15/07/1923 ANA

TRANSLATION

DEED OF SALE WITH DISCHARGE

On the fifteenth July, nineteen hundred and twenty three in this city of Nova Goa, and at the residence of Advocate Mr. Jose Maria Pereira, where on being requisitioned went I, the Notary, Carlos Augusto Maria d'Oliveira Pegado. There appeared as the first executants Mrs. Maria da Gloria Leite de Souza Pestana de Melo, widow of D. Miguel Antonio de Melo, Mrs. Palmira Belo Batista da Silveira e Lorena, Alfredo Alberto de Sequeira e Lorena, bachelor. Miss. Maria Matilde Eufemia de Silveira e Lorena, spinster, Mrs Maria Luiza Helena da Silveira e Lorena and her husband Artur Jose Tiburcio de Oliveira, all landowners, of full age, residing in Lisbon, represented by their power of attorney Mr. Joao Francisco Xavier da Silveira e Lorena married, captain of special cadre, residing at this place, of full age, constituted instrument of powers of attorney which were presented to me and shall be transcribed in the copies of these presents and as the second executant Advocate Mr. Jose Maria Pereira, married, land owner, of full age, residing at this place, those present known to me and to reliable witnesses hereinafter named and signed at the end, known to me what I vouch safe .- The first executants through the aforesaid power of attorney of theirs, told me in the presence of the same witnesses that the said Mrs. Maria Gloria and Mrs. Maria Luiza and her husband are owners in possession of the property third division of the hill denominated "Maulinguem", situated in Taleigao, bounded on the east by the second division of the same hill of Rogunata Poi, on the west by the property of Jose Soares de Veiga, and Bangulow of the first executants, north by the property of Mitra and of the said Soares and on the south by the property of the heirs of Peregrino Pinto and piece of land of the same Soares, not yet described in the land registration office as it is seen from the certificate which likewise was presented to me and shall be transcribed in copies of these presents, which property was allotted to them in the distribution in the orphanological inventory proceedings rendered in the Civil Court of this Judicial Division and registry

of the clerk of the third office, upon the demise of their father and grand father General Daniel Ferreira Pestana, who hailed from the said city, having the distribution been held by an order dated the seventh November, nineteen hundred and seven, which has become final, the half being to the first executant Mrs. Maria da Gloria and another half to the first executant Mrs. Maria Luiza; that the same first executants Mrs. Maria da Gloria and Mrs. Maria Luiza and her husband and the first executants Alfredo Alberto, Miss Maria Matilde, Mrs. Maria Herediana are the owners in possession of one sixth part of another property denominated "Bangalo", situated in the same place and described in its entirety in the land registration office of this judicial division under number two thousand six hundred and thirty six, on book B seven, new, similarly allotted to them in the distribution in the mentioned inventory proceedings, to the said first executant Mrs. Maria da Gloria being one half and to each of the remaining first executants Alfredo Alberto., Miss Maria Matilde, Mrs. Maria Herediana and Mrs, Maria Luiza one twelfth part; that by virtue of this deed, they sell to the second executant the referred to entire property Third division of the hill Maulinguem, for money consideration of three hundred rupees and the mentioned five sixth parts of the said second property Bangalo, for money consideration of two thousand four hundred and seventy five rupees, which two prices or the total of them in an amount of two thousand seven hundred and seventy five rupees were numbered in this act before me, Notary, and the said witnesses, by the second executant and on being received by the aforesaid power of attorney of the first executants, well counted and verified, gave full discharge thereof to the same second executant and transferred unto him the entire dominion, right, claim command and possession which they, the said first executants, had to and over the same properties, authorizing the second executant to register his dominion on the land registration office, to inscribe them in land matriz and in the village enumeration and dispose them of as his own chattel as they become from this day and forever, undertaking to defend the

title in case of eviction. The first executants Mrs. Palmira, Alfredo Alberto, Miss Maria Matilde, Mrs. Maria Verediana and Mrs. Maria Luiza and her husband further stated through the aforesaid power of attorney of theirs, that they are likewise owners in possession of one sixth part of the property Bangalo, of twelfth part being the first executant Mrs. Palmira, in the capacity of widow of the said husband of hers, since deceased, Mateus Henrique de Silveira Correa, to whom this twelfth part was allotted in distribution, in the said inventory proceeding and another twelfth part allotted in the same inventory proceeding to their sister and sister in law Miss Maria Leonor Tomasia da Silveira e Lorena, also since deceased in the status of spinster, also without descendants nor ascendants and of whom the first executants are the sole and universal heirs;that by this deed they agree to self the same sixth part to the second executant for money consideration of two hundred and twenty five rupees and undertake to execute the definitive deed of sale within three months time, binding to pay until then the respective registration charges by way of onerous title, towards the mentioned inheritance; that since the second executant has already paid the respective registration charges by way of onerous title towards the purchase likewise of that sixth part now agreed they authorize him to enter right now in its possession, the same executant being allowed to make improvements in the property for which they give him authorization;- that in the event the sale does not take place for fault of the first executants they bind to pay to the same second executant an amount of five hundred rupees, besides the value of the improvements that he might have done and for the security and guarantee of the same amount of five hundred rupees and of the value of improvements, they mortgage specially the alluded to sixth part agreed to sell, the second executant being allowed to register on it the mortgage. That the properties sold and agreed to be sold are not from the reserved pool of the Comunidade as it s seen from the certificate which likewise was presented to me and shall be transcribed in the copies of these presents. All that is set out above the second executant accepted



and presented to me the chalan of payment of the following tenor:- State of Portuguese India - Chalan number one hundred and thirty nine. Registration charges by way of onerous title. Rupees, Ans. Pies. Amount of tax:- two hundred and forty -zero-zero. Stamp duty four-twelve-ten. Total: two hundred and forty four -twelve-ten. - Mr. Jose Maria Pereira paid an amount of two hundred and forty rupees, twelve annas and ten pies being the registration charges and stamp duty towards the purchase that he is going to make from Mrs Maria da Gloria L. da S. Pestana de Melo, widow, Mrs. Palmira B.B de S. e Lorena, widow of Antonio H. de S. e Correa, Alfredo A. da S. e Correa. Miss. Maria Matildes E. de S. da S. e Lorena. Mrs. Verediana do C. da S. e Lorena, Mrs. Maria Luiza M. da S. e Lorena and her husband Artur J.T. de Oliveira, all residing in Lisbon, represented by their power of attorney Jose Francisco Xavier da S. e Lorena, from Nova Goa . of the properties "House" or "Bungalow" with its adjacent piece of land and rustic property denominated "Terceira diviisao de oiteiro" (Third division of the hill) Maulinguem, situated in Taleigao and inscribed in land matriz under numbers three hundred and five and three hundred and six, for money consideration of two thousand seven hundred rupees and three hundred rupees respectively, according to their declaration. The head of Revenue office, Joao Martins. Taluka Revenue Office at Nova Goa, fourteenth July nineteen hundred and twenty three. The Head of Revenue Office, Joao Martins.- For Treasurer, Bala Bagvonta Zoixi - In witness whereof I drew up this before the witnesses M/s Raia Narana Camotim Ganecar, land owner, and Narana Senay Nagorcencar . clerk of Comunidade, both married of full age, resident in this city, to whom and to the parties this being read by me, Notary, aloud as they found it correct are going to sign here. This will bear stamp of one thousand seven hundred and ninety pies, one thousand two hundred and fifty pies being of deed, five hundred and thirty of sale and ten of receipt and in addition one hundred of mortgage. - Towards the sale two thousand pies, discharge four

hundred, agreement five hundred, obligation five hundred pies and of mortgage five hundred pies. Filing, stamp and initials seven hundred and ten pies. Corrections follow. I caused it to write.

Seal

Sd/- . Joao Francisco Xavier da Silveira e Lorena

Sd/- Jose Maria Pereira

Sd/- Raia Narana Camotim Ganecar

Sd/- Narana Sin ay Nagorcencar

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Sd/- Carlos Augusto Maria d'Oliveira Pegado

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expression shall unless repagnant to a the context Andrade, major of age, widow of Santama O eira-residing at @himbel; Tiswadi; Goa hereinaftadministrators, referred to as the confirming windor AH (while h meaning MRS. ROSALINA ANDRADEAdaughter of thereof include her executors Wasuccessors evine thitle SECOND PART. legal heirs, late Andre

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WHEREAS





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ated Divisao of Municipal Taluka, Goa within the Municipal 248 Rast Survey surveyed Of Aq at Talei There No.249/1 the Property surveyed under Taleigao, on Hill under Survey No. 250 & Corporat designated O Taleigao property the West and known "Maulinguem" by 253 bounded 0 H the 28 Survey Tiswadi Taleigao, the the Terceira Property Panaji situ-No.

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admeasuring a on the North by and delineated described nafter referred and on the South by t Survey No.247 of Taleigao and more in the an area of to as "SAID PROPERTY" the 15 Meters wide in the SCHEDULE-II the Property surveyed Plan annexed approx. hereunder 83,160 m2 hereiparticularly Public hereto written under Road and

Froperty 2. The SAID PROPERTY was a part and parcel of a

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ORIGINAL PROPERTY'S known vas Terceira Divisão Sof Roghunath Pois, you the West by the Property of then bounded on the East by the second edivision Taleigae the Hillock known as Maulinguem belonging . To Soares, De Weign and the bungalow of designated as an MAULINGUEM" sirtuated at derreigan Pertano, on the property (hereinaften sreferred to as assaid Plateau, Dona Paula, Tiswadi Taluka; Goa North by the General

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from the then Perpeira Sale drade salves Perreira and Dr. Antonio Armando ira, widow, Dr. his and Acquattance dated 21st February, 5:1947 having Wife The The TO SAID (SEQREGIVALUE OPROPERTY OF Was and whis D. OWNERS purchased the same vide pessessed Carlos Renato Ema winte -D. Jacinta Barreto Colaco DosMatibda aby late Shru Gonsalves Gonsalves Nicoble -*Deed Hondof Andre - An-Gonsalves Perreira Perne-Gon-

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ejcisca estrodio sand she passed away on as a serior The wife of Andre Andrede was Anna 19.05.1940



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FIVE and leaving behind children the said name, by: his soul and universal Andre Andrade dies on 8-22004. 1959

- Sebastiao Andrade married alias Tolentina Fernandes. (1980) 38 Clotildes | Per-
- b) Rosalina herein) married to Andrade the Confirming wendor Santana Perreira,
- Conceicao Andrade marriedatorAdeixo Barreto, Vijaya Andmaden (sther VENDOR herein) anartied

3,80,200

ogto Roghunath Narvekar abias José Fernandes (Which a marriage was since dissolved by Divorce Decree scen Santama Andrade married to Lourenco Mergulhao. 16/71 in the Court of Civil Judge Senior Division dated 10th March, 1973 in Special Civil Suit at Panaji) and cemas smiths to 111 500

Francisca - Estrocito Orphanological Assemble death of the said Inventario



00DD 616774

proceedings and were initiated by fresh application which a culmideath of said Andre Andrade, similar 9th September 1940 after which, consequent to the Goa that ended with the order of the Court Civil Proceedings the Judge, Senior Division, Comarca Court of Ilhas namedy Court of "APENSO" appended to the said original bearing Nors993/40 were thas apenso, which is ustill Ilhas at proceedings instituted Panaji, dated

-13-

-14-8)

pending consideration and disposal in the above Pereferred County and 1 to 2004 For Fore

5-5t. arinifihe City of Goa and drawn at the residence of -and Acquintance was executed on 22nd August, 1959 presence of ocrisna Porobo Tamba, Notary: Public in the Judicial Division of the Adv. Antonio De Norohha Rodrigues In the intervening period a Deed of 加 111000 noisivid Totae? substituted





00DD 616773

-VENDOR herein) and her husband-Santana andrade whereunder (a) Rosalina Andrade Mrs undivided rights which they had to the estate to of their , late father/father-in-law, husband Perreira, Aleixo Clotildes to the said Sebastiao Barreto Lourenco Merguthao, sold for considera-(b) Conceicao Andriade and when husband Hernandes and their induquid mand and (c) Santana Andrade Andrade and his wife (.the T CONFIRMING them saidov late and her

280,200

-16-

DWANDLE WANDrade, which among other properties also BASAGDAORIGINALAPROPERTY. 263 (2010) singhuded their respective one-fifth share thin the

per

ADE TORA

Restory.

Senion Division at Panaji for divorce and e Marvekar which was accordingly decreed vide Order Civile Suit Note 1/17 in the Court of Civil dution sofeher marriage with the said Roghunath 6. WHEREAS the WENDOR herein instituted a Special disso-Judge



00DD 616772

-1/-

dated 16th February, 11973sd Decree, withe deceased Was estate contitue deceased Andre Andrede mutually THE AER TO THE THE one-tenth share in the state of Allthew said VENDOR and the Andre Andrade A to the VENDOR including and entire some fifth Ashare consequently to sthe asaid and rorce orally THE BULKET said Roghumath WarveKar divided equally ONG-LEELT. belonging T'n bintche 1973

Fac mathre

edsaid deceased Andre Andreade to The VENDOR includexpensioning exone attenth share in the estate wof esaid ekoghunath Marvekar. 57 145 4 145 ming one tenth share in the SAID PROPERTY to one-tenth share in the SAID PROPERTY (hereinafter to as the "FIRST ONE-TENTH SHARE") the the

prothuithe inheritance of Andre Andrade continue bise WHEREAS the WENDOR alongwith other divided equally in Wiles but a few many co-owners



00DD 616771

enjoys the estates as per the smooths vivanors, bus

VENDOR both agree CONFIRMING VENDOR entire 1/10th WHEREAS the share dated Andrade CONFIRMING VENDOR were both in possession 27th July, 1988 agreed to sell to the VENDOR herein vide Agreement in the and ा त्रम केर्ट केर्ट कार्य है। क्रिक्ट केर्ट है that estate of the the since 27.7.88 VENDOR undivided AND said the CONFIRMING deceased VENDOR the Of

-19-08-

Mondy 1

3

-20--01-

and enjoyment offthe said 4710th off undivided and illiquid share to the said estate.

JE 9: 15 1 100 D. 117 CENTROL BOTTON S. I

respect to CONFIRMING LUMP [EM] WO Sale o the PURCHASER. on WHEREAS to the of of 20.08.1988 · VENDOR entered into an Agreement thereafter said 1/10th share and soon the said share was handed over to with the PURCHASER the VENDOR and with the for







00DD 616770

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VENDOR have agreed to sell to the PURCHASER said 1/10th undivided illuquid share to the said mentioned herein 35,00,000/estate of late Andre Andrade and agreed WHEREAS now only, to below. as per the terms and conditions purchase the VENDOR and the CONFIRMING the same store the PURCHASER the

10) orthics

NOW THIS DEED WITNESSES AS UNDER

THE CONTRACTOR

BALLO SE

him commideration of the price of Rs. 35,00,000/price consideration amenupses Thirty (five lakhs only) [out of which an samount of Rsu-30,00,000/sthas been paid being the paid being the price consideration for ALL Schedule-II 89 AMIN countries of the above agreement and and an amountwoff Rs. Tor the property mentioned in 5,00,000/-THAT



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rand MRS. VENDOR in her 1,00,000/- (Rupees One lakh only) was CONFIRMING VENDOR at the request of which Rs. Andre one-tenth undivided right (title) the VIJAYA ANDRADE 9 of which Andrade and further payments which as on today 4,75,000/--is paid today to the VENDOR balance is spaid in the Ochands of sthe estate paid by or imheritance the PURCHASER an amount interest of the alascribed in Schedul-III of late the VENDOR Rs.

Doll worther

D. No. No.

3,80,282

-24-

edamountatogRs: 4,57,000/4 and the balance is paid 90 Nog 921597 on Corp. Bank, Panjim of SOPanjim-of Rs-5;00;000/- dated 31/12/2000, Cheque -Panjim, of Rs: 5,00,000/- dated 31/12/1999, cheque yeComp. Bank de Ranjim, no5,00,000/- datedn30/06/2000, Cheque No. dated 30/06/2000; Cheque No. 921598 on Corp. No. 921599 on Corp. Bank, Panjim, by post dated cheque No. 921596 on Corp. Bank, dated 31/12/2001 Rs.5,00;000/-921600 on of Bank,



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the does hereby acknowledge and admit having received hereby grant; convey and assure and assign sell, full. estate transfer by way of sale above from the and PURCHASER therefrom grants CONFIRMING discharge to title and interest of the VENDOR in their respectively. heritance VENDOR the 0 PURCHASER. the said 1/10th undivided do hereby do and doth late Mr. The CONFIRMING VENDOR The VENDOR and Andre Andrade

-26-

a benefit and claim or demand or whatsoever of Whithe estates interests; use, property, possession, schedule - II+ hereunder written and other which estate includes the properties erties, along with the appurtenances as well as the CONFIRMING VENDOR to have and to hold to all purposes. use and benefit of the PURCHASER VENDOR upon the said inheritance or estate for ever or for described in and of propthe



-27-

behalf. or by the VENDOR or anybody acting his own ause and benefit without any suit, evicenjoy the said undivided rights hereby sold for peacefully and quietly to continue PURCHASER * from - time to time and at all times intervention, Hereafter 7.4 claim, demand whatsoffer for shall be lawful to possess and on their

30/6/26

Tec methics

Day Je C med

ABONEST

-28-

covenant with the PURCHASER as under --္က်မ The VENDOR and the CONFIRMING VENDOR to ot

COURTING

noa) That the WENDOR has a perfect and legal nunassailable right; title and interest to said undivided and illiquid rights to the or inheritance of Late Mr. Andre Andrade such has authority to sell and transfer the in favour of the PURCHASER. and as estate and

- undertake respect claims, conveyed saved from any loss. undertake The to demands, to to VENDOR the keep the PURCHASER fully indemnified the PURCHASER at said to rectify and make changes and undivided the CONFIRMING or their own cost encumbrances rights good hereby VENDOR and
- No ing deed records CHASER being entered by mutation or in any rights rights in respect of himself right Objection whatsoever to the name of the the PURCHASER making any application bearing and they have also to OF in impleaded The VENDOR and the CONFIRMING VENDOR have the the estate documents the Survey records or said No.993/40 as the co-owners estate. in the the said illiquid of Andre Andrade under pertaining No Objection said inventory to in the whatsoever any records undivided O.fr to other this PURget

- *the by and estate way of confirms and partakes in the above of Andre Andrade. sale of the said undivided rights The CONFIRMING VENDOR hereby transfer to
- vided rights hereby sold is Rs. 35,00,000/-. The market value of the said undi-
- have 12%, the interest thereon for the period of delay. said post to pay the VENDOR interest H dated cheque the case of delay in realization at the PURCHASER shall rate
- quent shall belong money which account the PURCHASER shall be 5 to 31.08.88 payable of. solely to the CONFIRMING VENDOR the acquisition prior It D. on account of acquisition pending with the N. expressly agreed entitled to Government 40 the compensathat 31.08.88 and the
- are VENDOR properties to bе and the CONFIRMING VENDOR In added/modified subsequently the event described in Schedule the full descriptions of undertakes III hereunder than the

sign, required incorporating such modification/changes as may be execute and deliver the Deed of Addendum

S C H E D U L E - I

uring an area of Predial under No. Da described and the property of the aforesaid Soares and South property of Mitra and aforesaid Soares Daniel Taleigao Plateau, ghunath Ilhas under No. the Hillock known as Maulinguem belonging said property known Soares de Veign and the bungalow of bounded on the designated γď Perreira and inscribed in in the Conservatoria Predial the property of the heirs of Poi, approx. 130413m2. on the West 306 Old Survey No. as Dona Paula, Pestano, 14890 at Page 91 East by the second "MAULINGUEM" as "TERCEIRA DIVISAO" the on the North by the Tiswadi Taluka, Goa respective situated at 785 of. property De Comarce and on the Peleraine Book division by admeas-General Matriz SPM the B O.H

SCHEDULE - II

ALL known as that "TERCEIRA DIVISAO" of Hill designated as part and parcel Of immovable property

Schedule-I. Book Office ty 83160 scribed Survey No. earlier 263/3 public Survey district Paula, "MAULINGUEM" and bearing Matriz No. the property bearing Survey No. bearing Survey No. No. and 253/2(part), 0 H Tiswadi Taluka, and sub-district of Ilhas, road Dona sq. mts. No. 249/1-A and admeasuring approximately Municipality presently under and on the West by the property bearing Ilhas of Goa, within the Municipal limits of formed part 250 and Survey B-7 situated at Taleigao Plateau, No. and No. 14890 (new) in and bounded on the North Paula to Bambolim, on the 2636 of folio 139 of a bigger 248 and partly on the East by the proper-306 the No. 253. at page 91 (old) described Land surveyed property This property 247, 250/1, Registration reverse by of by Survey South under de-Dona In

· 4

SCHEDULE - III

and 174 metres Tiswadi the having O H matriz No. Taluka bearing Paddy which land an approximate area field P. LIN registration number Chalta No.6, P.T.Sheet situated of 6275:00 at is Wil square No.

- QJ. 175 and the matriz No. is Nil. metres 2 Taluka bearing Chalta No. having an approximate area of 2327:00 of which land registration number Property with house at Caranzalem, Tiswa-11 of P.T. Sheet 100 square LIN
- Dona N Survey registration number is Nil and the matriz No. Paula, No. Property 249/2 Tiswadi Taluka, Goa, of which situated at known as "MAULINGUEM" admes Taleigao Plateau land
- No. Plateay, is Nil and the matriz No. square 254/1 having an approximate area of metres of which land registration number Property with house situated at Dona Paula, Tiswadi Taluka under TS. Nil.. Taleigao 7125:00 Survey
- 255/1 Dona metres the matriz No. Paula, having of which land Property Tiswadi Taluka, an approximate situated at is Nil.. registration number is Nil area of 1,200 Taleigao Plateau, under Survey No

IN WITNESS HEREOF the parties hereto sign hereun

SIGNED, EXECUTED AND DELIVERED BY THE WITHINNAMED VENDOR: MRS VIJAYA ANDRADE

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED CONFIRMING PARTY MRS. ROSALINA ANDRADE

1948 1PG

SIGNED SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER MR. JOE MATHIAS

4年18年312 MILHIMPNED COMMINING
SEVERD WED DEFINESED MVARIVE MILHIMWMED SOMETOWER SWVIET VND DEPINERD 通信系统信赖系 20 AYAE THE CHAR asso 2000 変 正 小 8

1521/98 1520 198 21 25/21 24 5 Jul 8/21 - July 25/9/8x & NOC 802 - Ywm MGPDP/s/T/qub/15-22/98 19/91 HO 67 170. WI 115231 and NG-PSP/S/7) 946/15/9/98 28/2 90 til 25/9/98 ours HOC JUM HERDAS/TIGUS PD A-(s/T) anc) 1524/ax 8 Litery today my dt 19th August 98 Reduct 87/18 dr 25/9/98 and 1 peccula 97 95 X Sept 98 SS SS Level 8-40 RESDA 1808 98-99 issu TOC Ramed of T 100 MGROP Marga A