

गोवा GOA

sr. No. 185... Place of Vend Mapusa Date of Issue 15/07/08.. Value of Stamp Paper Rs. 25000/- Rupees *Twenty five thousand only*

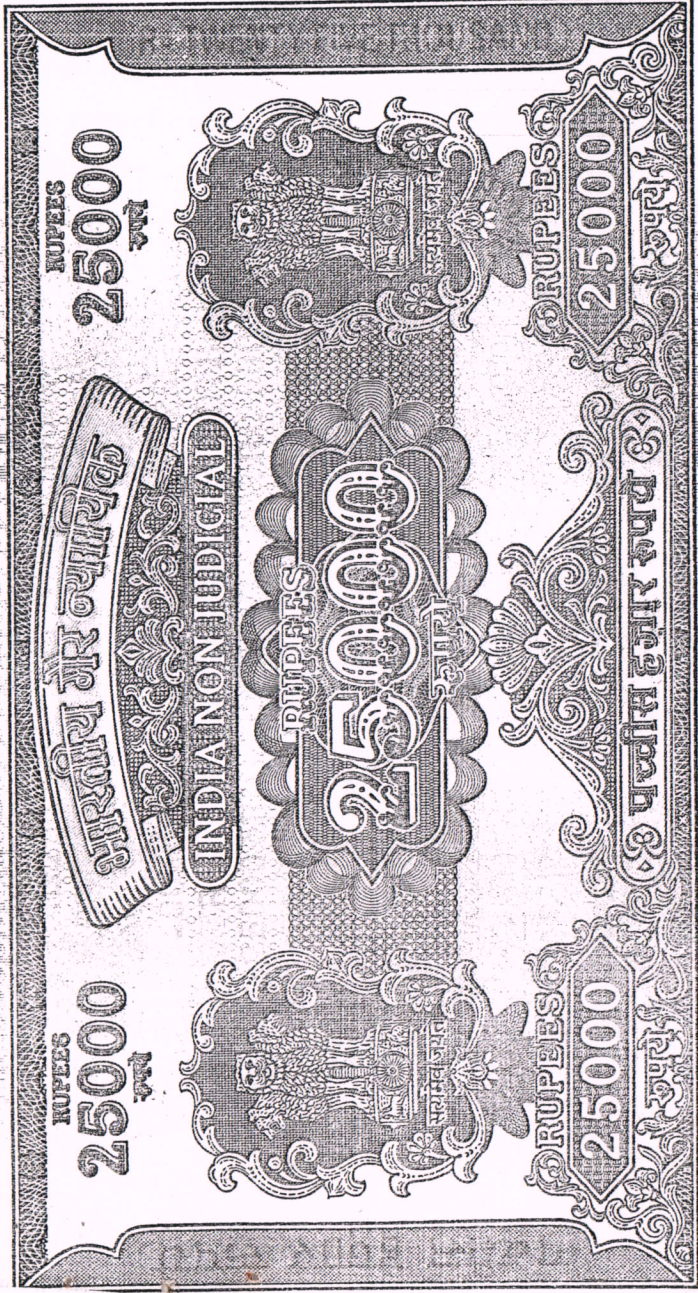
020868

Name of the purchaser, *Oswald D' Mello*

residing at *Mapusa*, son of.....
 As there is no other stamp paper for the value of *Rs. 257000/-* used stamp papers for the completion of the value is attached along with it.

[Signature]
 Signature of the ex-officio Vendor
 Signature of Purchaser

383A / 2839 no 8
256988
become
to
to
257080
[Signature]
 DEED OF SALE
 SOB REGISTRAR
 BARDOLIM
 REC
 BARDOLIM



गोवा GOA

Dr. No. 185... Place of Vend Mapusa Date 04

Issue... 15/07/08... Value of Stamp Paper

Rs. 25,000/- Rupees Twenty five thousand only.

Name of the purchaser: Osvaldo D Mello

residing at Mapusa... son of...

As there is no original stamp paper for the

value of Rs. 25,000/- (original stamp papers

for the substitution of the value is attached

alongwith.

[Signature]
Signature of the
off-office Vendor

[Signature]
Signature of Purchaser

020869

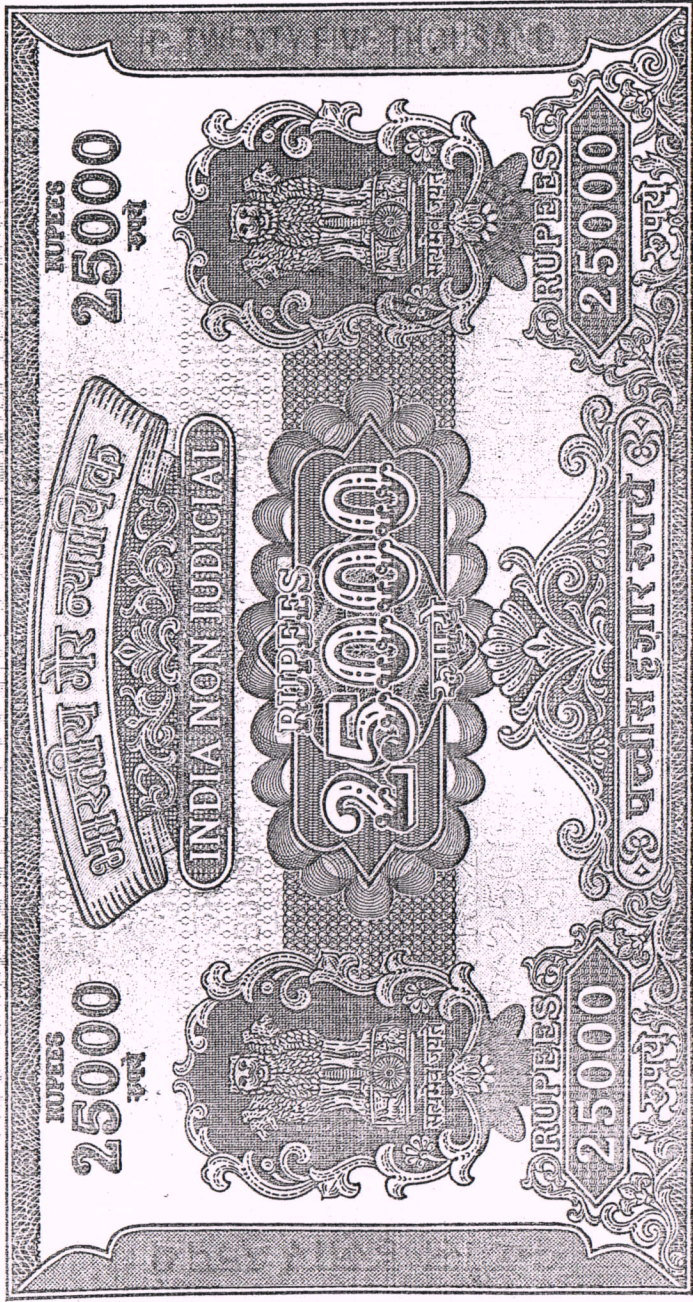
- 2 -

This Deed of Sale is executed at Mapusa on
this 16th day of the month of July 2008;



BETWEEN

[Signature] *[Signature]*



गोंवा GOA

Sr. No. 185... Place of Vend Mapusa Date 15/07/08

Issue... 15/07/08... Value of Stamp Paper

Rs. 25,000/ Rupees Twenty five thousand only

Name of the purchaser Oswald Dmello

residing at Mapusa son of... As there is no one stamp paper for the value of Rs. 25,000/ Rupees Twenty five thousand only for the acquisition of the value attached along with.

Signature of the ex-officio Vendor

Signature of Purchaser

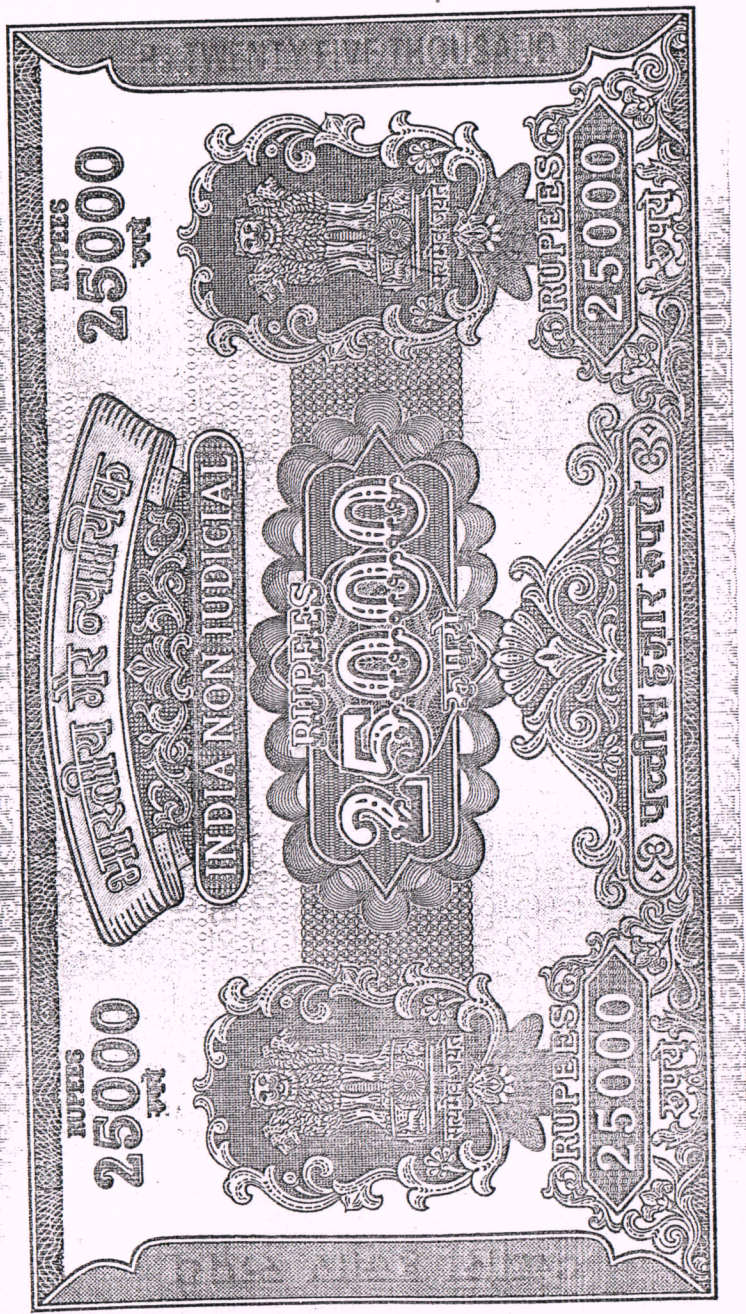
020870



- 3 -

1. MRS. IRIA MARIA DOS MILAGRES ERNELINDA
DITOSA DA COSTA e RODRIGUES alias IRIA MARIA DA
COSTA e RODRIGUES alias LILIA SEBASTIAO
RODRIGUES alias IRIA MARIA DOS MILAGRES

Signature of the purchaser



गोवा GOA

020871

Sl. No. 185 Place of Vend Mapusa Date

Issue... 15/07/08... Value of Stamp Paper

Rs. 25000/- (Rupees Twenty Five thousand only)

Name of the purchaser... Oswald D'mello

residing at Mapusa... son of

As there is no one stamp paper for the

value of Rs. 25,000/- of the stamp papers

for the completion of the value is attached

alongwith.

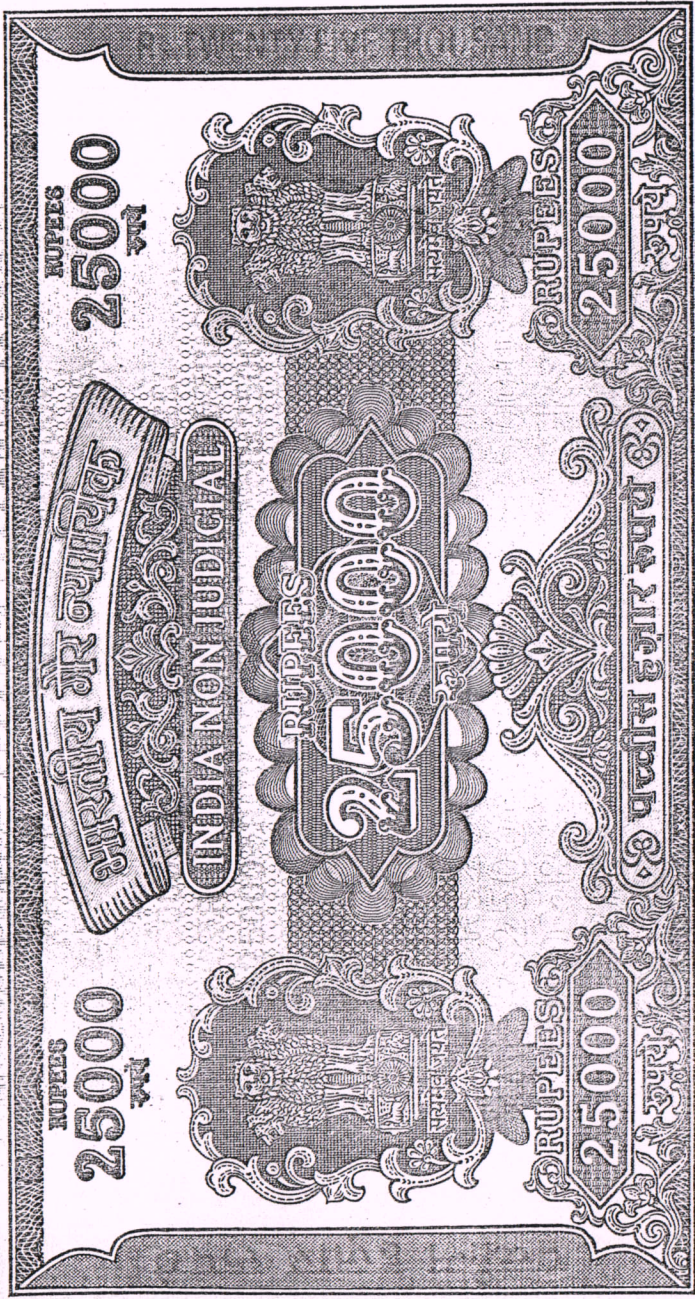
Signature of the

officio Vendo

Signature of Purchaser

- 4 -

ERMELINDA DITOSA DA COSTA, alias IRIA DA COSTA,
 aged 85 years, widow of late Jose Silvestre
 Sebastiao Xavier da Conceicao Rodrigues,
 daughter of late Domingos Rozario Reis da Costa,



गोवा GOA

020872

Sr. No. 185... Place of Vend Mapusa Date

Issue 15/01/08... Value of Stamp Paper

Rs. 25000 / Rupees Twenty Five thousand only

Name of the purchaser Oswald D'wello

residing at Mapusa... son of...

As there is no one style stamp paper for the

value of Rs. 25,000 additional stamp papers

for the satisfaction of the value is attached

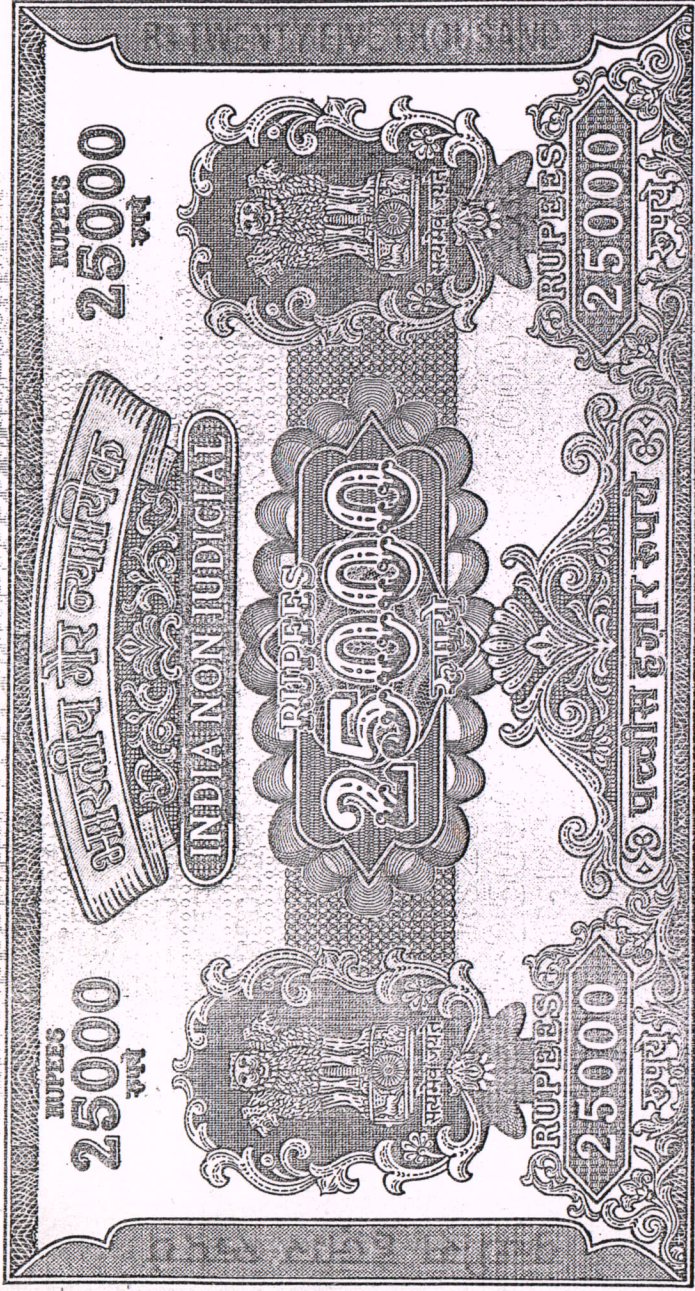
alongwith

[Signature]
Signature of the
off-office Vendor

[Signature]
Signature of Purchaser

- 5 -

Indian National, resident of Altinho, Mapusa,
Goa, hereinafter called the VENDOR (which
expression shall unless it be repugnant to the
context or meaning thereof mean and include her



गोवा GOA

020873

Gr. No. 185..... Place of Vend Mapusa Date 44
 Issue 15/07/08... Value of Stamp Paper
 Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser. Oswald D'Alto
 residing at Mapusa..... son of.....
 As there is no one single stamp paper for the
 value of Rs. 257000/- Additional stamp papers
 for the completion of the value attached
 alongwith.

[Signature]
 Signature of the
 ex-officio Vender

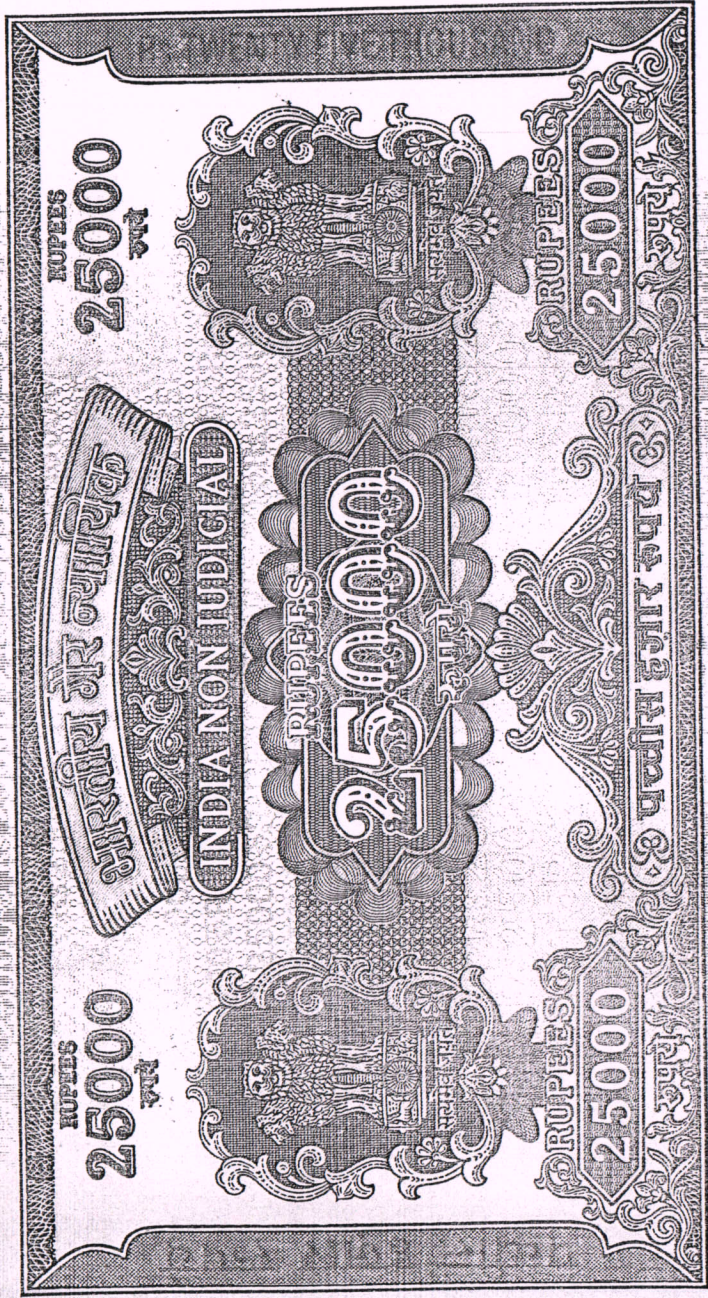
[Signature]
 Signature of Purchaser



- 6 -

heirs, executors, administrators and assigns) of
 the ONE PART.

AND
[Signature]



गोवा GOA

020874

sr. No. 185... Place of Vend Mapusa Date 4/6

Issue 15/01/08... Value of Stamp Paper

Rs. 25000/- Rupees Twenty five thousand only

Name of the purchaser Oswald Dmello

residing at Mapusa son of _____

As there is no one single stamp paper for the

value of Rs. 25,000/- additional stamp papers

for the completion of the value is attached

alongwith.

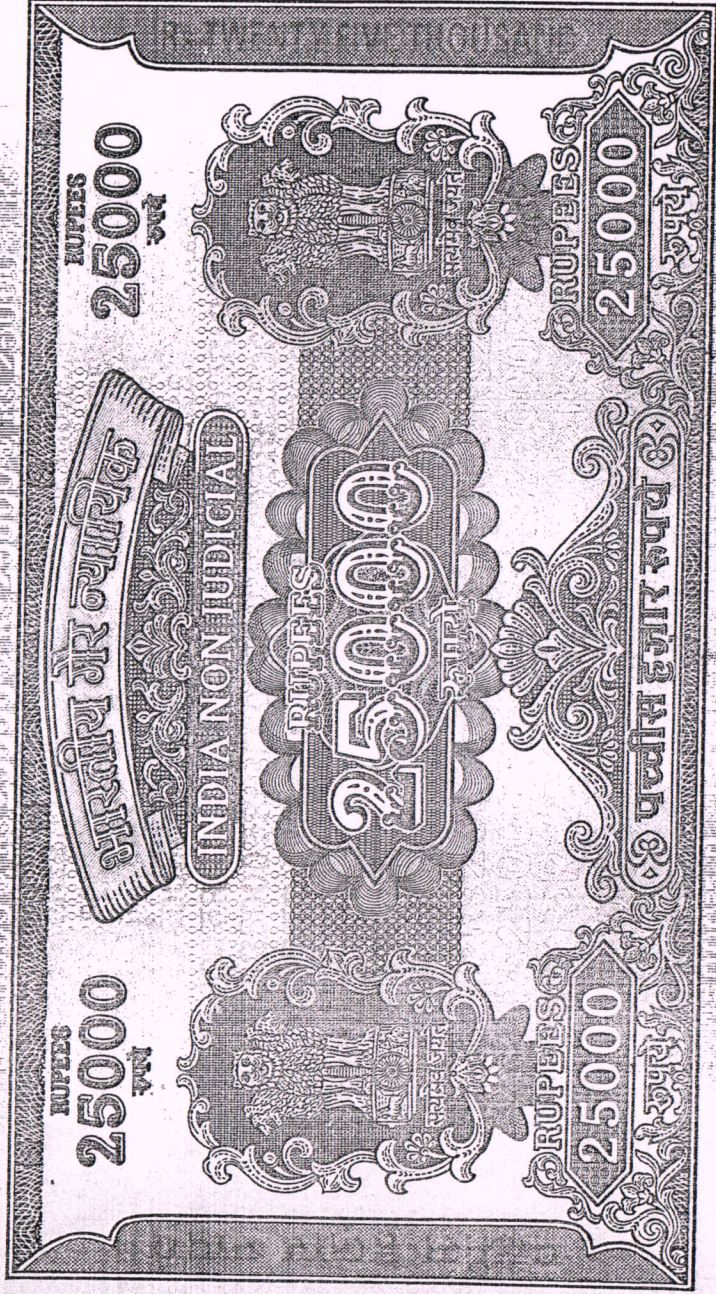
[Signature]
Signature of the
Official Vendor

[Signature]
Signature of Purchaser



M/S CLASSIC HOMES, a duly registered partnership
firm having office at "Ninho de Goa", Morod,
Mapusa, Bardez, Goa, represented by its partners

[Signature]



गोवा GOA

No. 185... Place of Vend Mapusa Date 24

Issue... 15/07/1985... Value of Stamp Paper

Rs. 25,000/- (Rupees Twenty five thousand only)

Name of the purchaser... Oswald D'wello

residing at Mapusa...
 As there is no other single stamp paper for the
 value of Rs. 25,000/- additional stamp papers
 for the completion of the value attached
 alongwith.

[Signature]
 Signature of the
 ex-officio Vendor

[Signature]
 Signature of Purchaser

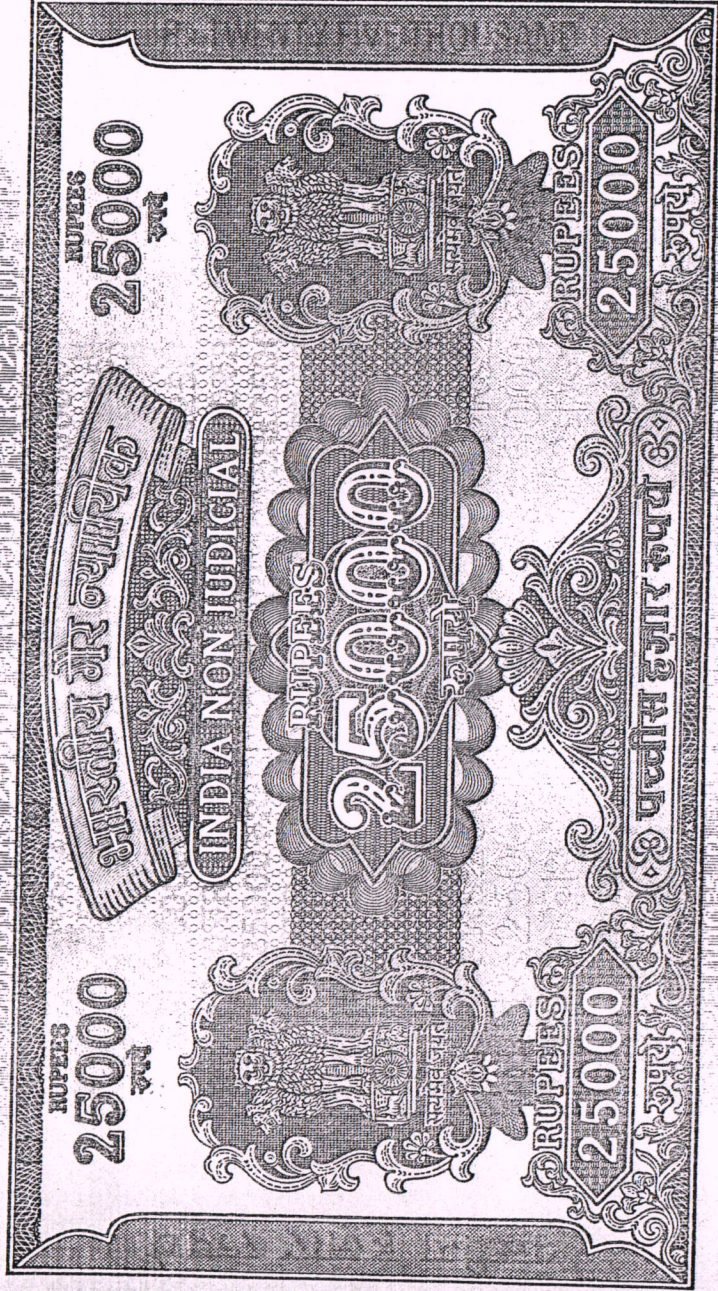


020875

- 8 -

(1) Mr. OSWALD F. DE MELO, aged 36 years,
 married, son of Mr. John de Melo, Engineer,
 Indian National, resident of House No.E/4/16,
 Angdicho Vaddo, Guirim, Bardez, Goa, and (2) Mr.

[Signature]



गोवा GOA

sr. No. 185... Place of Vend Mapusa Date

Issue 15/07/88... Value of Stamp Paper

Rs. 25000/- Rupees *Twenty five thousand only*

Name of the purchaser *Ostread D'mello*

residing at *Mapusa* son of _____

As there is no one else's stamp paper for the

value of Rs. 25000/-

for the completion of the value of _____

alongwith.

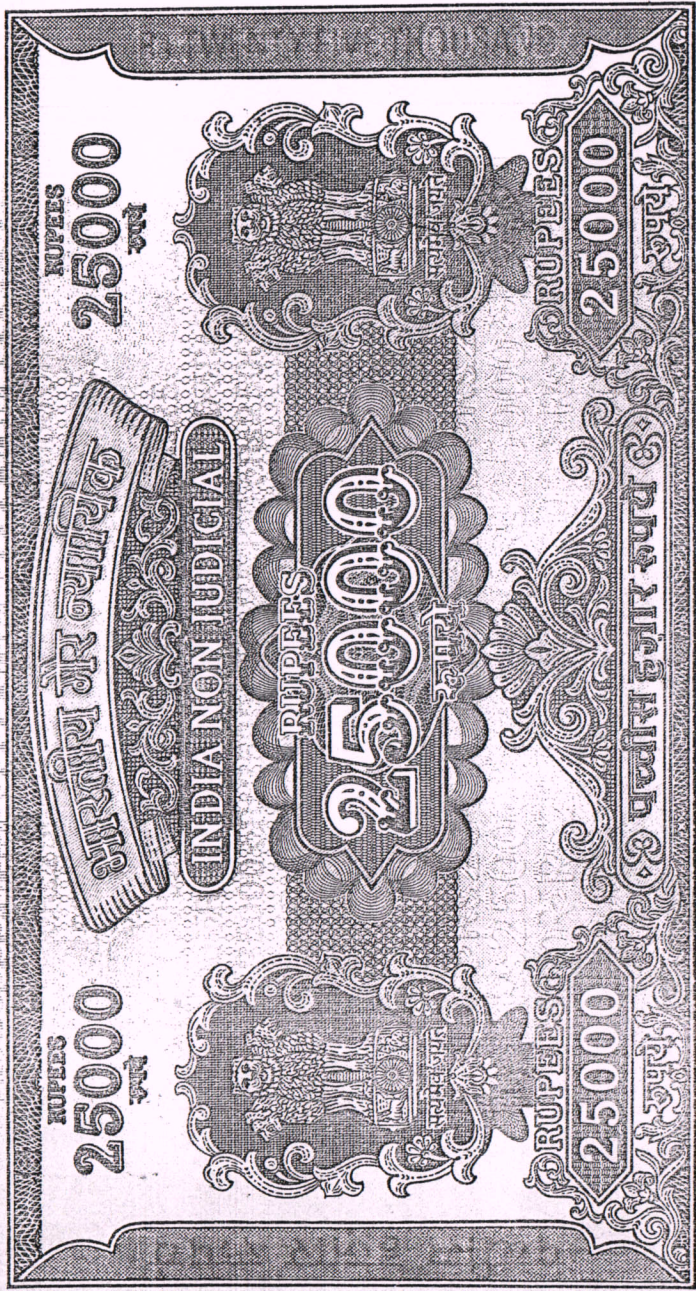
S. V. M. O.
Signature of the
ex-officio Vendor

[Signature]
Signature of Purchaser

020876

ATHARAH V. FULARI, aged 30 years, unmarried, son
of Vinayak Fulari, Engineer, Indian National,
resident of House No.205/1, Fernandes Waddo,
Siolim, Bardez, Goa, hereinafter called the

[Signature]



गोवा GOA

Sr. No. 185 Place of Vend Mapusa Date

Issue 15/07/88 Value of Stamp Paper

Rs. 25000/- Rupees *Twenty five thousand only*

Name of the purchaser *Oswald D'Nello*

residing at *Mapusa* son of _____

As there is no one single stamp paper for the

value of *Rs. 25,000/-* additional stamp papers

to the option of the value *Rs. 25,000/-* attached

alongwith.

[Signature]
Signature of the
ex-officio Vendor

[Signature]
Signature of Purchaser.

020877

PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partners of the said firm "CLASSIC HOMES" as well as their heirs,

[Signature]

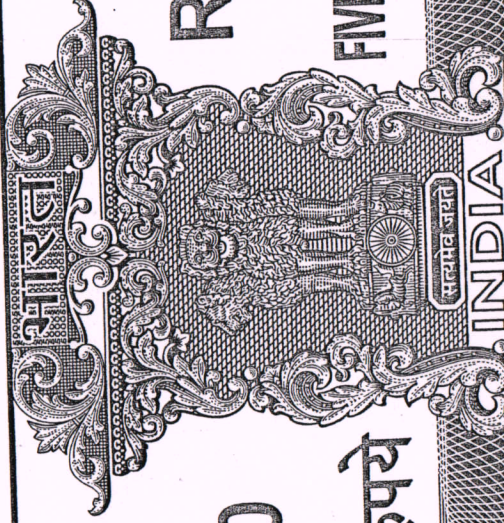
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

RS. 5000

पाँच हजार रुपये

FIVETHOUSAND RUPEES



INDIA

गोवा GOA

006757

Mr. No. 185.....Place of Vend Mapusa Date of
Issue..... 15.07/1988.. Value of Stamp Paper
Rs. 5000/- (Rupees Five thousand only)

Name of the purchaser. Oswald D'mello

residing at Mapusa, son of.....
As there is no one single stamp paper for the
value of Rs. 25000/- additional stamp papers
for the completion of the value is attached
alongwith.

Signature of the
ex-officio Vendor

Signature of Purchaser

- 11 -

administrators, successors, legal represent-
atives, assigns and nominees) of the SECOND
PART.

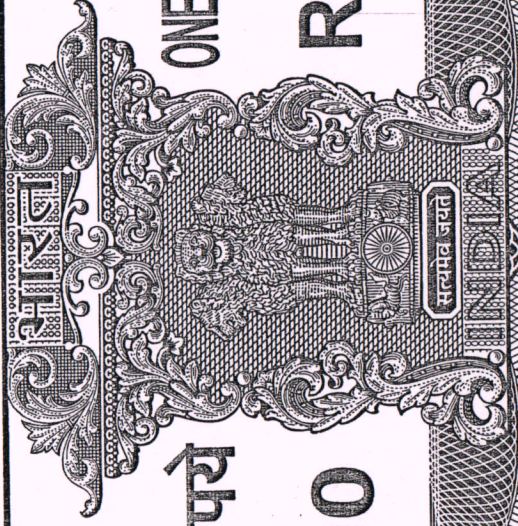
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



गोवा GOA

072496

Dr. No. 185 .Phase of Vend Mapusa Date 08

Issue 15.07.08. Value of Stamp Paper

Rs. 1000/- (Rupees One thousand only)

Name of the purchaser. Oswald D'Almeida

residing at Mapusa son of.....

As there is no one single stamp paper for the

value of Rs. 257000/ additional stamp papers

for the completion of the value is attached

alongwith.

Signature of the

ex-officio Vendor

Signature of Purchaser

- 12 -

AND WHEREAS the Vendor is the absolute owner in possession of property known as "Deulali" admeasuring 13100.00 sq. mts. situated in the village Anjuna, Taluka and Registration

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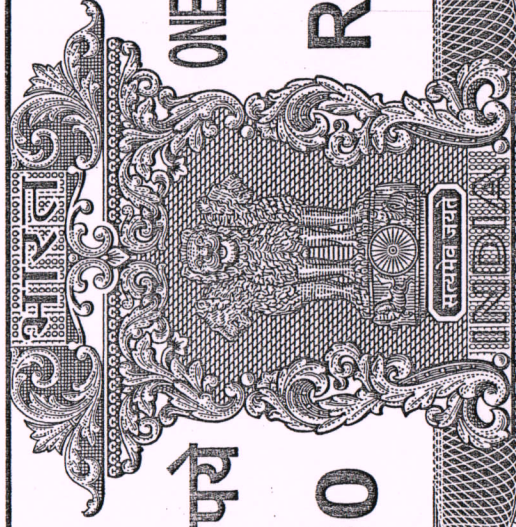
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



गोवा GOA

072497

No. 185... Place of Vend Mapusa Date of Issue 15/07/08... Value of Stamp Paper Rs. 1000/- (Rupees One thousand only) Name of the purchaser Oswald D. Melo residing at Mapusa... son of... As there is no one single stamp paper for the value of Rs. 257,000/- Additional stamp papers to the completion of the value attached alongwith.

Signature of the ex-officio Vendor

Signature of Purchaser

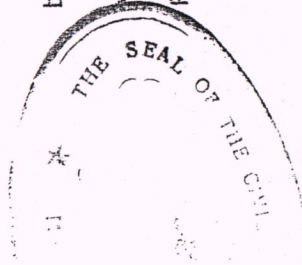
- 13 -

Sub-District of Bardez, District of North Goa, State of Goa, bearing survey Nos.255/2. The said property is not found described in the Land Registration Office nor enrolled in the Land

Revenue office. The said property is more fully described in the Schedule I herein below.

AND WHEREAS the Vendor is also the owner in possession of another property known as "Deulali" situated in the village Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, bearing survey Nos.256/1. The said property is not found described in the Land Registration Office nor enrolled in the Land Revenue office.

AND WHEREAS the said properties originally belonged to the husband of the Vendor namely Jose Silvestre Sebastiao Xavier da Conceicao Rodrigues of Anjuna as the same property was inherited by him from his father. The said properties are situated in the ward Gumal Vaddo and the same came to the Vendor by will dated 20th July 1963 drawn at page 45 of Book No.61 executed by her said husband in her favour as the said Jose Silvestre Sebastiao Xavier da



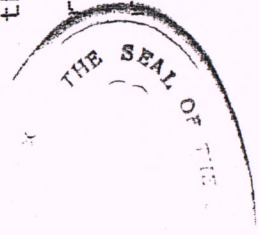
Conceicao Rodrigues had no issues of this marriage.

AND WHEREAS the Vendor had requested the Purchaser to clear all the impediments and liabilities which were shown on the property and the Vendor is hopeful that all the proceedings initiated by the Purchaser will culminate in favour of the Vendor.

AND WHEREAS the Vendor has divided the property bearing survey No.256/1 into three portions or plots marked by the letters P, Q and R in the plan annexed hereto to form part of this deed. The said Plots will hereinafter be referred to as Plot P, Plot Q and Plot R respectively.

AND WHEREAS the Vendor agreed to sell to the Purchaser the said Plot R admeasuring 1161.00 sq. mts. which is more fully described in Schedule II and the remaining portion marked

[Handwritten signature]



as Plots P and Q both totally admeasuring 7500.00 sq. mts. which is going to be retained by the Vendor.

AND WHEREAS the Purchaser also desired to purchase from the Vendor the other said property bearing survey No.255/2 described in Schedule I below along with the Plot R of survey No.256/1 described in Schedule II for the total consideration of Rs.30,00,000/- (Rupees thirty lakhs only)



AND WHEREAS the Vendor has got good, valid, clear and marketable title to the said entire property of survey No.255/2 described in Schedule I and also to the Plot R of survey No.256/1 described in Schedule II free from encumbrances.

AND WHEREAS the Vendor has agreed to sell the said property described in Shedule I and Plot R described in Schedule II to the Purchaser for the total consideration of Rs.30,00,000/-

(Handwritten signature)

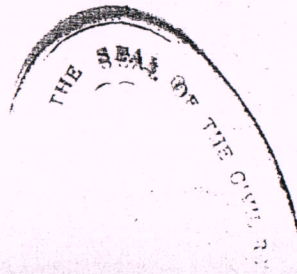
(Rupees thirty lakhs only). And whereas not to have any confrontation with the registering authorities the stamp duty is put as per market value which is taken as Rs.1,28,49,000/- (Rupees one crore twenty eight lakhs and forty nine thousand only) considering the nature of land.

NOW THIS DEED WITNESSES AS UNDER:-

1. In pursuance of the said agreement and in consideration of the sum of Rs.30,00,000/- (Rupees thirty lakhs only) paid by the Purchaser to the Vendor, on or before the execution of this deed, she, the Vendor, as owner in possession of the said properties described in Schedule I and II herein below do hereby grant, transfer, assure and convey unto the Purchaser by way of sale TOGETHER WITH all the trees or other fixtures, ditches, ways, waters, watercourses, AND ALL singular rights, liberties, privileges, easements, rights and appurtenances, whatsoever to the said properties

22024

described in Schedule I and II or any part thereof belonging to or in anywise appurtenant to or with the same or any part thereof usually held, used, occupied or enjoyed therewith or reputed or known to belong or be appurtenant thereto and also together with all the deeds, documents, writings, and other evidence of title relating to the said two properties in Schedule I and II or any part thereof AND ALL the estate, right, title, easement, interest, use, inheritance, possession, benefits claim and demand whatsoever, at law and in equity of the Vendor in, to, out of or upon the said two properties TO HAVE AND TO HOLD the said two properties hereby granted conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser for ever SUBJECT HOWEVER TO THE payment of all taxes, rates, assessments, dues and duties now chargeable upon the same or hereafter to become payable to



[Handwritten signature]

the Government or to the Panchayat authorities or Municipal authorities or any other public body.

2. The sale is made free from all encumbrances.

3. All right, title, interest and easement in respect of the said properties which are hereby sold and described in the Schedules I and II below are also transferred in favour of the Purchaser. The possession of the said properties sold hereby is hereby delivered to the Purchaser by the Vendors so that the Purchaser shall enjoy the said properties sold as the absolute owner in possession hereinafter and the Purchaser can deal with the same as the Purchaser desires.

4. The Vendor covenants with the Purchaser that if for any defect in title to the said properties sold or any part thereof the



[Handwritten signature]

Purchaser is deprived of the enjoyment of the said properties sold or any part thereof, then the Vendor shall co-operate with the Purchaser and get the title cleared.

5. The Vendor does hereby covenant with the Purchaser, that notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of her predecessors in title or ancestors executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said properties hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser.

6. AND THAT the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against all loss, damages, costs,

pd

charges and expenses if any suffered by reason of any defect in title of the Vendor or any breach of the covenants herein above contained.

7. That the Vendors have not, prior to the execution hereof, received any notice of acquisition, requisition or reservation from the Government, Village Authorities or any other Public Body or authorities, in respect of the said properties or any part thereof, under any provision of law.

8. That there is no other person/s lawfully entitled to the said properties sold hereby and further the said properties are free from any encumbrances, mortgage, tenancy, mundkarial rights/ encumbrances, lien, charge or any other claim or liability of whatsoever nature.

9. The Vendor does hereby agree with the Purchaser that notwithstanding any act, deed or thing whatsoever done by her or any person/s



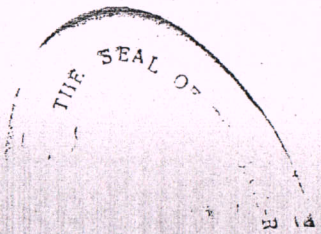
[Handwritten signature]

claiming by or through or under her, the Vendor has in herself good right, full possession and title and absolute power and authority to convey and transfer the said two properties sold to the Purchaser by this instrument and the Vendor does hereby declare that they have not done or omitted or knowingly or willingly suffered and been party to any act, deed or thing whereby she is prevented from selling the said properties or whereby said properties have been charged, encumbered or prejudicially affected.

10. The Vendor has not entered into any Agreement and/or Agreement of sale or sale deed with any other person/s and/or received from them any earnest money deposit, advance or deposit in respect of the said properties.

11. All claims, taxes, land revenues and other dues of any authority, if any, payable in respect of the aforesaid properties described in

Handwritten initials/signature



Schedule I and II upto the date of the sale deed shall be the responsibility of the Vendor and thereafter of the Purchaser.

12. The Purchaser shall at all times after the execution of the Sale deed, occupy and possess the said properties without any interruption, claim, or demand from any person whatsoever.

SCHEDULE I

Immovable property known as "Deulali" admeasuring 13100.00 sq. mts. situated in the village Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, bearing survey No.255/2. The said property is not described in the Land Registration Office nor enrolled in the Land Revenue office. The said property is bounded as

under:-

EAST : by survey No.255/1 and road

WEST : by drain and survey No.256/1



NORTH: by survey No.255/1

SOUTH: by road

SCHEDULE II

All that severed Plot R admeasuring 1161.00 sq. mts. forming part of the entire property known as "Deulali" bearing survey No.256/1 situated in the village Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa. The said entire property is not found described in the Land Registration Office nor enrolled in the Land Revenue office. The said Plot R is bounded as under:-

EAST : by drain

WEST : by Plot Q

NORTH: by Plot P

SOUTH: by Survey No. 256/1-A

IN WITNESS WHEREOF the parties hereto have set their hands on the day, month and year first

above mentioned.



VENDOR

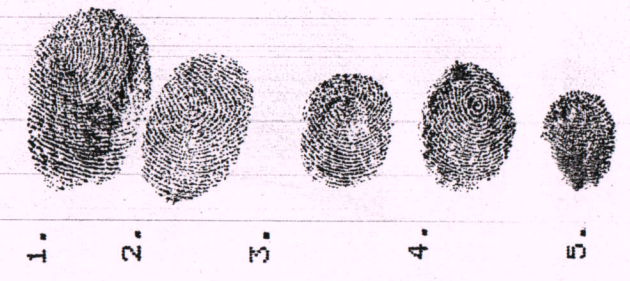


1. Juiz da Costa
(Mrs. Iria Maria dos Milagres Ermelinda
Ditosa da Costa e Rodrigues)

L.H.F.P.



R.H.F.P.



Handwritten initials and a signature, including a small circular stamp, located to the right of the fingerprints.

PURCHASER

M/s CLASSIC HOMES
represented by its
Partners



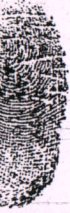
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1. ~~(Mr. Oswald F. de Melo)~~

L.H.F.P.

R.H.F.P.

1.



2.



3.



4.



5.



[Handwritten initials]










Dubois

2. (Mr. Atmaram V. Fulari)

L.H.F.P.

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

R.H.F.P.

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

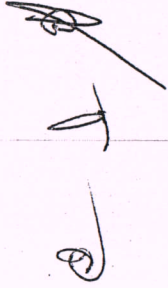
Handwritten initials/signature



WITNESSES

1. N. Pereira (Molam Pereira)

2. ~~Lawson~~ (P.H. Power)



3) Mrs. Inia Maria Dos Milagres Ermelinda Diosa Da Costa e Rodrigue
aged 85 years, widow of late Jose Silvestre Sebastiao Xavier da
Conceicao Rodrigues, daughter of late Domingos Rozario Reis da Cos
Indian National, resident of Catinho, Marua - Goa.



Executing party 1283
.....
.....
admits execution of the so called
Deed of Sale



Inia Maria

Inia da Costa

1) M/s Classic Homes a duly registered Partnership firm having office at "Ninho de Goa" Morod Mapusa, Bardez Goa. represented by its partners by.

Mr. Oswald F. De Melo, aged 36 years, married, Son of Mr. John de Melo, Engineer Indian National R/o H.No. E/4/16, Angdicho Vaddo, Guirim, Bardez, Goa.

2) Mr. Almaram V. Fulani, aged 30 years, unmarried, Son of Vinayak Fulani, Engineer, Indian National, resident of House No. 205/1 Fernandes waddo, Siolim, Bardez, Goa.

