DEED OF deted 31.5-85-Hans of Vendors : Demines (Sedade Name of Purchasers | R. PREAL James | Gamarita aleganian Show HO ! KANKAR ATTAKE THE ! African Good Name of Property : Kountieus Matris No. 2348 Land Reg. No. ANARE & SIZES situated at Village Followd of Teluke Planny Solot ook Registered in the Sub-Registrar's Office 1 Chica-b Under No. Jack No. 1 Volume No 27 Fages Nos. 3+5 to 25 t dated 20.8 68

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ELGRES EXPRESS SERVICES
Abade Faria Road,
[UBRGAO - GOA.

Phone: Off: 20875 Res: 20309



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THIS DEED OF SALE is made and executed at Margao, on this 31st day of AUGUST of the year One Thousand Nine Hundred and Eighty Seven (31-8-1987).

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- (1) DOMINGOS PIEDADE CRUZ, son of Jose Cruz, aged 85 years, widower, landlord, residing at Gold Road, Pajifond, Margao, Goa,
- (2) JOSE ROQUE CRUZ, son of Domingos Piedade Cruz, aged 49 years, businessman, and his wife ANNA PIEDADE CRUZ, daughter of Francisco Pereira, aged 45 years, housewife, both residing at Margao, Goa,
- (3) FRANCISCO MONTE CRUZ, son of Domingos Piedade Cruz, aged 43 years, businessman, and his wife JOANITA CRUZ, daughter of Diogo Piedade Luis, aged 42 years, housewife, both residing at Margao, Goa,
- (4) ROSARIO FRANCISCO PEREIRA, aged 67 years, son of Vincent Pereira, landlord, and his wife FELICIDADE CRUZ e PEREIRA, aged 65 years, daughter of Domingos Piedade Cruz, housewife,



3 -

both residing at Sirvodem, Mavelim, Salcete, Goa,

- (5) CAETANO FRANCISCO COELHO, son of Issac Coelho, aged
 43 years, landlord and his wife
 ROSALINA CRUZ COELHO, aged 54 years, daughter of
 Domingos Piedade Cruz, housewife, both residing at
 Margao, Goa,
- (6) SALVADOR PEREIRA, aged 35 years, son of Gregorio Pereira, landlord, and his wife ERMELINDA PIEDADE CRUZ e PEREIRA, aged 41 years, housewife, daughter of Domingos Piedade Cruz, both residing at Ambaji, Margao, Goa,
- (7) VINCENT VAZ, aged 50 years, son of Aloysius Vaz, landlord and his wife EMELIA CRUZ e VAZ, aged 45 years, housewife, daughter of Domingos Piedade Cruz, both residing at Raia, Salcete, Goa, and

Bene

Signature of Purchaser

- 4 -

(8) VALENTE PEREIRA, aged 42 years, son of Sebastiao
Xavier Pereira, landlord, and his wife
SANTANA FAUSTINA CRUZ e PEREIRA alias ANTONETTA
PEREIRA, aged 35 years, daughter of Domingos
Piedade Pereira, both residing at Varca, Salcete, Goa,
all jointly are hereinafter called the * VENDORS *
(which expression shall unless repugnant to the
context or meaning thereof include their respective heirs, executors, administrators and assigns)
of the FIRST PART,

AND

Messrs. TRIFERN (INDIA) BUILDERS AND DEVELOPERS, a registered Partnership Firm, with office at Rosalinda Building, Ground Floor, Laxman Matre Road, Borivli West, Bombay, hereinafter referred to as the "PURCHASERS" (which expression shall unless be repugnant to the context or meaning thereof include their successors in title and assigns) of the SECOND PART, represented in the



- 5 -

Deed by its Partner Shri FRANCISCO FERNANDES, son of Mathew Fernandes, aged 40 years, married, businessman, residing at 701 Hill Top, Laxman Matre Road, Borivli West, Bombay.

All the parties including the partner of the PURCHASERS - firm are Indian Nationals.

WHEREAS the VENDORS have declared to the PURCHASERS :-

- (a) That there exists a property fully described in SCHEDULE 'A' hereto which shall hereinafter be referred to as the 'SAID PROPERTY'.
- (b) That the said property was owned and possessed by Domingos Piedade Cruz and accordingly registered in his name in the Office of the Conservatorio de Registo Predial.

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- (c) That VENDOR No.1 was a married man and had children.
- (d) That wife of the VENDOR No.1 expired on 6.7.1981 leaving behind as Moiety holder, her husband the VENDOR No.1 and as heirs her children and their respective spouses who are VENDORS Nos. 2 to 8.
- (e) That as per a Deed of Succession (Habilitação) recorded in the Office of Sub-Registrar of Salcete, Margao, on 29.7.1987 a Certified Copy of which is issued by the Sub-Registrar under No. 1311/56 dated 29.7.1987 it is confirmed that the VENDOR No.1 is the Moiety Holder of all the properties which VENDOR No.1 held jointly with his wife and that VENDORS No. 2 to 8 are her heirs having equal share in the estate left by the deceased Smt. MARIA DINIZ e CRUZ, the mother or mother-in-law of VENDORS No. 2 to 8.



- (f) That in the recent survey records the said property
- (g) That in view of the above the VENDORS are entitled to own, possess, hold and deal in any manner they think fit and proper, the property described in SCHEDULE 'A' hereto and shown as in the plan annexed hereto.
- (h) That there are no mundcar/s, tenant/s and/or watch and ward in the property described in SCHEDULE 'A' hereto except the two mundcars, namely, Shri Lourenco Borges and Smt. Santana Dias who have their houses as shown in the plan annexed hereto delineated in red colour lines and identified by letter 'A' and 'B'.
- (1) Besides the said two houses of mundcars there is in the said property a third house belonging to the VENDORS which house together with the land surrounding

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Signature of Purchases

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thereto admeasuring in aggregate 300 square metres which house and the surrounding land is shown in ' green lines ' in the plan annexed hereto and identified in the same by letter 'C'.

- (j) That there is no other person claiming any right of any nature in the said property described in SCHEDULE 'A' hereto.
- (k) That the property described in SCHEDULE 'A' hereto is absolutely free from encumbrances, liens and charges and that there are no dues payable to the Government and/or any other authority and/or any statutory body/bodies.
- (1) That no attachment or notice from the Central or State Government or any other local body or authority under any Municipal Act or any other Act, or any Scheme or legislative enactment, Government Ordinance, order or notification including any

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- 9 -

has been received by or served upon the owners and that the said property described in SCHEDULE 'A' or any part thereof is not subject to any attachment or certificate and other recovery proceedings under the Income-Tax Act, Public Demands Recovery Act or under any other Act or statute law or regulation.

- (m) That there is no litigation or any legal proceedings pending in any Court/Tribunal in respect of the property described in SCHEDULE 'A' hereto or any part thereof.
- (n) That the Owners have not entered into any agreement of any nature with any other person/s with regards to the property described in SCHEDULE 'A' hereto or any part thereof.

- 10 -

(o) That as per letter No. SPD/R/4584/1145/87-88 dated 20-7-1987 issued by the Southern Planning and Development Authority in the name of VENDOR No.3 the property described in SCHEDULE 'A' hereto is shown as settlement area as per draft outline development plan.



- (p) That the owners are in possession of the property described in SCHEDULE 'A' hereto.
- (q) That the VENDORS' title in respect of the property described in SCHEDULE 'A' hereto is clear, valid, legal, marketable unencumbered and subsisting.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASERS the property described in SCHEDULE 'A' hereto for a total consideration of Rs. 4,50,000/- (RUPEES FOUR LAKES AND FIFTY THOUSAND ONLY).



- 11 -

AND WHEREAS the PURCHASERS have believing to be true there oresaid declarations agreed to purchase from VENDORS the property described in SCHEDULE 'A' for the said consideration of Rs. 4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY).

AND WHEREAS the Southern Planning and Development Authority, Margao, have issued their No Objection Certificate No. SPD/R/4584/512/87-88 dated 20-5-1987 and No.SPD/ R/4584/513/87-88 dated 20-5-1987.

AND WHEREAS the parties hereto desire to complete the sale.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows :-

1. That in consideration of a sum of Rs. 4,50,000/(RUPEES FOUR LAKHS FIFTY THOUSAND ONLY) paid by the

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PURCHASERS to the VENDORS, the VENDORS hereby sell, transfer, convey and assure unto and to the use of the PURCHASERS free from encumbrances, liens charges all the property described in SCHEDULE 'A' hereto, HOLD the same to the PURCHASERS absolutely and forever.

- That the VENDORS admit and acknowledge to the PURCHASERS the receipt of the sum of Rs. 4,50,000/-(HUPEES FOUR LAKHS AND FIFTY THOUSAND ONLY) paid at the request of all the VENDORS by Demand Drafts drawn in the name of F. Monte Cruz.
- 3. That the VENDORS shall at the request and cost of the PURCHASHES do execute and perform from time to time all such further acts, deeds and things amongst others for the purpose of registering the property described in the SCHEDULE 'A' hereto in the name of PURCHASERS in all Government records including Land Survey and Land Revenue and/or for the purpose of

- 13 -

more perfectly conveying, assuring and transferring the said land property described in the SCHEDULE 'A' in favour of PURCHASERS.

- that it is agreed between the VENDORS and the PURCHASERS that the two Mundcarial houses, identified by letters 'A' and 'B' as shown in the Plan annexed hereto, shall be recognised as Mundcarial houses by the PURCHASERS and shall be dealt with as per provision of Goa, Daman and Diu Mundcars (Protection from Eviction) Act. This clause is without prejudice to the PURCHASERS' rights to contest the claim of Mundcarship in respect of the two houses since survey records do not contain any Mundcarship entries.
- 5. That it is also agreed between the VENDORS and the PURCHASERS that the area admeasuring totally 300 square metres including the house of the VENDORS and as shown in green lines in the plan annexed hereto

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and identified by the letter 'C' shall always be maintained by the VENDORS as their house. However, the VENDORS shall not have a right to ask for the division/partition of this part of the property from the entire property described in SCHEDULE 'A' hereto. It is further agreed that the VENDORS have the right to alter, modify, repair and reconstruct the same, even by change of plinth. However, such alternations, reconstructions etc. shall not consume F.A.R. more than F.A.R. equivalent to the said 300 square metres and considering the provision of the set back etc.

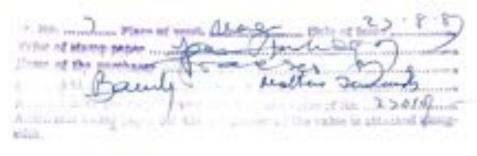
6. That the Southern Planning and Development Authority has granted No Objection Certificate No. SPD/R/4584/512/87-88 dated 29.5.1987 in respect of Chalta No. 1, P.T. Sheet (58) with the following conditions:







- 1) To the South the plot is affected by proposed 15.00 metres wide road;
- 2) To the East the plot is affected by proposed 10.00 metres wide road;
- 3) The property is affected by D2 distributory as indicated in the plan tentatively;
- 4) Conversion of land under Land Revenue Code is to be obtained.
- That Southern Planning and Development Authority has 7. granted No Objection Certificate No.SPD/R/4584/513/ 87-88 dated 20-5-1987 in respect of Chalta No. 9 P.T. Sheet (59) with the following conditions :-
 - 1) To the South the property is affected by proposed 15.00 metres wide road and thereafter 7.50 metres from centre line of the existing road is to be left for road widening;
 - 2) To the West property is affected by 10.00 mt. wide road therefore 5.00 mt. from centre line is to be left for road widening as indicated on theplan.



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- Development will be allowed after obtaining the conversion of Land Sanad under Land Revenue Code.
- 8. That the VENDOR Domingos Piedade Cruz is represented herein by his son and constituted Attorney, FRANCISCO MONTE CRUZ, aged 43 years, businessman, constituted as such by document of Power of Attorney executed on 30th day of April, 1987 and VENDORS Nos. 4 to 8 are represented by their constituted Attorney, PIO PEREIRA, aged 23 years, son of Rosario Pereira, resident of Sirvodem, Navelim, Salcete, Goa, constituted as such by document of Power of Attorney executed on 2nd April, 1987. Both the documents of Power of Attorney have been executed before Notary Francisco Monte Silva Miranda of Margao, Goa.
- The market value of the property conveyed hereunder is Rs. 4,50,000/- (RUPEES FOUR LAKHS FIFTY THOUSAND ONLY).

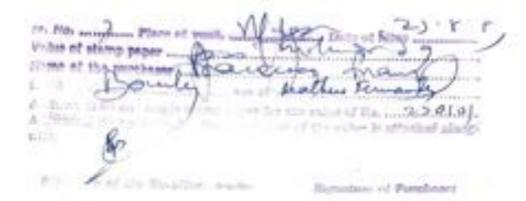


SCHEDULE 'A' HERE INABOVE REFERRED TO :

". The entire property having a total area of 12,674 square metres is registered in the Office of the Conservatorio de Registo Predial under No. 41288 and 41289 and known as " KONDIMOL ".

The property registered in the Conservatorio de Registo Predial under No. 41288 having an area of 11,612 square metres is a paddy field recorded in the Rovenue Rolls (Matriz Predial) under No. 2797 in the Taluka Revenue Office of Salcete at Margao and as per the declaration

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- 18 -

of the VENDORS is surveyed in the new Survey Records under Chalta No. 9 P.T. Sheet No. 59, situated at Fatorda, within the limits of Margao Municipality, Taluka and Sub-District of Salcete and District of Goa, State of Goa, bounded as follows :-



On the EAST - by the property of heirs of Constancio

Cruz and Joaquim Dias and others;

On the WEST - Public Road:

On the NORTH - property of Simao Rodrigues and Caetano Braamcamp de Coracao Jesus Almeida;

On the SOUTH - Municipal Road.

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The property registered in the Conservatorio do Registo Predial under 41289 having an area of 1,062 square metres is a field recorded in the Revenue Rolls (Matriz Predial) under No. 2798 in the Taluka Revenue of Salcete at Margao and as per declaration of the VENDORS is surveyed in the new survey records under Chalta No. 1 P.T. Sheet No. 58 situated at Fatorda, within the limits of Margao Municipality, Taluka and Sub-District of Salcete of District of Gos, State of Gos, bounded as follows :

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On the EAST - public road;

On the WEST - property of Joaquim Dias and others;

On the NORTH - property of Constancio Cruz and Jose Barreto;

On the SOUTH - Public Road.

The 'portion of the property described in this '
SCHEDULE which portion is shown delineated in green colour and marked by the letter 'C' on the plan annexed hereto is excluded from the property conveyed hereunder intention being that the said portion is not the subject matter of the sale evidenced by this Deed but said portion is subject to clause 5 of this Deed.



21 -

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IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day, the month and the year hereinabove mentioned.

SIGNED AND DELIVERED by the withinnamed VENDORS



(DOMINGOS PIEDADE CRUZ by constituted attorney FRANCISCO MONTE CRUZ)

2) Tous Roque Dans

(ANA PIEDADE CRUZ)

(FRANCISCO MONTE CRUZ)

(JOANITA CHUZ)

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Reportant of Paroleman

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Pio Pereira

- 4) (ROSARIO FRANCISCO PEREIRA and his wife FELICIDADE CRUZ e PEREIRA
- 5) CAETANO FRANCISCO COELHO and his wif ROSALINA CRUZ e COELHO.
- 6) SALVADOR PEREIRA and his wife ERMELINDA PIEDADE CRUZ e PEREIRA.
- VINCENT VAZ and his wife EMELIA CRUZ e VAZ.
- VALENTE PEREIRA and his wife SANTANA FAUSTINA CRUZ e PEREIRA. alias Antonetta Pereira.

Serial No. 4 to 8 by their constituted attorney PIO PEREIRA)

SIGNED AND DELIVERED by the withinnamed

PURCHASERS

Francisco Fernandes

(Messrs, TRIFERN (INDIA) BUILDERS AND DEVELOPERS represented by its Partner FRANCISCO FERNANDES)

.....23/-



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WITNESSES :

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- BAT To Ferrira, agred as years, Son of Raario Pereira, retraenty Sirvedam. Rosa rio Kancesco Figura; By dot teliadocce Crux a variation; Bhi Casters Haucires Osho a) Int. Risalina aux e Gello

e) Int. Brachina aux e Gello

f) Int. Brachinda Redade Bruz e Pereira.

e) Mr. Birent lazo

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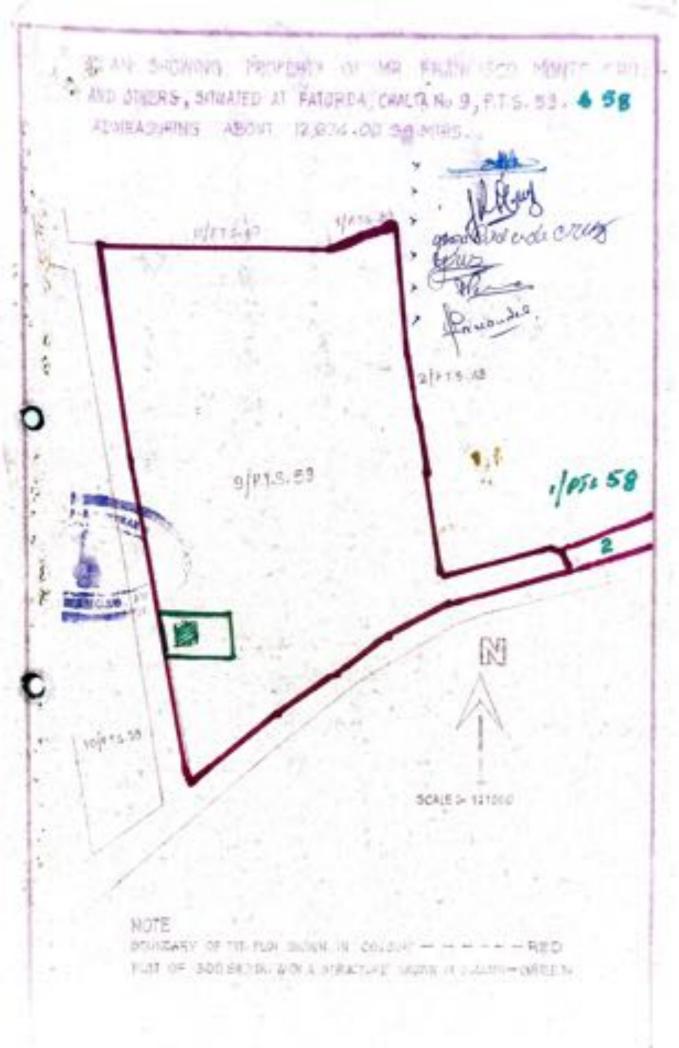




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