

379  
28.6

111

5000Rs.



Serial No. 376/98  
Presented at the Office of the  
Sub-Registrar of Bicholim  
between the hours of 10-00  
and 10-30 on 25.6.1998

Received from	
Registration	1450-00
Copying (Police)	45-00
Copying endorsements	3-00
<b>Total Rs.</b>	<b>1498-00</b>

LAWRENCE CUSTOD  
ALPHONSO

Vithal Darga Talwar

Vithal Darga Talwar

CIVIL REGISTRAR  
BICHOLIM  
DEED OF CONVEYANCE

CIVIL REGISTRAR  
BICHOLIM

THIS DEED OF CONVEYANCE is made at Bicholim, on this

22nd, June 1998

BETWEEN

1. Shri Michael Agnelo Alphonso, married, proprietor, aged 71 years, son of Angelo Alphonso, Indian National, resi-



20... Place of Vend Dicholim Date of issue 17.6.98  
Value of stamp paper Rs. 500/-  
Name of the purchaser Lawrence C. Alphonso  
residing at Pricholim  
As there is no one single stamp paper for the value  
of 1,200/- additional stamp papers for the  
completion of the value is attached alongwith.

Signature of the  
The Vendor

Signature of the  
Purchaser.

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dent of Assonora;

2. Smt. Sabina Alphonso, wife of Michael Agnelo Alphonso, proprietress, aged 68 years, daughter of Antonio Fernandes, Indian National, resident of Assonora, both hereinafter jointly called as " THE VENDORS " (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators, and assigns ) OF THE ONE PART

AND

3. Shri Lawrence Custod Alphonso, married, service, aged 38 years, son of Michael Agnelo Alphonso, Indian National, resident of Assonora, hereinafter called as " THE PURCHASER "







old device, containing the text "INDIA NON JUDICIAL" and the value "5000R\$".

the text "INDIA NON JUDICIAL" and the value "5000R\$".

(which expression shall unless repugnant to the context or meaning there of be deemed to include his heirs, successors, executors, administrators and assigns ) OF THE OTHER PART.

WHEREAS :

A) The vendors are seized and possessed and or otherwise well and sufficiently entitled to a property known as "NARFONDEM", situated at Assonora, Taluka Bardez, Sub District of Bicholim, North Goa District and State of Goa, more particularly described in SCHEDULE here under written and hereinafter referred to as "THE SAID PROPERTY".



Sr. No. 20 Place of Vend Bicholim Date of issue 17.6.98  
Value of stamp paper Rs. 5000/-  
Name of the purchaser Lawrence C. Alphonso  
residing at Bicholim son of .....  
As there is no one single stamp paper for the value  
of Rs. 11,200/- additional stamp papers for the  
completion of the value is attached alongwith.

Signature of the  
Ex-Officio Vendor

Signature of the  
Purchaser,

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B) The said vendor Michael Agnelo Alphonso, derived his title to the said property by virtue of an "INSTRUMENTO DE VENDA", dated 7th December 1966, duly registered in the Office of Sub Registrar of Bicholim Taluka, under no. 182, Book No. i, Vol. IV, pages 150 to 152, on 9th December 1966.

C) The vendors have agreed with the purchaser for the absolute sale to him of the said property, with exclusion of the usufruct, alongwith the house therein existent, for the price of Rs. 1,40,000/- ( Rupees one lakh and forty thousand ) only, which is the market value, taking into consideration the exclusion of usufruct, which the vendors have reserved to them till their life time.







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D) The said property is free from encumbrances, except the usufruct reserved.

E) The purchaser is the son of the vendors. The other heirs of the vendors have consented the present sale, in terms of Art, 1565 of Portugues Civil Code in force in Goa State.

NOW THIS DEED OF CONVEYANCE

WITNESSETH THAT

1. In pursuance of said agreement and in consideration of the sum of Rs. 1,40,000/- ( Rupees one lakh and forty thou-



No. 20... Place of Vend Dicholin Date of issue 17.6.98  
Value of stamp paper Rs. 1000/-  
Name of the purchaser Lawrence C. Alphonso  
Residing at Poicholin  
As there is no existing stamp paper for the value  
of Rs. 11,200/- additional stamp papers for the  
completion of the value is attached alongwith.

Signature of the  
Ex Officio Vendor

Signature of the  
Purchaser.

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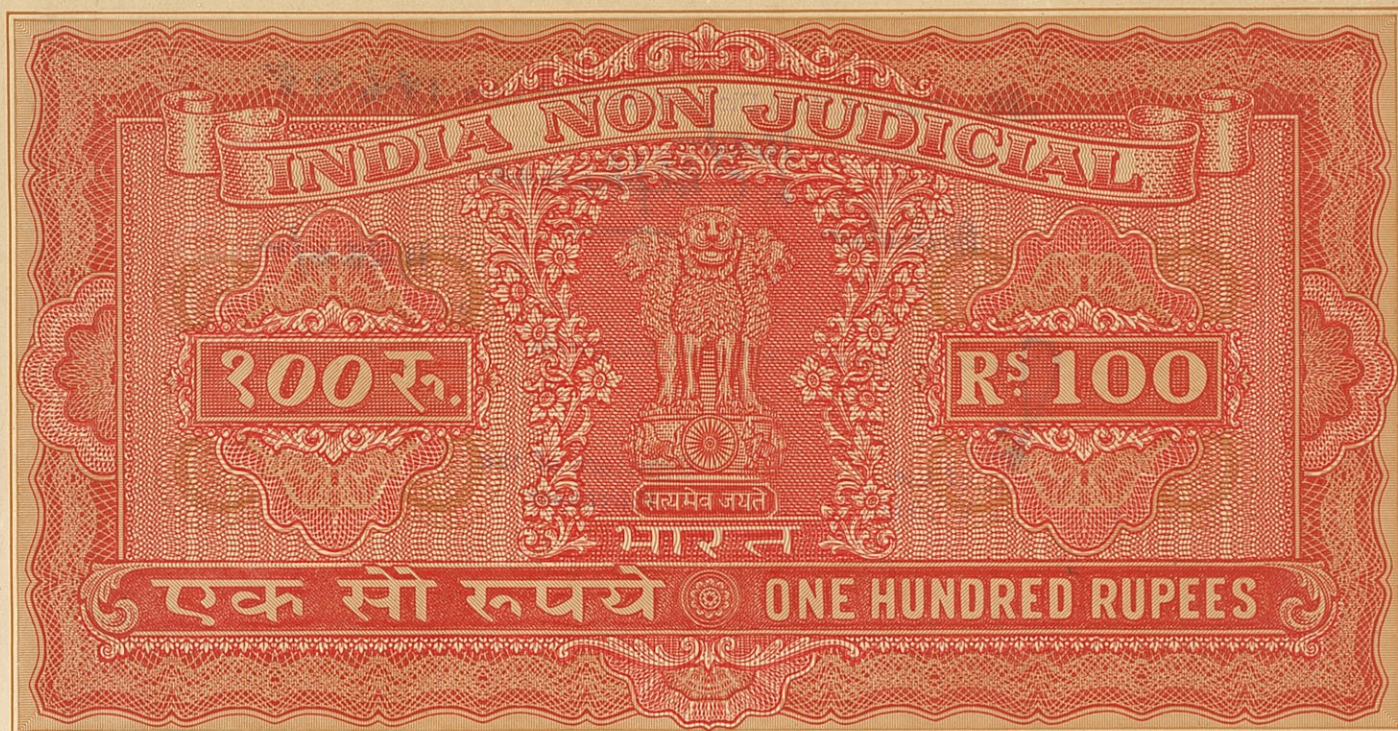
sand only) paid by the purchaser to said vendors, the payment and receipt whereof the said vendors do and each of them doth hereby admit and acknowledge and off and from the same and every part thereof do forever acquit, release and discharge the said purchaser.

2. That the said vendors do and each of them doth hereby grant, sell, assign, convey, release and assure, free from encumbrances, except the exclusion of the usufruct reserved by the vendors for them during their life time, unto the said purchaser, forever, the said property described in SCHEDULE hereunder written.

3. That the said vendors do and each of them doth hereby covenant with the purchaser :







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- a) That they are the owners of the property hereby conveyed and they have power to convey the same;
- b) That the title which is hereby transferred subsist and they have power to transfer the same;
- c) That in case the purchaser is deprived and dispossessed of the said property or any part thereof, by reasons of any defect found in the title of the vendors, the vendors undertake and or promise to indemnified the purchaser, in terms of law.
4. That the vendors have not served by any notice in terms of Land Acquisition Act 1894.



20... Place of Vend Bicholim Date of issue 17.6.98  
Stamp paper Rs. 100/-  
Name of the purchaser L.C. Alphonso  
Bicholim son of ...  
11,200/-  
additional stamp paper for the  
of the value is attached alongwith.


Signature of the  
Vendor

Signature of the  
Purchaser.

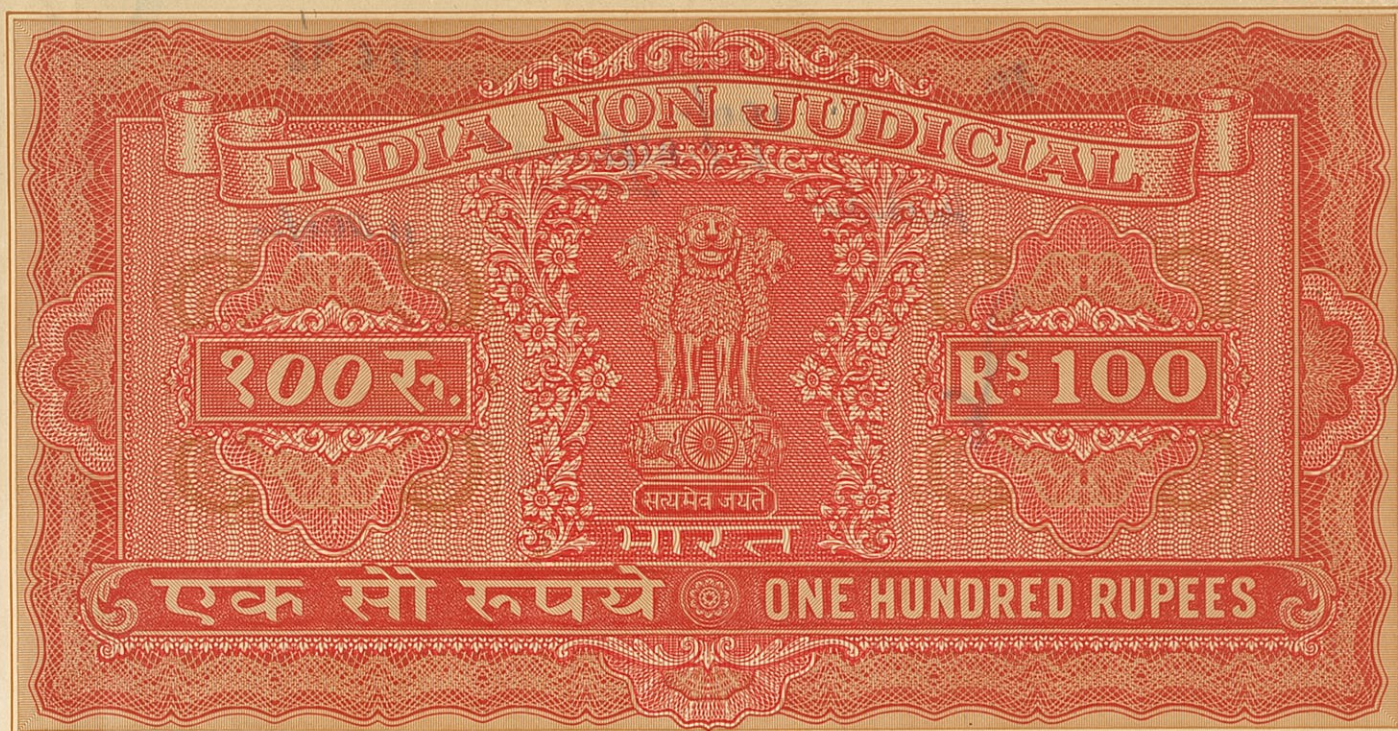
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#### SCHEDULE OF THE PROPERTY HEREBY SOLD

ALL THAT PROPERTY known as " NARFONDEM ", situated at Assonora, village panchayat of Assonora, Taluka Bardez, Sub District of Bicholim, North Go a District and State of Goa, described in the Land Registration Office of Bicholim, under no. 18115, of Book B. 47 new bearing matriz no. 81 and surveyed under no. 113 sub division no. 14, having therein a residential house registered in the Gram P anchayat Office under no.  $\frac{327 A}{235}$  for the purpose of payment of house tax. The usufruct of the said property is reserved by the vendors during their lifetime. The said property is bounded to east, west, north and south by fence of stones which separate the property of the Comunidade of Assonora. The said property is measuring 750 square meters, as per the survey record.







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IN WITNESSES WHEREOF the parties have signed this deed of conveyance on the day and year first herein above written and after having understood the contents of the same.

Signed and delivered by the  
vendor Michael Agnelo Alphonso

Alphonso.

Signed and delivered by the  
vendor Sabina Alphonso

Sabina Alphonso.

Signed and delivered by the  
purchaser Lawrence Custod  
Alphonso

Alphonso

Witnesses : 1

Gorel Gorzi Vay

2

Rohidas S. Chai



No. 20 Place of Vend Bicholim Date of issue 17.6.98

Value of stamp paper Rs. 100/-  
Name of the purchaser L. C. Alphonso

Place of Vend Bicholim Value 11,200/-

Additional stamp papers for the conveyance of the vend is attached alongwith.

Signature of the  
Ex Officio Vender

Signature of the  
Purchaser,



In witness whereof the parties have signed this deed of conveyance on the day and year first herein above written and after having understood the contents of the same.

Signed and delivered by the  
Vender Michael Alphonso

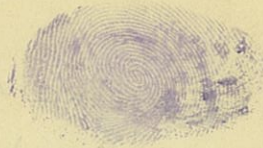
Signed and delivered by the  
Vender Salim Alphonso

Signed and delivered by the  
Purchaser Lawrence Quate  
Alphonso

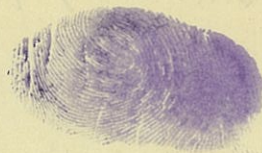
Witnesses:  
[Illegible signatures]



1. Alphonso



2. Sabina Alphonso



3. Lawrence Custod Alphonso.



Shri. Rohidas Sakaram Chari, aged  
54 years, retired, married, resident  
Assomora and Jose George Vaz  
aged 67 years, married, retired  
No Assomora

State that they personally know

the above executants (s) to (3)

and identify him/them

Rohidas & Chari

Jose George Vaz

Dated, 25th June, 1998

Original Duagatalawa

SUB-REGISTRAR  
BICHOLIM



1. Shri. Michael Agnelo Alphonso,  
married, proprietor, aged 71 years,  
son of Angelo Alphonso, Indian  
National, residing at Assomora.

2. Smt. Sabina Alphonso, proprietor,  
aged 68 years, daughter of Antonio  
Fernandes, Indian National, resident  
of Assomora, Bardez

3. Shri. Lawrence Custod Alphonso,  
married, Service, aged 38 years,  
son of Michael Agnelo Alphonso,  
Indian National, resident of  
Assomora

executing parties

admits execution of the so called

Conveyance



Registered No. 379  
at pages ..... to .....  
Book No. J Volume No. 165  
Date 25-6-1998

*Usual D. Agatglu*  
Sub-Registrar

