



7050.00
56.020
7050.00
25-00
90-00
3-00
7168-00

TRUE COPY

Serial No. 1309
Presented at the Office of the
Sub-Registrar of Sales
between the hours of 3 pm
and 4 pm on 14-6-1994.

Received fees for: Rs. P.
Registration 7050-00
Copying (Folios) 25-00
Copying endorsements 90-00
Postage 3-00
Total Rs. 7168-00

to Viola Fernandes

SUB-REGISTRAR
MARGAO

SUB-REGISTRAR
MARGAO



DEED OF SALE

This DEED OF SALE is made at MARGAO on
the SIXTH day of the month of JUNE of the Year

St. No. 9 Place of vend Ufr Date of issue 6.6.94
 Value of stamp paper 600
 Name of the purchaser ffola
 Residing at Nalaw
 As there is no stamp paper for the completion of the value is attached along with (S. Bar)

Signature of the Ex-officio vender _____
 Signature of Purchaser Hdes



One Thousand Nine Hundred Ninety-Four
 (6/6/1994) BETWEEN (1) Mr. MENINO JOSE





- 3 -



LEAO JOANES, alias Mr. MENINO JOSE JOANES, son of the late Mr. Joaquim Conceicao Joanes, aged 72 years, retired, married, Indian National, AND HIS WIFE (2) Mrs. MARIA ROSA PIEDADE JOANES, daughter of the late Domingo Rebelo, aged 58 years, housewife, Indian National, both resident at House no. 103, Pedda Grande, Benaulim, Salcete, Goa, hereafter called "THE VENDORS" (which expression shall unless repug-



No. 999999 Place of vend *up* Date of issue *6-6-91*
 Value of stamp paper *Rs 6.00*
 Name of the vend *Viola Fernandes*
 Residing at *Salcete*
 As there is no stamp paper, the value of the stamp is attached along with
 Signature of the Ex-officio vender *[Signature]* Signature of Purchaser *H. H. S.*

- 4 -

nant to the context include their heirs and
 legal representatives) OF THE ONE PART
 a n d Mrs. VIOLA FERNANDES, daughter of
 Estevao Doris Fernandes, and wife of Inacio
 Fernandes, aged 30 years, married, housewife,
 Indian National, resident at Ratvaddo, Navelim,
 Salcete, Goa, hereafter called "THE VENDEE"
 (which expression shall unless repugnant to
 the context include her heirs, assigns and
 legal representatives) OF THE OTHER PART, and
 WITNESSES:





- 5 -

WHEREAS at Seraulim of Salcete Taluka there is a property known as "ZOINA SANTUGODALEM", alias "FOIT GODOLE", which bears Land Registration no. 20,728 at Book B New and Revenue no. 290 and comprises Survey nos. 2/4 and 3/4 and admeasures 8050 sq. ms. (eight thousand fifty square metres) and is BOUNDED on the East by the property of Constancio Piedade Souza, on the West by the property of the heirs of Luciano Alvares and Francisco Antonio Gonsalves, on the North by the property of Piedade Xavier de Menezes

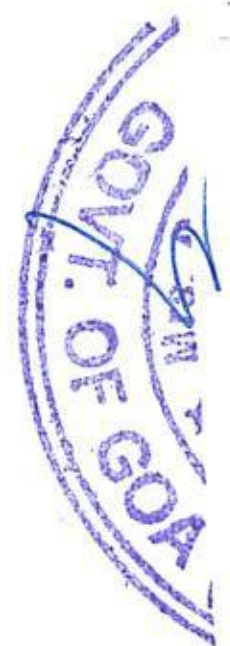


No. 9 Place of vend *Left* Date of deed *6.6.11*
 Value of stamp paper *5000*
 Name of the purchaser *João*
 Residing at *South*
 As there is an endorsement for the value of the property
 Additional stamp paper for the completion of the value is attached along with
 Signature of the official vendor _____
 Signature of Purchaser *Wedes*

- 6 -

and the said Gonsalves and on the South by
 the property of Visnum Poi Raiturcar and his
 wife, Lockimin Poinim, and adjacent to the same
 there is a property known as "ZOINA SANTUGODALEM",
 which bears Revenue no. 292 and Land Registration
 No. 316 at Book B New;

WHEREAS by deed dated 23/6/1910, drawn by
 the Notary Public, Constancio Roque Bernardo
 Salvador da Costa, from Margao, the said proper-
 ties were purchased by Joaquim Conceicao Joanes,





- 7 -

father of THE VENDOR No.1, and the said two properties are adjacent to each other and constitute one unit fully described in the SCHEDULE I below and as such unit the entire property is BOUNDED on the East by the property of Constancio Piedade de Souza, on the West by the property of the heirs of Luciano Alvares, and said Francisco Antonio Gonsalves, on the North by the property of Piedade Xavier de Menezes and said Francisco Antonio Gonsalves and on the



Dr. No. 9 Place of vend. Date of issue 6.6.94
Value of stamp paper 500/-
Name of the purchaser
Residing at
As there is no one single stamp paper for this value of Rs 500/-
Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio vendor

Signature of Purchaser

- 8 -

South by the property of the heirs of Luciano Alvares and nullah and is today crossed by the public road;

WHEREAS the said Joaquim Conceicao Joanes and his wife expired leaving behind THE VENDOR No.1 and a daughter as his sole heirs;





- 9 -

AND WHEREAS the said properties are registered in favour of the said Joaquim Conceicao Joanes under no. 11936 at Book G 15;

AND WHEREAS the said daughter, Mrs. Maria Purificacao Joanes Fernandes, prior to her marriage executed a Deed dated 31/12/1930, drawn by the Notary Carlos Caetano D'Souza, at Margao,



9. Date of sale 6.6.99.
 Name of the venditor *Pratibha*
 Name of the purchaser *Pratibha*
 Value of stamp paper *56047*
 As there is no stamp paper for the registration of the sale, the same is attached along with this document.
 Signature of the official vendor *[Signature]*
 Signature of Purchaser *[Signature]*

- 10 -

and agreed to transfer to THE VENDOR No.1,
 her brother, all her right, share and interest
 whatsoever which was allotted to her in the
 inventory proceedings held on the death of
 the said Joaquim Conceicao Joanes and on the
 very same day received the full price therefor
 in the amount of Rs. 1,500/- (Rupees one thou-
 sand five hundred only);





- 11 -

AND WHEREAS therefore the said Mrs. Maria Purificacao Joanes Fernandes has no right, share or interest whatsoever in the said property and the said property exclusively and absolutely belongs to THE VENDORS;

AND WHEREAS in the Record of Rights by virtue of a sheer mistake, the name of Joaquina Benedita Fernandes, now deceased, has been entered



No. 9 Date of vend. 6.6.44
 Value of stamp paper 56027
 Name of the purchaser Heera
 Residing at Malh
 As there is no one stamp paper of 1000 the value is mentioned along with
 additional stamp paper for the same amount
 Signature of the Ex-officio vendor [Signature]
 Signature of Purchaser Hdes

- 12 -

in the same as occupant, when the said Joa-
 quina Benedita Fernandes, has never been co-
 occupant or co-owner of the said property
 along with THE VENDOR No.1 at any time and
 the inclusion of the name of the said Joaquina
 Benedita Fernandes as co-occupant is a sheer
 mistake and the fact of the said entry re-
 mained unknown to THE VENDORS until recently;





- 13 -



AND WHEREAS THE VENDEE is aware that in response to a notice sent to one of the heirs of the said Joaquina Benedita Fernandes, the said heir has claimed to be co-owner in respect of the said property and has demanded that partition be done;

AND WHEREAS THE VENDORS, for the purpose of selling the said property, have sub-divided the said



6.6.96

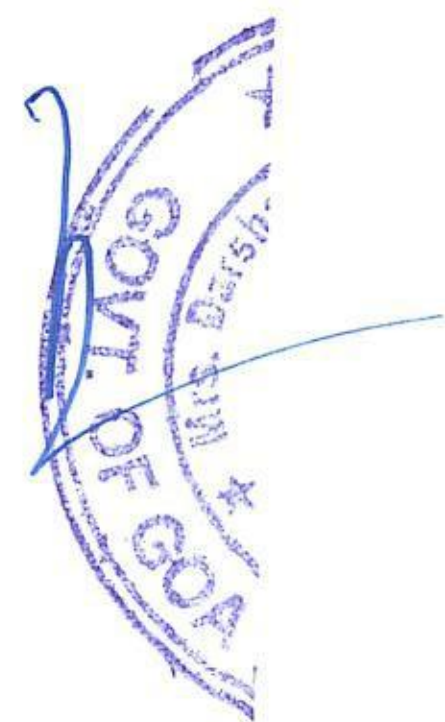
Dr. No. 9 Place of vend Ulf Date of issue 6.6.96
 Value of stamp paper Rs. 100/-
 Name of the vend Ulf
 Residing at Vale - Ulf
 As there is no one else, the stamp paper of Rs. 100/-
 Additional stamp paper for the description of the land is attached along with.

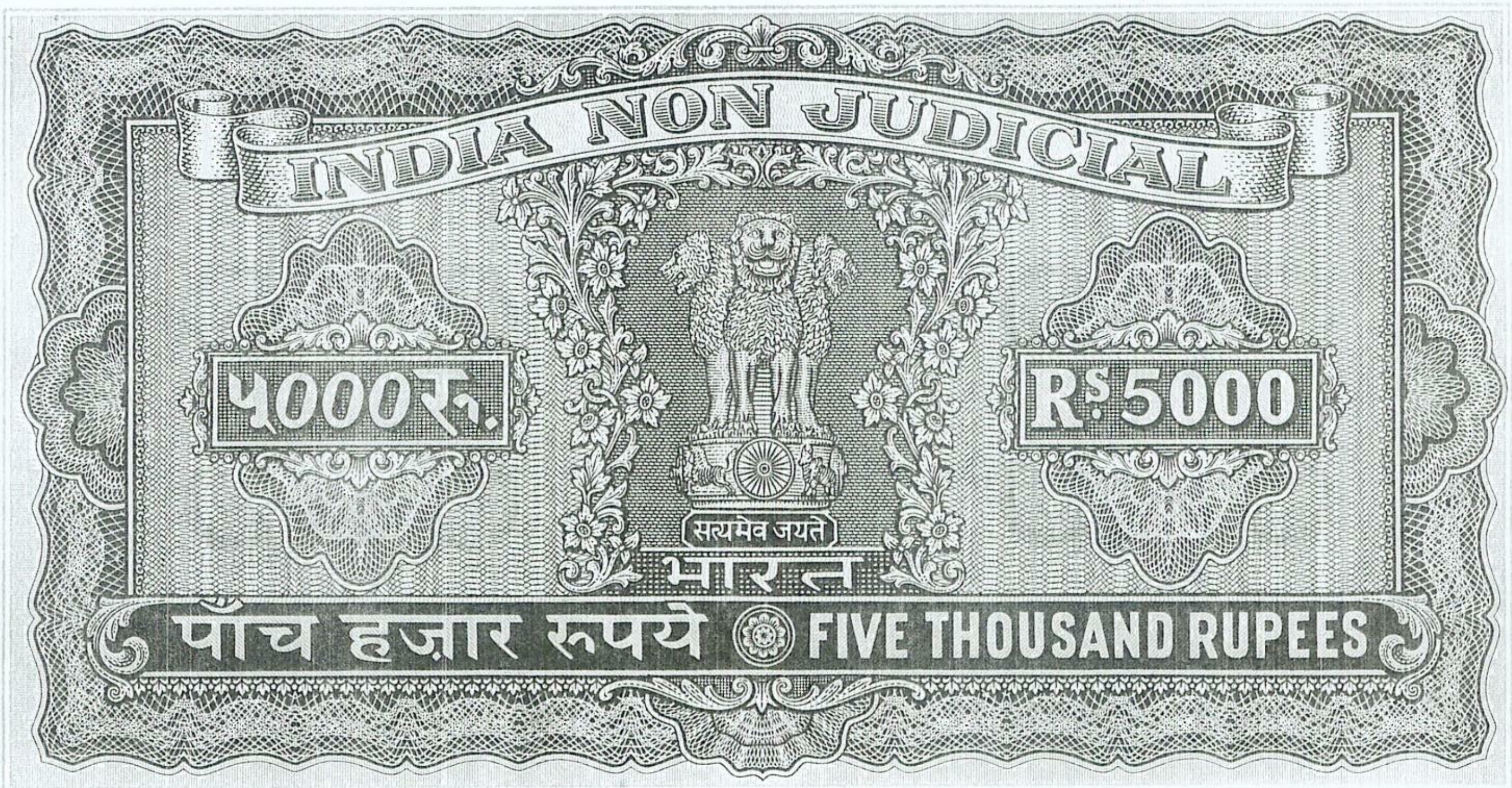
Signature of the official vendor

Ulf
 Signature of Purchaser

- 14 -

property in loco into four plots, as shown on the plan hereto annexed, namely, a) Plot A, admeasuring 3000 sq. ms. (three thousand square metres), fully described in the SCHEDULE II below, b) Plot B, admeasuring 3502 sq. ms. (three thousand five hundred two square metres), fully described in the SCHEDULE III below, c) Plot C, admeasuring 1473 sq. ms. (one thousand four hundred seventy-three square metres), fully described in the SCHEDULE IV below and the plot





- 15 -

which bears Survey no. 3/4, admeasuring 75 sq. ms. (seventy-five square metres) which is fully described in the SCHEDULE V below;

AND WHEREAS THE VENDEE, already made aware of the said entry in the Record of Rights in favour of Joaquina Benedita Fernandes and of the said claim albeit false by one of the heirs of Joaquina Benedita Fernandes of co-ownership



Signature of the Ex-officio vendor

Signature of Purchaser _____

and demand for partition of the same, has agreed to purchase the said property and to take it as her exclusive responsibility and liability to deal directly with the heirs of the said Joaquina Benedita Fernandes as to the deletion of the said entry in the Record of Rights in the name of Joaquina Benedita Fernandes and with the said claim of co-ownership and demand for partition, without THE VENDORS being in any way liable or answerable for the same;





- 17 -

AND WHEREAS THE VENDORS have agreed to sell to THE VENDEE Plots A and B of the said property, for the total price of Rs. 7,00,000/- (Rupees seven lakhs only).

NOW THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs. 7,00,000/-



Sl. No. 9 Plots of vend *up* Date of issue *6-6-79*
 Value of stamp paper *1000/-*
 Name of the purchaser *Mr. J. S. Jais*
 Residing at *Mahy*
 As there is no (and single stamp paper for the value of Rs. 560.00)
 Additional stamp paper for the value of Rs. 560.00 is attached along with
 Signature of the Ex-officio vendor *[Signature]* Signature of Purchaser *[Signature]*

- 18 -

(Rupees seven lakhs only) (the receipt whereof
 THE VENDORS do hereby acknowledge the said
 amount having been paid by PAY ORDERS and where-
 for THE VENDORS do hereby grant full discharge),
 THE VENDORS do hereby TRANSFER BY WAY OF SALE
 the said Plots A and B, fully described in the
 SCHEDULES II and III below, TO HOLD the same
 to THE VENDEE ever hereafter as her own absolutely;

2. The market value of both the plots hereby





- 19 -

sold is Rs. 7,00,000/- (Rupees seven lakhs only), that is to say, the market value of Plot A is Rs. 3,00,000/- (Rupees three lakhs only) and the market value of Plot B is Rs. 4,00,000/- (Rupees four lakhs only);

3. THE VENDORS do hereby covenant with THE VENDEE as follows:-



No. 4 Date of issue 6-5-71
Value of stamp Rs. 100/-
Name of the purchaser V. K. D. S. S.
Residing at Nelid
As the stamp is not affixed, the value of the stamp is Rs. 100/-
Additional stamp paper has been affixed of the value of Rs. 100/-

Signature of the Ex-officio vendor

H. S. S.
Signature of Purchaser

- 20 -

- a) That THE VENDORS' title in the plots of land hereby sold is perfect and unimpeachable and that THE VENDORS do have the right, power and authority to sell the same without any let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;





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9 Date of sale 6.6.99
 Value of stamp paper 1000/-
 Name of the purchaser H. C. Fernandes
 Residing at 10, B. N. Road, Vasco da Gama
 As there is no stamp paper of the value is attached along with
 additional stamp paper of the value is attached along with
 Signature of the Ex-officio vendor
 Signature of Purchaser H. C. Fernandes

- 22 -

sold or any part thereof BY REASON OF ANY
 DEFECT IN THE TITLE OF THE VENDORS, THE
 VENDORS shall fully compensate THE VENDEE
 and shall save THE VENDEE from loss.

- e) That it shall be the exclusive responsibility and liability of THE VENDEE to deal with the heirs of Joaquina Benedita Fernandes whose name has been entered in





- 23 -

the Record of Rights as co-occupant of the said entire property and to seek the deletion of the said name or to otherwise settle the matter with the said heirs in such manner as THE VENDEE may think fit and proper and that THE VENDORS shall not in any manner be liable or answerable as to the deletion of the said name or as to the settlement with the heirs of the said Joaquina Benedita Fernandes.



9 Date of sale 6 6 90
 Value of stamp 1000
 Name of the purchaser V. B. ...
 Residing at ...
 As there is no one ... for the value of Rs. 1000 ...
 Additional stamp paper for the completion of the value is attached along with
 Signature of the Seller ...
 Signature of Purchaser ...

- 24 -

SCHEDULE I

ALL THAT LAND which is an agricultural land
 and known as "ZOINA SANTUGODALEM" or "FOIT
 GODOLE", situated at Seraulim of Salcete
 Taluka and Sub-District, District of South
 Goa, State of Goa, within the jurisdiction
 of the Panchayat of Seraulim, which comprises
 Land Registration nos. 20,728 and 316 at Book
 B New and Revenue nos. 290 and 292 and Survey





- 25 -

nos. 2/4 and 3/4 and admeasures 8050 sq. ms.
 (eight thousand fifty square metres) and is
 BOUNDED on the East by the property of Cons-
 tancio Piedade Souza, on the West by the pro-
 perty of the heirs of Luciano Alvares and Fran-
 cisco Antonio Gonsalves, on the North by the
 property of Piedade Xavier de Menezes and the
 said Gonsalves and on the South by the property
 of Visnum Poi Raiturcar and his wife. It inclu-
 des also the portion which now bears Survey
 no. 3/4 and admeasures 75 sq. ms. (seventy-five
 square metres) which is bounded on the East by



#. No. 9 Date of issue 6-6-47
 Value of stamp 56010
 Name of the purchaser W. H. L.
 Residing at W. H. L.
 As there is no stamp on the back of the stamp is attached along with
 Additional stamp paper for the back of the stamp is attached along with
 Signature of the official vendor W. H. L.
 Signature of Purchaser W. H. L.

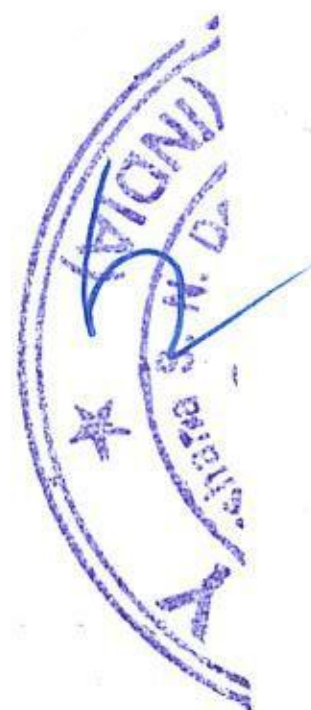
- 26 -

the property of Conceicao Piedade Souza, on
 the West by the road, on the North by the
 property of Piedade Xavier de Menezes and is
 triangular in shape.

The said Plot bearing Survey no.3/4 is
 in the Survey records known as "Capsantana".

SCHEDULE II

PLOT A of the property fully described in
 the SCHEDULE I hereinabove which is as shown
 on the plan hereto annexed and admeasures
 approximately 3000 sq. ms. (three thousand



- 27 -

square metres) and is BOUNDED on the East by the plot of Joaquina Benedita Fernandes and by the public road, on the West by the property of Francisco Antonio Gonsalves and by Survey no. 2/5 of Joaquina Benedita Fernandes, on the North by the property of Piedade Xavier de Menezes and on the South by the said plot which bears Survey no. 2/5 and belongs to Joaquina Benedita Fernandes and by Plot B of the same property.

SCHEDULE III

PLOT B of the property fully described in the SCHEDULE I hereinabove which is as shown on the plan hereto annexed and admeasures approximately 3502 sq. ms. (three thousand five hundred and two square metres) and is BOUNDED on the East by a



part of Survey no. 2/5 of Joaquina Benedita Fernandes and by public road, on the West by the property of Conceicao Piedade de Souza, on the North by Plot A, fully described in the SCHEDULE II hereinabove, and Survey no. 2/5 of Joaquina Benedita Fernandes and on the South by Survey no. 2/6 of Luciano Alvares and by Plot C of the same property.

SCHEDULE IV

PLOT C of the property fully described in the SCHEDULE I hereinabove which is as shown on the plan hereto annexed and admeasures 1473 sq. ms. (one thousand four hundred seventy-three square metres) approximately and is BOUNDED on



the East by the public road, on the West by Survey no. 2/6 of Luciano Alvares, on the North by Plot B of the same property and on the South by the nullah.



SCHEDULE V

THAT PLOT of the property fully described in the SCHEDULE I hereinabove which bears Survey no.3/4 and is triangular in shape and admeasures approximately seventy-five square metres (75 sq. ms.) and is BOUNDED on the East by the property of Conceicao Piedade Souza, on the West by the public road and on the North by the property of Piedade Xavier de Menezes.



IN WITNESS WHEREOF this deed is made on the
day first above mentioned and the parties hereto
sign hereunder in the presence of Witnesses.

THE VENDORS:

1. *Lygoanes*

Frederic Jose Leao Joanes
2. *M. R. P. Joanes*

THE VENDEE:

Viola Fernandes

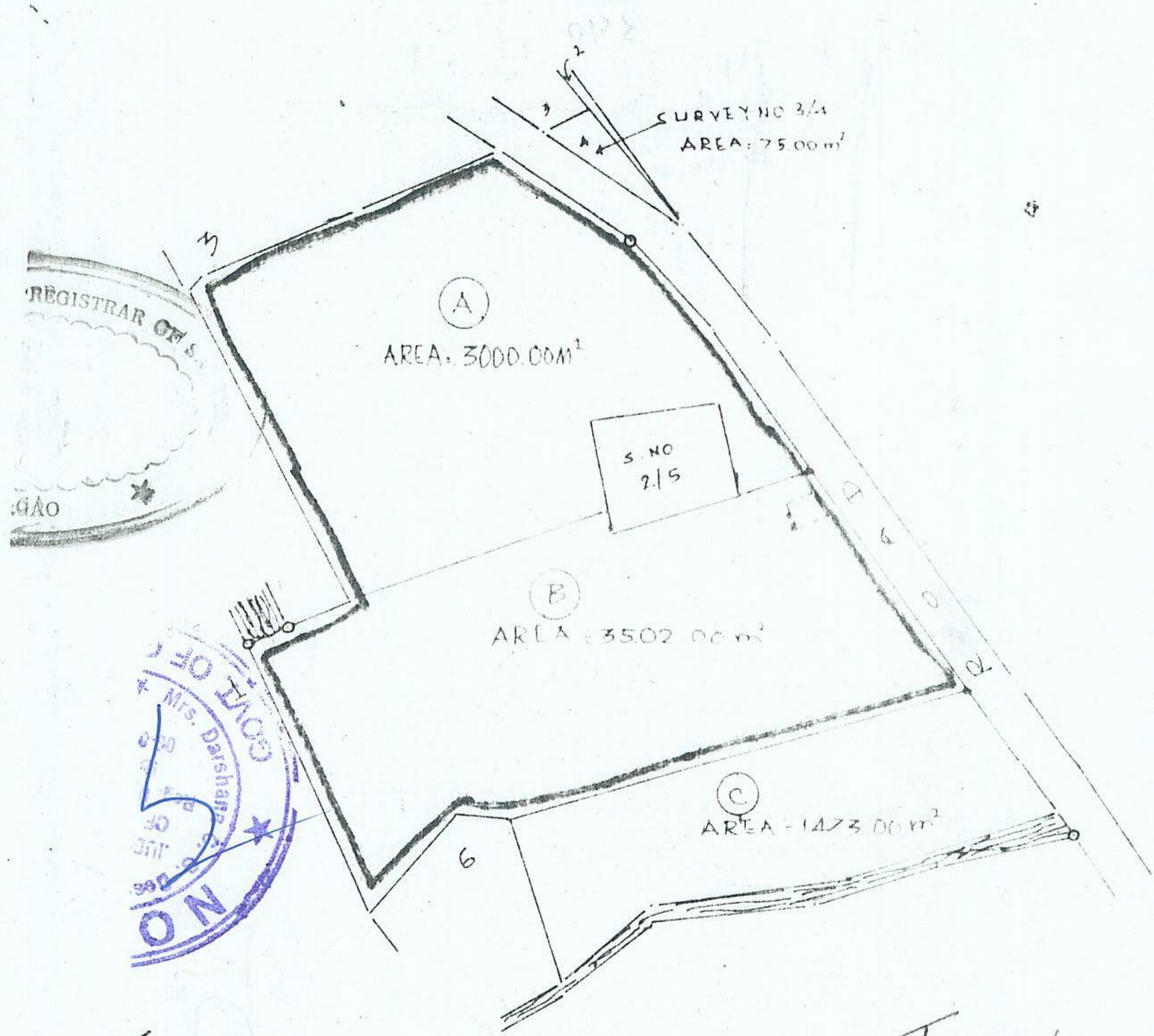
WITNESSES:

1. *B. Fernandes*

2. *[Signature]*



PLAN
OF THE PROPERTY BEARING SURVEY NO 2/4 AND
3/4, SITUATED AT SERAULIM SALCET, GOA



THE VENDORS:

1. *Benicio Jose Leao Joanes*
2. *M. R. P. Joanes*

THE VENDEE
Viola Fernandes

Registered No. 1786
at pages 237 to 270
Book No. Z Volume No. 390
Date 24.6.94

Sub-Registrar



- 1 - Mr. Menino Jose Leao Joanes, alias
Menino Jose Joanes, 510 lak Joaquim
C - Joanes, 72 yx, retired, married &
his wife
- 2 - Mrs. Maria Rosa Piedade Joanes, 110 lak
Domingo Rebelo, 58 yx, housewife, Indian
National, both r/o Benaulim
- 3 - Mrs. Viola Fernandes, d/o Estevao Doris
Fernandes, 30 yx, married, housewife, r/o
Ratvaddo, Nabelim

Executing party

admits execution of the so called
..... Sale deed

1 - Menino Jose Leao Joanes *[Signature]*

7 - Maria Rosa Piedade Joanes, M.A.P. Joanes

★ Viola Fernandes.



1- Mr. ~~Beg~~ Bengao Santana
fernandes, married, major age,
service, ofo Havelim, Margao

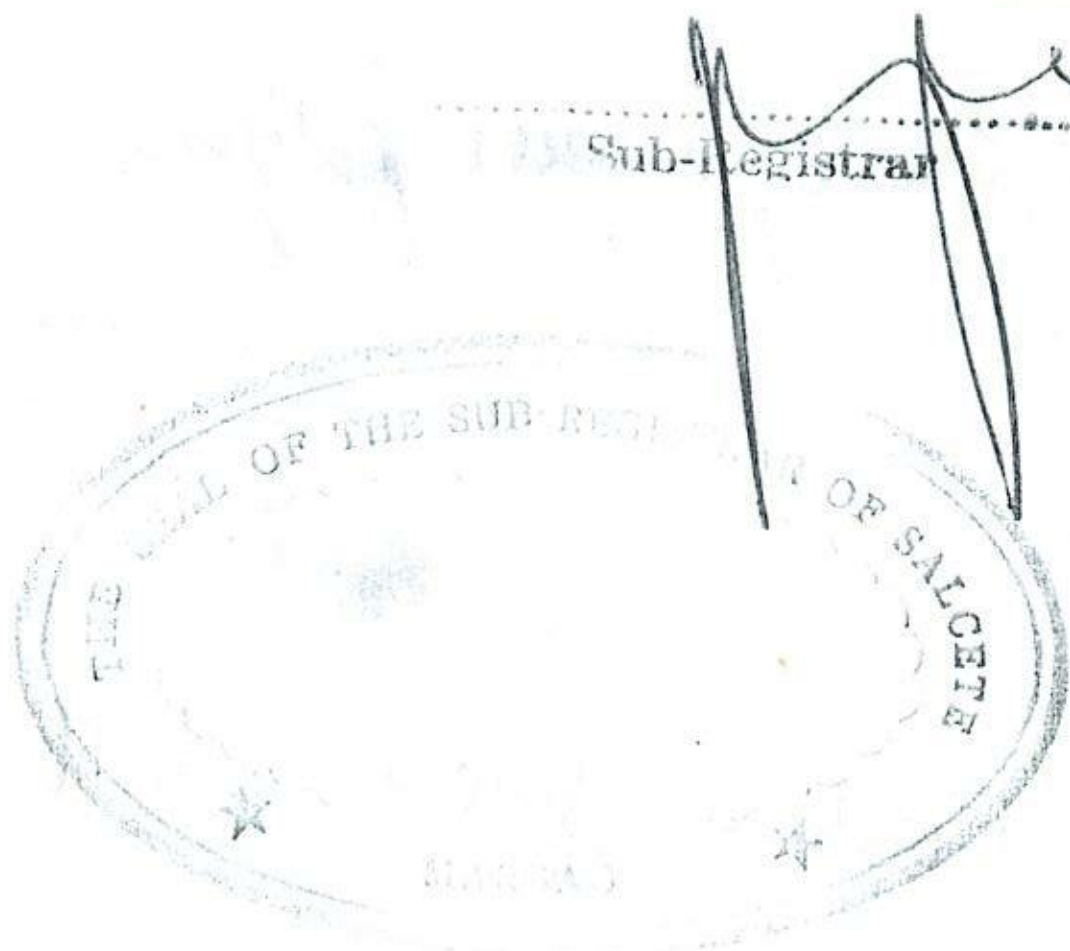
and known to the Sub-Registrar
states that he personally knows
the above executant and identifies
him.

B. Fernandes

Margao, dated 14-6-1994.

SUB-REGISTRAR
MARGAO

Registered No. 1786
at pages 237 to 270
Book No. I Volume No. 390
Date 14.6.94



Certified to be True Xerox Copy
of the Original

Mrs. Darshana C. Gauns Desai
Mrs. Darshana S. Naik Desai
NOTARY

SALCETE TALUKA
STATE OF GOA (INDIA)

Reg. No.

Date

1531 / kg
17/3/2025

Date of return 22.6.94.

SUB-REGISTRAR
MARGAO

