

5000Rs.



CERTIFIED TRUE COPY

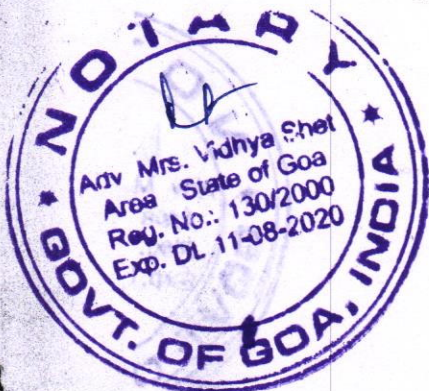
Serial No. 2125/93-
Presented to the Office of the
Sub-Registrar, Mapuca, Taluka, District of
Goa, on 2/12/1993

Received fees for Rs. 3010.00
Registration fee 60.00
Stamp duty 46.00
Stamp paper 03.00
Stampage Total Rs. 3073.00

Neuman

DEED OF SALE

THIS DEED OF SALE is executed at
Mapuca, Taluka and Registration Sub-



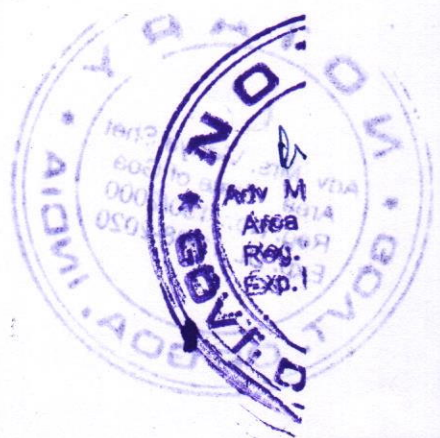
Sr. No. 693 Place of vend. Pune Date of issue 17.10.1995
Value of stamp paper Rs. 5000/-
Name of the purchaser E. Pereira
Residing at Pune son of
As there is no sub-sale stamp paper for the value of 23640/-
Additional stamp paper for the consideration of the value of along
with

[Signature]
Signature of the Sub-Office Officer

[Signature]
Signature of the purchaser

District of Bardez, District of Goa, in the
State of Goa, on this Twentieth day of
October of the year one thousand nine hundred
ninety five (20/10/1995):

B Y :-





1. Smt. ZEFERINA FILOMENA PINTO E MENDONCA,
 alias, SOFFIE MENDONCA, widow of late Joseph
 Gabriel Mendonca, major, landlady, Indian
 National, resident of Colvale, Bardez, Goa,
 hereinafter, for brevity's sake, being
 referred to as "THE VENDOR" (which
 expression shall be deemed to mean and
 include her heirs, executors, administrators,



Sr. No. 693 Place of vend. Pimp Date of issue 19.8.1936
Value of stamp paper Rs 5000/-
Name of the purchaser E. Pawan
Residing at Pimp son of
As there is no one single stamp paper for the value of Rs. 23640/-
Additional stamp paper for the completion of the value is attached along
with

Signature of the Notary Public

Signature of Purchaser

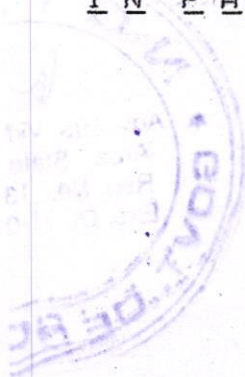
legal representatives, successors and/or
assigns, jointly and severally, wherever the
context or meaning shall so require or permit
) OF THE ONE PART: (The Vendor is
represented in this indenture by her Duly
Constituted Attorney, Shri. Winston Harold
Newman, he having been appointed as such
Attorney in terms of an Indenture of General





Power of Attorney dated 15th September, 1993,
before Adv. Shri S. J. Sardesai, the Notary
at Mapuca, Goa, a true copy of the said
Indenture being produced before the Sub-
Registrar of Bardez, at Mapuca, Goa, along
with this Deed.)

I N F A V O U R O F :



Sr. No. 693 Place of vend. Law Date of issue 19.10.1995
Value of stamp paper Rs. 5000/-
Name of the purchaser F. Pereira
Residing at Law son of Law
As there is no one single stamp paper for the value of Rs. 23640/-
Additional stamp paper for the completion of the value is attached along
with

NB
Signature of the Ex-officio vendor

Pereira
Signature of Purchaser

1. Shri EUSTAQUIO AMANCIO PEREIRA, son of
late Clemente Pereira, aged about 38 years,
married, occupation service, resident of Flat
No. 8, Monica Apartments, Airport Road,
Chicalim, Mormugao, Goa,

hereinafter, for brevity's sake, being
referred to as "THE PURCHASER" (





which expression shall be deemed to mean and include respective his heirs, executors, administrators, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) OF THE OTHER PART:

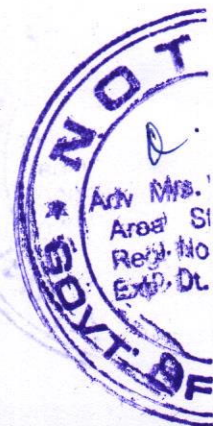


Sr. No. 693 Place of vend. Pany Date of issue 19. 12. 1997
Value of stamp paper Rs. 500/-
Name of the purchaser E. Pereira
Residing at Pany son of
As there is no one stamp paper for the value of Rs. 2364/-
Additional stamp paper for the completion of the value is Rs. 2364/-
with

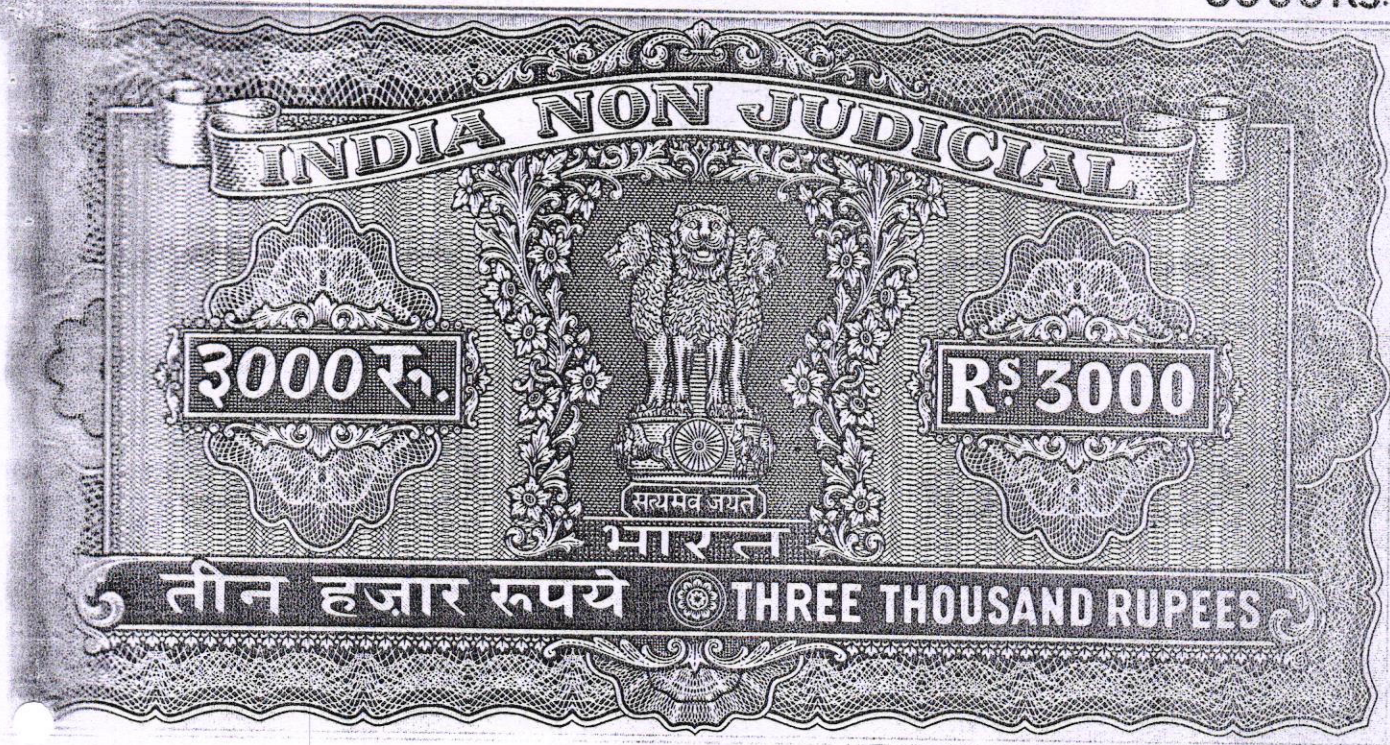
Signature of the Ex-officio vendor

Signature of Purchaser

WHEREAS there exists a landed property known as " CUNDOICHEM BATA ", also known as " MOLLY " or " MOLLOI DE CUNDAIM " or " KUNDAI BHAT ", being a hilly land, situated at Colvale, within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub-District of Bardez, District of Goa, in the State of Goa, the said



3000Rs.



property being described in the Land
Registration Office of Bardez, at Mapusa,
under Description No. 29485, at page 3 of
Book No. B - 76 and not inscribed in the
Taluka Revenue Office of Bardez, at Mapusa,
and being surveyed during the recent land
survey, conducted for the purposes of Records
of Rights for the Revenue Village of Colvale,



Sr. No. 693 Place of vend. Long Date of issue 19.11.1990
 Value of stamp paper Rs 3000/-
 Name of the purchaser F. Perin
 Residing at Long son of Long
 As there is no one single stamp paper for the value of Rs 23640/-
 Additional stamp paper for the completion of the value is Rs 23640/- along
 with

Signature of the Buyer [Signature] Signature of the Purchaser [Signature]

under Sub-Division No. 8 of Survey No. 13 and
 having a total area of 28,700.00 square
 metres or thereabouts and being bounded, as
 per the Land Registration Records, as
 follows:-

On or towards the East: by a nalla,





On or towards the West
& South, by the property
belonging to
Comunidade of
Colvale, and,

On or towards the North: by the property
belonging to
Celestino D'Souza of
Tivim.

Vidhya Shet
State of Goa
o.s. 130/2000
dt. 11-08-2020

GOA, INDIA

Str. No. 692 Place of vend. Leam Date of issue 10-10-19
Value of stamp paper Rs. 500/-
Name of the purchaser F. Perera
Residing at Leam son of
As there is no one single stamp paper for the value of Rs. 28640/-
Additional stamp paper for the completion of the value of Rs. 28640/-
with

DM
Signature of the Ex-officio Vendor

[Signature]
Signature of the Purchaser

According to the New Land Survey Plan the
said property is bounded as follows:-

On or towards the East: by a nalla,

On or towards the West: by a public road
going from Mapuca to
Tivim and Survey
No. 13/7,





On or towards the North: by Survey No. 13/6
 and Survey No. 423/6,
 and

On or towards the South: by Survey No. 20.

(The said property more particularly
 described hereinabove, for better



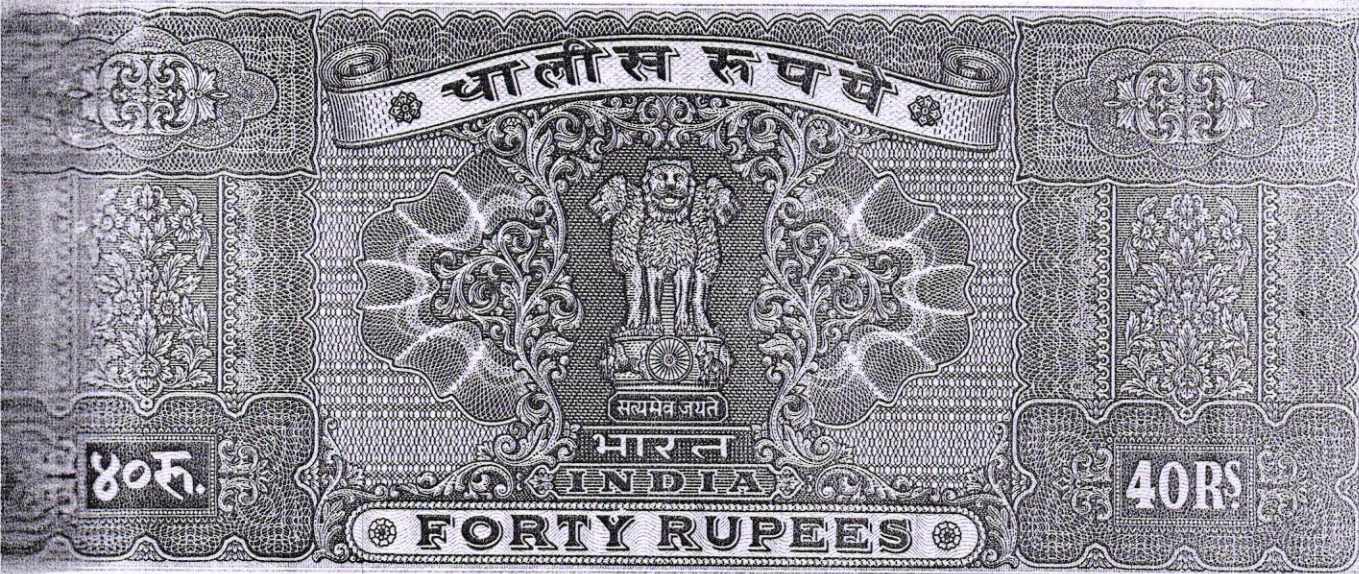
Fr. No. 693 Place of vend. Pany Date of issue 19.8
Value of stamp paper Rs. 1.00
Name of the purchaser E. P. P. P.
Residing at Pany son of
As there is no one single stamp paper of the value of 236
Additional stamp paper for the completion of the value of
with

Signature of the Ex-officio holder

Signature of Person

clearness, is delineated on the plan
thereof annexed hereto and thereon
shown surrounded by red coloured
boundary lines, and hereinafter, for
brevity's sake, shall be referred to as
" the said property " .)





AND WHEREAS the said property prior to 23/2/1929 was belonging to one Smt. Carmelina Lobo, widow of Antonio Felipe de Aguiar, resident of Colvale;

AND WHEREAS in terms of a Deed of Sale dated 23/2/1929 drawn at page no. 50 onwards



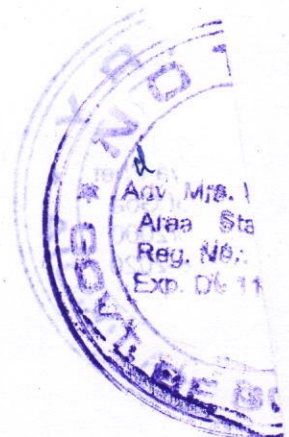
Br. No. 697 Place of vend. Panay Date of Issue 1
Value of stamp paper 2.40
Name of the purchaser F. Perera
Residing at Panay son of
As there is no one single stamp paper for the value 23
Additional stamp paper for the completion of the
with

Signature of the Ex-officio Notary

Signature of the

of Notarial Book No. 272 by the then Notary
of Bardez, Shri Gustavo Frias, the said
property was sold by Smt. Carmelina Lobo
favour of one Shri Romulo de Mendonca
resident of Colvale, Bardez, Goa;

AND WHEREAS after the demise of the
said Romulo de Mendonca and his wife, Smt.



AND WHEREAS the said Shri Joseph Gabriel Mendonca expired on 18/6/1969 leaving behind the Vendor abovanamed, as his widow and moiety-holder and three daughters, as his sole and universal heirs;

IBV, S. dhyia Sher
e of Goa
30/03/2000
80-11-08-2020

AND WHEREAS the said property v
described under Item No. 1 in the List
Assets filed in the said Invento
Proceedings;

AND WHEREAS in the partition c
assets made in the said Inventory Proceeding
the said property was allotted to the shar
of the Vendor abovenamed;

AND WHEREAS the said allotment was
confirmed by the Order of Homologation dated
19/7/1990 passed at page no. 31 of the said
Inventory Proceedings;

AND WHEREAS by virtue of the said
allotment in the said Inventory Proceedings
the Vendor abovenamed became the absolute and
exclusive owner of the said property;

AND WHEREAS the Vendor has sub-divided
the said property into four different plots
viz., Plots - A, B, C & D;



AND WHEREAS Plots - A, B & C of the said property admeasure 9416.00 square metres or thereabouts, each, and Plot - D of the said property admeasure 452.00 square metres or thereabouts;

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell in favour of the Purchaser and the Purchaser shall purchase from the Vendor all that the said Plot - A, admeasuring 9416.00 square metres or thereabouts from and out of the said property, for a total consideration of Rs. 2,95,286.00 (Rupees two lakhs ninety five thousand two hundred and eighty six only), which represents the present market value of the said plot;

NOW, THEREFORE, THIS DEED OF SALE

WITNESSES AS UNDER :-

=====



1. In pursuance of the said agreement and in consideration of the said sum of Rs. 2,95,286.00 (Rupees two lakhs ninety five thousand two hundred and eighty six only), paid by the Purchaser to the Vendor before the execution of these presents, the receipt of which sum the Vendor does hereby admit and acknowledge and of and from the same and every part thereof does hereby acquit, release and discharge the Purchaser, the Vendor, as the absolute and exclusive owner of the said plot, does hereby transfer to the Purchaser by way of SALE, all that the said Plot viz., Plot - A of the said property known as " CUNDOICHEM BATA ", also known as " MOLLY " or " MOLLOI DE CUNDAIM " or " KUNDAI BHAT ", situated at Colvale, within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub-District of Bardez, District of Goa, State of Goa, the said property being described in the Land Registration Office of Bardez, at Mapusa, under Description No. 29485, at page 3 of



Book No. B - 76 and not inscribed in the Taluka Revenue Office of Bardez, at Mapusa, and surveyed, during the recent land survey conducted for the purposes of Records of Rights for the Revenue Village of Colvale, under Sub-Division No. 8 of Survey No. 13, the said Plot - A having a total area of 9416.00 square metres or thereabouts and being more particularly described in the SCHEDULE hereunder written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all the rights, easements, appurtenances thereof and all estate, right, title, claim, interest and demand whatsoever of the Vendor into and out of the said plot hereby transferred and every part thereof TO HAVE, HOLD, OWN AND ENJOY the same together with all its and every of its rights, easements and appurtenances UNTO and TO the use and benefit of the Purchaser FOREVER, as absolute owners, SUBJECT HOWEVER to the payment of all



taxes, rates, assessment, dues and fees now chargeable in respect of the same and hereafter to become payable to Government, Village Panchayat or any other local body or authority, in respect thereof.

2. The Vendor does hereby covenant with the Purchaser as under:-

i) The said Plot - A shall be quietly entered into and upon and held and enjoyed and the profits received therefrom by the Purchaser without any interruption or disturbances by the Vendor or any other person or persons claiming through or under her and without any lawful disturbances or interruptions by any other person whomsoever.

ii) The Vendor will, from time to time and at the request of the



Purchaser, execute and do every such assurances and things necessary for further more perfectly assuring the said Plot - A to the Purchaser, as may reasonably be required.

iii) The Vendor's title to the said Plot - A hereby transferred subsists and the Vendor has absolute and full powers to sell the same.

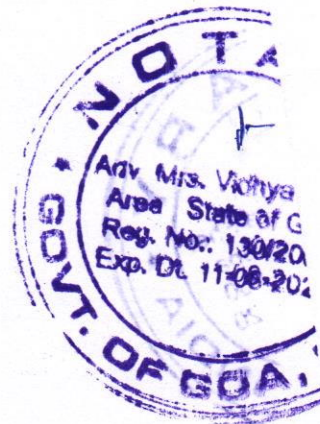
iv) The said Plot - A hereby sold is absolutely free from any encumbrances, charges and liens of any nature whatsoever and, if for any defect in the title of the Vendor the Purchaser is deprived of the whole or any part of the said Plot - A, the Vendor does hereby undertake to compensate the Purchaser and/or his successors-in-interest.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed hereinbelow.

SCHEDULE

ALL THAT piece or parcel of land known as Plot - A, admeasuring 9416.00 square metres or thereabouts, forming a part of the larger property known as " CUNDOICHEM BATA ", also known as " MOLLY " or " MOLLOI DE CUNDAIM " or " KUNDAI BHAT " , being a hilly land, situated at Colvale, within the local limits of Village Panchayat of Colvale, Taluka and Registration Sub-District of Bardez, District of Goa, in the State of Goa, the said property being more particularly described hereinabove, the said Plot - A



being now disannexed from the said property
and forming an independent and distinct
entity being bounded as follows:-

On or towards the East : by a nalla,

On or towards the West : by the public road
going from Mapuca
to Tivim,

On or towards the North : by Plot - B of the
same property, and,

On or towards the South : by the property
bearing Survey No.
20.

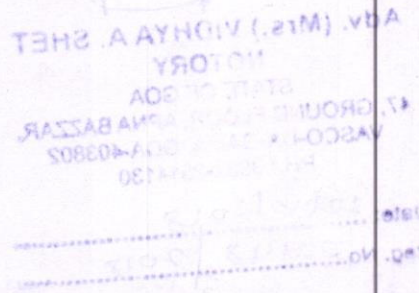
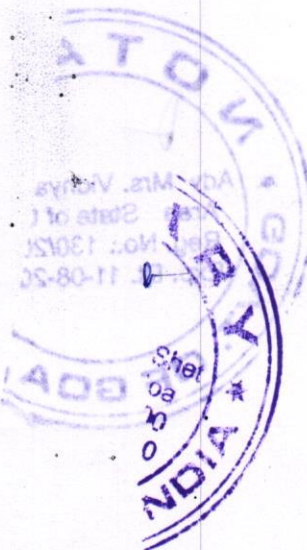
SIGNED AND DELIVERED BY }
THE WITHIN NAMED VENDOR, }
Smt. ZEFERINA FILOMENA }
MENDONCA, THROUGH HER }
DULY CONSTITUTED ATTORNEY, }
Shri WINSTON HAROLD NEWMAN. }

Newman

IN THE PRESENCE OF :

1. *Creane* (S.V. Creane)

2. *Pause* (S.S. Pause)



CERTIFIED TRUE COPY

1) Shri Winston Harold Newman,
or go retained Business
Indian National Co. Colaba
as attorney of

a) Sub referring Filomena Pinb
e mendasse, m. go. widow.
Landlady, Indian National
Co. Colaba, Barchi Co.

Exhibit per admt

the execution of and of the

Newman

of 21 December 1996

Sub-Registrar

Registered No. 1171

at 11-08-20

Book No. I Volume No. 396

Date 25th July 1996

Sub-Registrar

Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 22/10/2018
Reg. No. 22148/2018

NOTARY
Adv. Mrs. Vidhya
Area State of
Reg. No.: 130/21
Exp. Dt. 11-08-20

