believed to be true by the Purchaser and has therefore not demanded a Deed of Succession.

AND WHEREAS by an Agreement dated the 26th day of August 1993, the Vendors have agreed to sell and the Purchaser has agreed to purchase the said property at a total consideration of Rs. 13,700/- (Rupees Thirteen Thousand Seven Hundred Only) being at the rate of Rs. 100/- (Rupees Hundred Only) per sq. mtrs. which is the market value in the area of the said property.

A. D. Mello

[Signature]
D. Mello

[Signature]
AD

[Signature]
D. Mello

AND WHEREAS the VENDORS herein had requested to pay them the purchase price of the said property in two instalment being Rs.6000/- (Rupees Six Thousand Only) simultaneously with the execution of the above agreement by cheque drawn in favour of the Vendor No.1 namely Shri S. M. D'Souza and the balance amount at the time of the execution of the Deed of Sale after completing the process of establishment of good, valid and market title to the said property.

AND WHEREAS the VENDORS have furnished the above documents of the said property in support of their title thereto which has been accepted by the Purchaser subject to perfecting the same by the Vendors if required by the Purchaser.

AND WHEREAS the Vendors have now requested to execute the Deed of Sale and pay to them the balance purchase price of Rs.7,700/- (Rupees Seven Thousand Seven Hundred Only) by two cheques of Rs.3,850/- (Rupees Three Thousand Eight

A. D. Mello

V. D. Mello

D. Mello

ad

(485)

- 11 -

Hundred Fifty Only) each one drawn in favour of the Vendor No.1 Shri Simon Marcelin D'Souza and the other drawn in the name of Vendor No.3 Smt. Nncy D'Souza.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1) That in pursuance of the said Agreement dated the 26th day of August, 1993 and in consideration of payment of the total purchase price paid as shown below for the purchase of the said property more particularly described in the schedule hereunder written and shown in the respective Survey Plan annexed hereto delineated in red boundary line the receipt of which sum the Vendors do hereby and hereunder admit, acknowledge and confirm and of and from the same and every part thereof do hereby acquit, release and forever discharge the Purchaser concerning this sum.

a) Rs.6,000/- (Rupees six thousand only) paid -

A. DiMello  ad
DiMello

Simultaneously with the execution of the Agreement dated 26/08/93 by Cheque No.095230 dated 26/08/93 in the favour of Simon D'Souza on Syndicate Bank Panjim Branch Goa.

b) The balance amount of Rs.7,700/- (Rupees Seven Thousand Seven Hundred Only) paid on 9th May, 1995 by two cheques of Rs.3,850/- (Rupees Three Thousand Eight Hundred Fifty Only) each by Cheque No.415962 drawn on Syndicate Bank, Dona Paula in favour of Vendor No.1 Shri Simon Marcelin D'Souza and Cheque No.415963 drawn on Syndicate Bank, Dona Paula in favour of Vendor No.3 Smt. Ancy D'Souza, the Vendors as beneficial owners in peaceful vacant possession of the said property as declared and confirmed above, hereby grant, convey, sell, transfer and assure absolutely unto the Purchaser their aforesaid property more particularly described in the Schedule hereunder written and shown in the Survey Plan annexed hereto delineated in

A. D'Neello
V. D'Neello
A. D'Neello
ad

487

13

red boundary line free from encumbrances, charges, liens or claims of whatsoever nature from any person or persons together with all ways, paths, passages, easements, privileges and appurtenances whatsoever to the said property or in any wise appurtenant thereto or in any wise appertaining with the same or any part thereof now or at any time heretofore usually held, used occupied or enjoyed therewith or reputed to be long and be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law or in equity of the Vendors into or out of the said property as described in the Schedule hereunder written and shown in the Survey Plan annexed hereto delineated in red boundary line and every part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be unto and to the use of the purchaser absolutely forever sub-

A. DiNello

DiNello

DiNello



ad

488

14

ject however to the payments hereafter of all rates, taxes, assessments, due and payable to the Government or the Mapusa Municipal Council or any other Authority in respect thereof.

2) The Vendors do hereby convey and covenant with the Purchaser that they are the lawful and absolute owners in possession and enjoyment of the said property and that notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the said property hereby conveyed and assured or expressed and intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents and profits thereof without any lawful eviction, interruption, claim and

A. Dilello

Vonello

Anullo

AT

ad

demands whatsoever from or by the Vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged, or otherwise by the

Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against

all estates, claims, charges, demands and encumbrances whatsoever heretofore made, executed,

occasioned or suffered by the Vendors or by any person or persons lawfully claiming or to claim by from, under or in trust for them.

3) The Vendors their heirs, executors, administrators or assigns shall and will from time to time and at all times hereafter at the request of the Purchaser make or perfect, execute or cause to be executed, made or perfected for further and more perfectly assuring the said property described in the Schedule hereunder writ-

A - DMello

Donello

Donello



ad

(490)

ten and shown in the Survey Plan annexed hereto delineated in red boundary line as aforesaid and every part thereof unto and to the use possession and enjoyment of the Purchaser as shall or may be reasonably required according to the true intent and meaning of this Deed of Sale.

4) The Vendors shall sign, execute, verify file all documents, applications, plans, papers which may be necessary for recording, transferring and registering the said property more particularly described in the Schedule hereunder written and shown in the Survey Plan annexed hereto delineated in red boundary line in the Purchasers name for the purpose of all Government records, including Land Survey and Land Revenue Records.

5) The Vendors hereby agree and undertake to sign, execute verify, file and perform from time to time all such further documents, acts and things as in the opinion of the Purchaser shall be necessary for the purpose of more per-

A. Dimello
V Dimello
Dimello

 ad

fectly conveying, assuring, granting, transferring and selling the said property in favour of the Purchaser.

6) The Vendors agree and undertake to save harmless and keep indemnified the Purchaser against all costs, charges and losses incurred by the Purchaser by reason of any defect in title of the Vendors and/or by reason of any encumbrances found in the said property conveyed and sold hereunder and/or by reason of untruth fullness of any of the representations/declarations hereinabove made.

7) The Vendors have obtained permission to sell the above property from the North Goa Planning and Development Authority under Section 49 (6) of the Goa Daman & Diu Town and Country Planning Act, 1974 and delivered the same to the Purchaser for the purpose of Registration of this Deed of Sale.

8) The Vendors hereby declare for themselves -

A. D. Melho

Donnell
Lunello

ad

492

their heirs, executors, administrators and assigns that they have no objection to the Mutation of the name or names in the Survey Records of City Survey of Mapusa, Bardez Goa in respect of the said property and include therein the name of the Purchaser in view of the Sale under this Deed of Sale of the said property described in the schedule hereunder written and shown in the respective survey plan annexed hereto delineated in red boundary line.

SCHEDULE OF THE PROPERTY HEREINABOVE

REFERRED

ALL that property admeasuring 137 square metres, situated within the jurisdiction of Mapusa Municipal Council, corresponding to Chalta No. 45 of P.T. Sheet 14 of City Survey Mapusa-Goa.

The property is shown in the Survey Plan annexed hereto delineated in red boundary line.

The property is with a boundary name and is neither eligibile in the Land Revenue Office nor in the Taxation Revenue Office.

W. D. D. D.
D. D. D. D.

20

19

It is bounded as under:

On the North Shri Souza & Mello
(SMT PYARABAS SOUZA) of P.T. Sheet No. 14,

On the South : Victor de Mello of P.T. Sheet No. 14,
(SHRI VICTOR DE MELLO)

On the West : By Chalta No. 48 of P.T. Sheet No. 14,
Liberal de Mello
(SMT LIBERATA DE MELLO)

SIGNED AND DELIVERED (By) : By Chalta No. 48 of P.T. Sheet No. 14.
THE WITHINNAMED PURCHASER

IN WITNESS WHEREOF the Parties hereto have
(SHRI PASCOAL TRINDADE)
subscribed their respective hands on the day
and year hereinabove first written.

1. Shmello SIGNED AND DELIVERED BY)

2. Simon D'Souza THE WITHINNAMED VENDORS)
(SHRI SIMON D'SOUZA)

Simon D'Souza
(SMT. AFLONIA ALBERTINA D'SOUZA represented herein by her attorney husband SHRI SIMON MARCELO D'SOUZA)

1) Simon Marcelin D'Souza, major of age, married, retired, s/o Alberto Francisco D'Souza. formerly and as lawful attorney.

2) Apollonia Albertina D'Souza, major of age, married, housewife, d/o Alberto Francisco D'Souza, both residents of Accoi - Raposa.

3) Lucy D'Souza, major of age, ~~widow~~ ^{widow} of Cipriano de Rello housewife, of Accoi - Raposa.

4) Victor de Rello, major of age, married, service, s/o Cipriano de Rello - Accoi - Raposa.

5) Liberata de Rello, major of age, married, service, wife of Victor de Rello - Accoi - Raposa.

6) Pascoal Trindade, major of age, married, housewife, s/o Agostinho Trindade, of Joana Paula.

Witnesses present:

Signature of the notary

S. de

4057

1. *Dimon Deeds*

2. *A. D'Souza*

3. *Victor Dmello*

4. *Sibicute Dmello*

5. *[Signature]*

*W. Francis Dmello, Major -
Groomed by A. C. L. Bond
all known to the Registrar
the above mentioned and identifier
known*

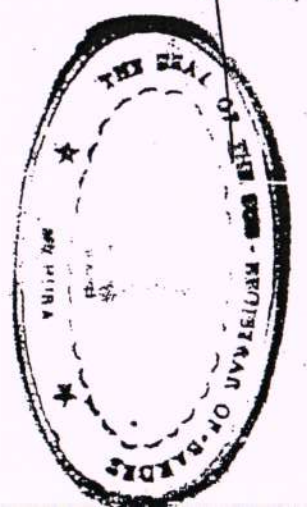
J. H. Dmello

Produced by 1995

Julia Maria Ferris

Registered No. *2349*
to *—*
at page *350*
Book No. *T*
Date *20th December 1995*

[Signature]
Sub-Registrar



45/14

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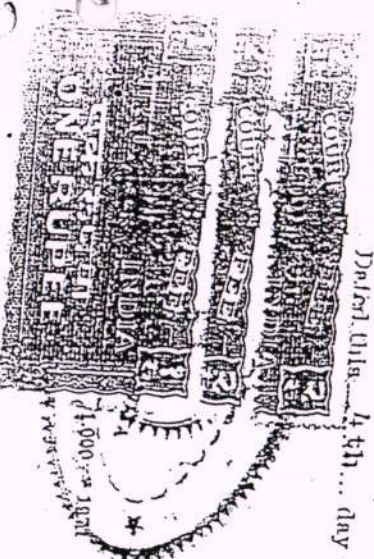
Whereas in accordance with a notice duly served under rule 2(2) of the Goa, Daman and Diu Land Revenue (Inquiry into Title of Land) Rules, 1969 an inquiry was held by me on and an order was passed on notice is hereby given to all persons concerned and to (here specify the person or persons in this notice is directed) my decision and order is that: (here summarise the order and define the scope or right to which it relates). O R D E R

The possession of the below mentioned/properties of the family surveyed in the City Survey Mapusa are hereby claimed jointly in the name of 1. Shri. Simon D'Souza, 2. Shri. P.T. Sheet No. Chalta No. 14

14	39, 42, 45
29	7
31	19 & 27
33	31, 35 (part)

Party to pay Survey fees of Rs. 4974/- (Rupees four thousand nine hundred and seventy four only) of the total pronounced in the open Court.

Given under my hand and the seal of this office; and
Dated this 4th day of January 1988



Sd/-
(M.S. Pauskar)
City Survey Officer
CITY SURVEY MAPUSA
GOA

CERTIFIED COPY
OF THE ENQUIRY OFFICER

INQUIRY ON

23-9-94

23-9-94

23-9-94

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UNITED STATES GOVERNMENT
OFFICE OF THE ATTORNEY GENERAL

Memorandum

TO: Simon

22-9-94

22-9-94

22-9-94

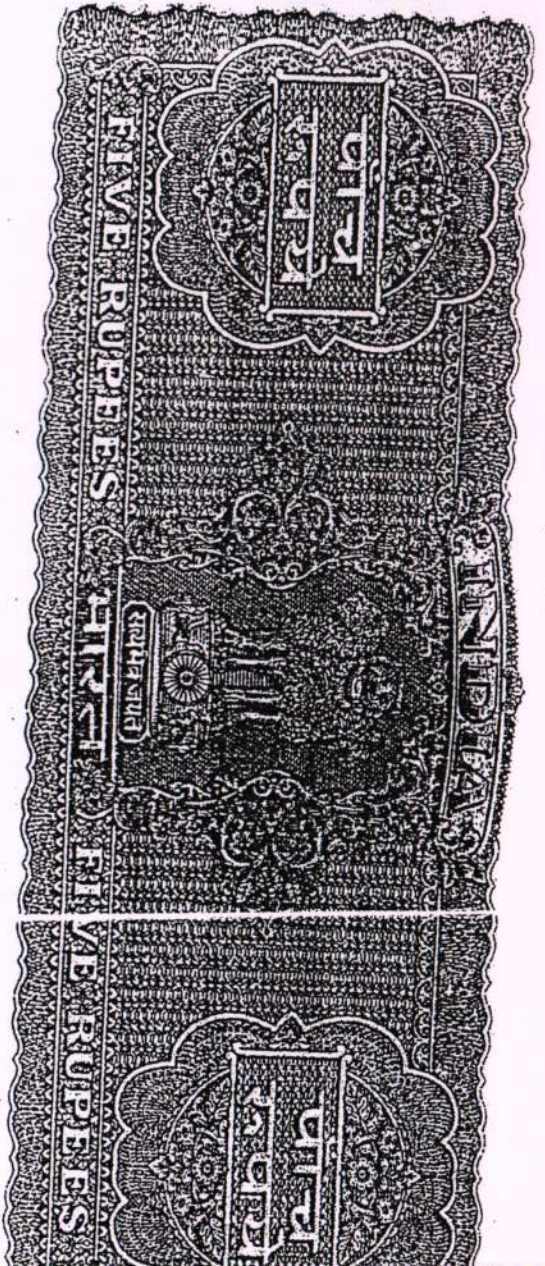
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22-9-94

167/194

8



128/93

Bader

115 28th Jan 93

[Signature]

[Signature]

605.00
15.00
20.00
2.00
<u>642.00</u>

[Signature]

Deed of Sale
Ward of

[Signature]

Harind Thakurkar

Married Beggar 30.

Ward - 2 (1151)

cl. 40, pas 14.

1991

Form No. 206 Place of Vend. Mapusa Date 15/1/93
Value of Stamp Paid Rs 5/-
Name of Purchaser P. T. Indade
Residing at Poyimane or A. T. Indade
Signature of



Rs 5/-


P. T. Indade





28/1/93

DEED OF SALE

This Deed of Sale is made at Mapusa this 28th day of January 1993 between Shri. Marshall Braganza also known as Marcel Braganza or Jeromino Camilo

Sr. No. 583 Price of vend. Jan 22, 1919
Pa. there. 1919. 22.11.19
Jose J. Rodrigues
St. Ursula 69301-
A. 1008
A. 1008
WILL

DA

Signature of the Director, 2 copies.

Marcel Braganza, widower, aged 80 (eighty years)
son of Marcos Oliveira Braganza, retired employ-
ee, resident of Acol, Durgam, Mapusa, Bardez,
Goa, Indian National, hereinafter referred to
as "THE VENDOR" (which term or expression shall
unless excluded by or repugnant to the context
or meaning thereof, deem to include his and each
of his heirs, executors, administrators, repre-
sentatives and assigns) of "THE FIRST PART"

Sr. No. 587 Place of vend. Langad Date of vend. 22/11
 Value of vend. Rs. 10,000/-
 Name of the venditor Shri. Govind Tukaram Korgaonkar
 Address of venditor Shri. Govind Tukaram Korgaonkar
 As per the receipt of the venditor 69201
 Attached stamp paper and the receipt of the venditor are being
 with.

Signature of the venditor

Signature of the witness

- 4 -

A N D

Shri. Govind Tukaram Korgaonkar also known as Go-
 vind Korgaonkar, major, married son of Tukaram
 Babant Korgaonkar, businessman, resident of Ped-
 dem, Mapusa, Bardez, Goa and his wife Smt. Camla-
 bal Govind Korgaonkar, major, housewife, resi-
 dent of Peddem, Mapusa, Bardez, Goa both In-
 dian Nationals, hereinafter called "THE CONFIRM-
 ..5/-

464

500RS.



- 5 -

MING PARTIES" (which expression, shall unless excluded by or repugnant to the context or meaning thereof, deemed to include their heirs executors, administrators, representatives and assigns) of "THE THIRD PART".

WHEREAS the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the piece or parcel of vacant land situated at Acoul, within the Municipal

..6/-

(405)

Sr. No. 582 Place of vend. Manao Date of issue 22
Value of estate Rs. 100 Name of the venditor Manao
Name of the vendee Manao
As above at Mt. Jose of Manao
Additional details with
with 69301

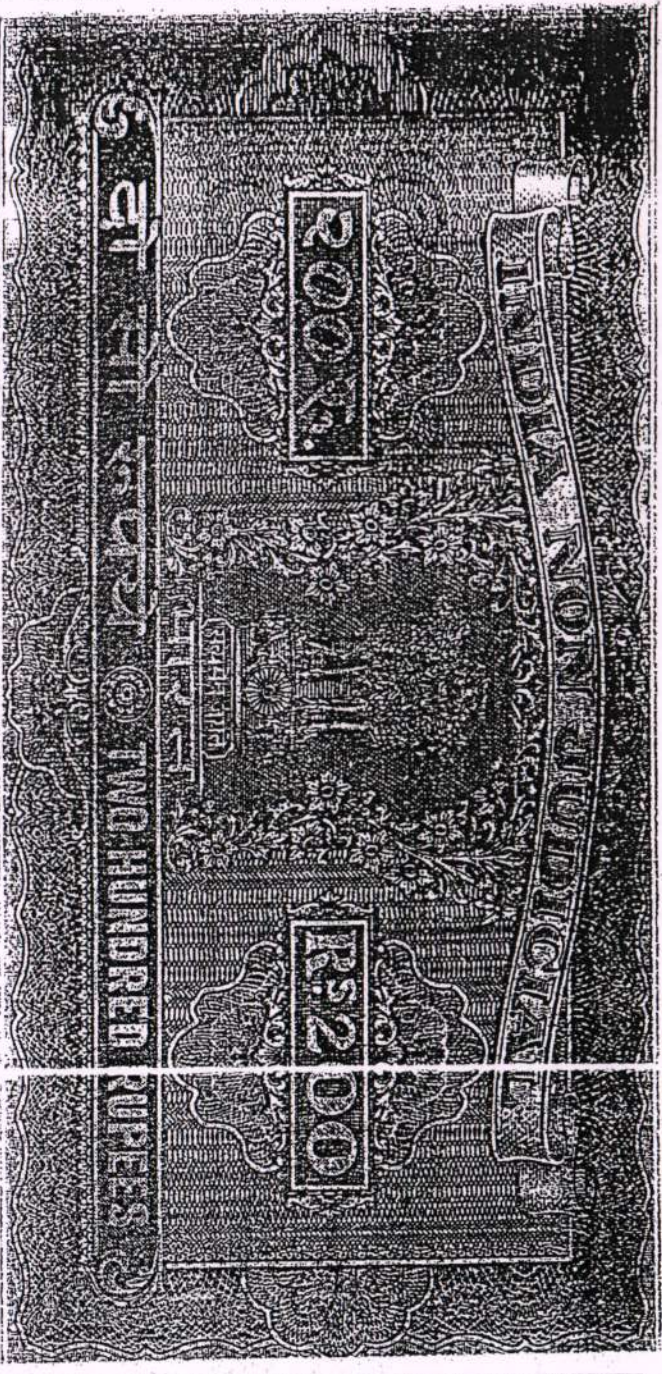
Signature of the venditor

CA

limits of the Mapusa Municipal Council, surveyed in the recent survey under Ch: Lta No. 40 of P.T. Sheet 14 of Mapusa City which admeasures 1151 m² and is better described in the schedule hereunder written and shown in the survey plan annexed hereto and marked in red boundary line within the alphabets A, B, C, D Hereinafter called "THE SAID PROPERTY".

AND WHEREAS the Vendor had entered into four successive agreements for sale dated 22/1/91, 27/-

200RS.



- 7 -

29/1/92, 4/5/92 and 25/9/92 with the Confirming party upon certain terms and conditions stipulated therein.

WHEREAS by an Agreement Of Sale dated the 2nd day of January 1993, between the Vendor, Purchaser and the Confirming Parties, the Confirming Parties on execution of the above agreement had relinquished in favour of the Purchaser all their rights, liens, charges or any other right of whatever nature which the Confirming Parties had

8/-

(1107)

Gr. No. 557 Piece of land located in the Municipality of San Juan, P.R.
Value of said land \$1,000.00
Name of the Vendor Jose A. Monferrer
Residence 34-Mur
Additional data 69301-
with

Signature of the Vendor

- 8 -

against the Vendors by virtue of the aforesaid
four Successive Agreements.

AND WHEREAS the Confirming Parties in execution of the above agreement had also released, discharged and exonerated the Vendors from all sums of money, accounts, proceedings and demands which either of them had or may have in future against the Vendor in terms or in relation to the above mentioned agreements with specific stipulation that all liabilities of any nature whatsoever the

9/-

200RS.



- 9 -

Confirming Parties and the Vendor may have had or have in future shall be deemed to have been fully discharged by both parties whereupon both parties the Vendors and the Confirming Parties stand relieved of each other of all liabilities and obligations by transferring such liabilities and the obligations between the Vendor and the Purchaser.

8-T.H.

AND WHEREAS the relationship created by virtue of the above mentioned four agreements stood

Rs. 10/-

(404)

SI. No. 587. Place of vend. ... Date of issue 25
Value of stamp paper ...
Name of the purchaser ...
Received at ...
As per ...
Amount ...
with ...

CA

Signature of the ...

- 10 -

served and cancelled for all legal purposes on
execution of the agreement dated 2nd January 1993
and therefore to all intents and legal purposes
the above agreement dated 2nd January 1993 crea-
ted a fresh relationship between the Vendor and
the Purchaser herein with the rights and obliga-
tions therein.

AND WHEREAS by the said agreement dated the
2nd day of January 1993 the Vendor had agreed
with the Purchaser for the absolute sale of the
..11/..

30Rs



-11*

said property known as "Xir" or "Porbuehm Battar" admeasuring 1151 m² at or for a price of Rs.1,15,100/- (Rupees One Lakh Fifteen Thousand One Hundred only) which the market value of the said property at the rate of Rs.100⁰⁰/- (Rupees One Hundred only) per Sq.mtr out of which the Purchaser has paid to the Vendor Rs.20,000/- (Rupees Twenty Thousand only) as earnest money forming part of the said Purchase Price.

AND WHEREAS the said piece or parcel of vacant land originally belonged to Shri.Baptista Braganza and his wife Smt.Feleidade D'Souza.

AND WHEREAS Shri.Baptista de Braganza who was

..12/-

Shri.Baptista Braganza and his wife Smt.Felicidade D'Souza among whom the Vendor was one of the heirs.

AND WHEREAS upon the death of Shri.Baptista Braganza and his wife Smt.Felicidade D'Souza of Accol, Mapusa, Goa, Inventory proceedings were filed by Mr.Marcel Braganza of Accol the Vendor herein, for the distribution of the properties left behind by the said Shri.Baptista Braganza and his wife Smt. Felicidade D'Souza in the court of the Civil Judge Senior Division at Mapusa under No.28 of 1991 wherein the said property "Xlr" or "Porchem Butta" was described under Item No.2 and in the chart of Partition prepared in the said Inventory Proceedings, the said property "Xlr" or "Porchem Bhatta" was allotted to Mr.Marcel Braganza residing at Accol, Mapusa, Bardez, Goa. The chart of Partition and allotment in the said Inventory Proceedings was made absolute by Order of Honourable Court Senior Division of Mapusa on 23rd March 1992.

NOW THEREFORE THIS DEED WITNESSES AS UNDER:

1. That in consideration of the said agreement dated the 2nd day of January 1993 and in consideration of the balance sum of Rs.95,100/- (Rupees: Ninety Five Thousand One Hundred only) paid by

the Purchaser to the Vendor on or before the execution of this Deed, the receipt whereof the Vendor hereby admits, acknowledges and confirms by a receipt for the entire amount hereinbelow written and from the same release and discharge the Purchaser and the said property, the Vendor as beneficial owner, does hereby grant convey, sell, transfer, assign and assure unto the said Purchaser, free from encumbrances ALL THAT PROPERTY "XIR" OR "PORBUCHER BATTAL" admeasuring 1151 m² better and more fully described in the Schedule hereunder ^{Ph. 4} written and delineated in red colour in the survey plan annexed hereto together with the trees, fences, hedges, ditches, ways, watercourses, ^{Ph. 4} waterways, lights, liberties, privileges, easements, appurtenances whatsoever to the said property belonging to or in any way appertaining thereto or usually held or occupied therewith or reputed to be long or appurtenant thereto. And all the estate, right, title interest, claim and demand whatsoever of the Vendor into and or upon the same and every part thereof To Have And To Hold

..15/-

g.T.K.

g.T.K.

- 15 -

the same unto and to the use of the Purchaser absolutely and forever together with title deeds, writings, muniments and other evidences of title as ordinary pass on such sale.

2. And the Vendor does hereby covenant with the Purchaser that, notwithstanding any act, deed, or things heretofore done, executed or knowingly suffered to the contrary, the said vendor is now lawfully seized and possessed of the said property hereby conveyed, free from encumbrances, charges, claims and demands and attachments or defect in title whatsoever. And the Vendor does hereby covenant and declare that he has now good right and full power and absolute authority to sell and convey the said property hereby conveyed or expressed to be conveyed unto the purchaser in the manner aforesaid.

3. And the Purchaser shall hereafter peaceably and quietly hold, use, possess and enjoy the said property as their chattel, without any claim or demand whatsoever from the Vendor or any other person who,soever claiming through or under him.

4. And the Vendor does hereby covenant and declares that the said property hereby transferred

or intended to be transferred is free from all encumbrances, charges, equities, claims, demands whatsoever and that the Vendor has not done anything whereby the said property may be subject to any attachment or lien of any Court or person whatsoever and that the Vendor covenants to save harmless, indemnify and keep saved and indemnified the purchaser from or against all encumbrances, charges, equities, claims or demands whatsoever.

5. And the Vendor and all persons under him further covenant that the Vendor shall and will from time to time upon request and cost of the Vendor do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof unto the purchaser in the manner aforesaid and placing the purchaser in possession of the said property according to the true intent and meaning of this deed as shall or may be reasonably required.

6. The Confirming Parties do hereby give consent to the sale of the said property "Xlr" or "Porbu-
..17/-

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chem Battta" by the Vendor to the Purchaser and convey all their rights and interest in the said property "Xlr" or "Porbuchem Battta" created by virtue of the four successive agreements hereinabove mentioned between themselves and the Vendor.

7. The Confirming Parties further covenant with the Vendor and declare that they the Confirming Parties have no rights, claims or demands over the said property of the Vendor "Xlr" or "Porbuchem Battta".

8. The Vendor hereby declares that he the Vendor has no objection to the mutation entry in the record of rights and inclusion of the name of Purchaser therein in view of the said property being sold and conveyed to the purchaser herein who has been placed in possession thereof.

In Witness whereof the parties have subscribed their hands on the day, month and year hereinabove first written in the presence of two attesting witnesses.

SCHEDULE OF THE SAID PROPERTY HEREIN REFERRED.

Half of the rustic property known as "Xlr" or "PORBU-
CHEM BATTTA" situated at Acod Mapusa, within the
limits of Mapusa Municipal Council, Taluka Bardes-
..18/-

Goa, not described in the Land Registration Office but enrolled in the Revenue Office Mapusa, under Matriz No. 476, of 2nd circumscription, surveyed under Chalta No. 40 P.T. Sheet 14 and bounded on the East by property of Liberatin D'Souza, 41/14, Simon D'Souza & Cipriano D'Mello Survey no. 42/14 and 45/14, West- by drainage, North-by road or street, and South by drainage/Govinda Tukaram Kor- gaonkar & Caetano Ronaldo. P.T. Sheet No. 32/14,

West by Drainage.
SIGNED AND DELIVERED BY THE
WITHINNAMED VENDOR:
1, Shri. Marshall Braganza)

Marshall Braganza

SIGNED AND DELIVERED BY THE
WITHINNAMED PURCHASER:)

SHRI. PASCOAL TRINDADE..)

Pascoal Trindade

SIGNED AND DELIVERED BY)

THE WITHINNAMED CONFIRM-)

ING PARTIES.....)

1) SHRI. GOVIND TUKARAM KDR-)

Govind Tukaram KDR

GAONKAR.....)

2. SMT. CAMALABAI GOVIND)

KORGAONKAR.....)

IN THE PRESENCE OF WITNESSES:-

1. *Manuel Pereira*

2. *Manuel Pereira*

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R E C E I P T

Received from Shri. Pascoal Trindade, The Purchaser herein a sum of Rs.1,15,100/- (Rupees One Lakh Fifteen Thousand One hundred only) as full and final payment of the purchase price of the property hereinabove referred.



Marchall Braganza

VENDOR

1) Sni. Marshall Braganza also known as Marshall Braganza of Greenway Court Marshall Braganza, do late Marjor Dina Braganza, retired employer, 80 years, residing at Fern, Durgam, Marjor, Marjor Dina.

2) Sni. Pascoal Trindade, do late Agostinho Trindade, married business, Major of age, residing at Pastina Vella, Dina Paula, Thel, Dina.

3) Sni. Gerardo Trindade Korgankar, also known as Gerardo Korgankar, do Taka, now Braganza Korgankar, business man, major

1) def. *Conclatai* birds kot.
 4) *Conclatai*, *Conclatai*, *Conclatai*
 of, both *Conclatai* of - *Conclatai*,
Conclatai, *Conclatai*, *Conclatai*; *Conclatai*
Conclatai *Conclatai*

RECORDING SHEET

NAME OF THE COLLECTOR
 ————
 SEX ————
 DATE ————

1) *Conclatai*

2) *Conclatai*

3) *Conclatai*

T.P. 21

Conclatai *Conclatai*

4)

T.P. 21

Conclatai *Conclatai*

Jose F. Montano, *Conclatai*, *Conclatai*,
Conclatai, *Conclatai*, *Conclatai*, *Conclatai*,
Conclatai, *Conclatai*

Conclatai

Conclatai, *Conclatai*, *Conclatai*, *Conclatai*,
Conclatai, *Conclatai*, *Conclatai*, *Conclatai*,
Conclatai, *Conclatai*

Conclatai

To,
1 - Shri. Harool Bhatnagar.
2 - C/C.

ORDER

Whereas in accordance with a notice duly served under rule 6 (1) of the Goa Land Revenue (City Survey) Rules, 1969 an inquiry was held by me on and order was passed on 19-1-1993.....

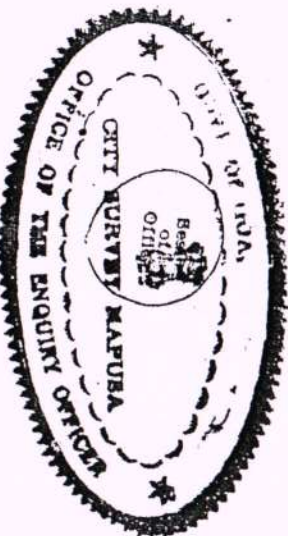
Notice is hereby given to all persons concerned and to

- (here specify the person to whom this notice is directed)
that my decision and order is that : (here summarise the order and define the property right to which it relates).

REVENUE DEPARTMENT
NOTIFICATION
NO. 11/93.

The mutation entry in respect of the property surveyed under Chalta No. 40 of the P.T. Sheet No. 14 of the City Survey Mapusa with an area measuring 1151 sq.mts. is hereby certified in favour of Shri. Mardel Bhatnagar.

Given under my hand and the seal of this office; and Dated this 19th day of January, 1993.



(M.P. Salekar)
Enquiry Officer City Survey
Panaji/Mapusa, Margao Vasco-da-Gama

FORM 'D'
(see rule 7)

NO. CFS- 3

GOA LAND REVENUE ICILY SURVEY, RULES, 1969.

PROPERTY CARD

S. No. Area Tenure Particulars of assessment or rent paid
Chalta No. 40 of 11/51 Occupant Government and when due for revision.
Possession 14 Sq. mts. Class - I

Easement:-

Holder in origin of the title of late Smt. Felicidade DISOUZA
(so far as traced).
r/o Mapusa

Lessee :-

Other encumbrances:-

Other Remarks:- Smt Marcel Braganza, Smt Lourds Felix Braganza &
Alice Esperance Braganza are in possession.

Date	Transaction	Vol. No.	Name of Holder(H) Lessee(L) of Encumbrances(E)	Attestat
11.1.93	By way of Inventory Proceedings No. 28/1991	Of 11/51 Sq. mts.	MUTATION ORDER NO 11/93 Smt Marcel Braganza.	
9.8.1996	Deed of Sale Registered under No. 167 Book No. 1 Volume No. 193 Dt. 4.2.1993		MUTATION CERTIFICATION ORDER NO. 102/96 Smt Pascoal Trindade as holder	(R.K. CHARR I. S. & I Govt. of Goa Mapusa

GOVT. PIG. PRESS, PANAJI-GOA

417/20,000



OFFICE OF

RECORDS OF SURVEYS AND
MAPS

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11-96

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13-11-96

15.10-96

11.10.96

Map

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6192

IN THE COURT OF INSPECTOR OF SURVEYS & LAND RECORDS CITY SURVEY
MAPUSA-GOAN

MUTATION CERTIFICATION ORDER NO.102/96

(See Rule 16 of the Goa Daman & Diu Land Revenue City Survey Rules, 1969)

The Mutation entry in respect of the property surveyed under Chalta No.40 of P. T. Sheet No.14 of City Survey Mapusa with an area admeasuring 1151 Sqmts is hereby certified in favour of SHIR PASCOAL TRINIDADE as Holder and by nature Occupant Class-I by Virtue of deed of Sale Registered under No.167 Book No.1 Volume No.193 dated 4th February, 1993 in the Office of Sub Registrar Bar

Given under my hand and the Seal of this Office ~~xxxx~~ and date this 9th day of August, 1996.

(R. K. Chari -)
Inspector of Surveys & Land Records,
City Survey Mapusa

1. Shri Pascoal Trinidade
2. Shri Marcel Braganza
3. The Chief Officer, M.W.C.