AXIS BANK LTD
SIDDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

D-5/STP(V)/C.R./35/2/2010-RD

CERTIFIED TRUE COPY

भारत 17306 NON JUDICIAL ग ोवा
169631 SEP 09 2015
15:33
Rs. 1625000/- PB5748
INDIA STAMP DUTY GOA

For AXIS BANK LTD.
Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.

NAME: Sucheda Homes & Properties Pvt. L
ADDRESS: Vasco Goa
THROUGH: Dilip
SIGNATURE:
RECEIPT NO: AXISB/19306

NOTARY
Adv. Sureshkumar N. Naik
Area State of Goa
Reg. No. 216/2010
Exp. Dt.. 29-01-2020
GOVT. OF GOA, (INDIA)

4215
10/9/15

THE SUB-REGISTRAR OF MUNICIPAL COUNCIL
MAPUSA

DEED OF SALE

This deed is executed at Mapuca, Goa on this 9th day of September 2015 by and between:

(1) JOYCE CECILIA ROMALIA DE SOUZA a.k.a Joyce de Souza, aged 74 years, daughter of late Gabriel de Souza, holding PAN Card No.ADHPD2233J; and her husband (2) BRUNO VICTOR DE SOUZA, aged 75 years, both Indian Nationals holding PAN Card No.ADHPD2234R and residents of 203, Gabmar Apartments, opp. St. Andrew's Church, Vasco-da-Gama, Goa 403802, herein after referred to as "the Vendors" (which expression unless it be repugnant to the contexts or meaning thereof shall mean and include their heirs, representatives, successors and assigns) of the One Part;

AND

(3) M/s SUSHEELA HOMES & PROPERTIES PVT. LTD., a company incorporated under Companies Act 1956, having its registered office at Hotel Manish, Ground Floor, F.L. Gomes Road, Vasco da Gama, Goa, holding PAN Card AACCS5612D, represented by its Director Nilesh D. Salkar authorized by Resolution dated 04.09.2015 of the Board of Directors, herein after referred to as "the Purchasers" (which expression unless it be repugnant to the contexts or meaning thereof shall mean and include its representatives, successors and assigns) of the Other Part.

WHEREAS there existed a landed property known as "Gorbatta" which was a coconut grove also containing dwelling house situated in the ward Carona of village Aldona, Taluka of Bardez, Goa which was originally bounded on the east by the house-property of Lourenco Manuel de Souza and Tome Santana Correia, on the west by the house-property of Luis Noronha (later of Salvador de Noronha and his

brother Luis de Noronha), on the north by public way and coconut groves of heirs of Miguel Caetano de Noronha (later purchase by Tome Santana Correia) and on the south by the hill of Comunidade and public way. This property was originally described in the Land Registration Office of Bardez under No.544 at folio 148 of Book B-2 new series on 29.01.1884, which was amended on 18.11.1901. This property was enrolled in the old colonial revenue record under Matriz Nos.558 (land) and 1212 (house). This property was inscribed under No.6342 at folio 198 reverse of Book G-9 in the said Land Registration Office in favour of Manuel Batista de Souza (which surname was mistakenly mentioned as "Silva" in the said Inscription No.6342) on 08.11.1901.

AND WHEREAS the said Manuel Batista de Souza (who was also known as Manuel Batista Mariano de Souza or Manuel Mariano) died in year 1916 and the said property came to be allotted equally to his two sons, namely, Gabriel Carmo Inacio de Souza and Jose Ferdino Victor de Souza a.k.a Jose Frederico Victor de Souza, by virtue of Judgment dated 20.03.1916 passed in Inventory Proceedings held in the 1st Office of Court of Law of Bardez at Mapuca. The said undivided shares were inscribed in the respective names under Inscription No.27081 at folio 153 reverse of Book G-32 dated 21.09.1935 and Inscription No.39768 at folio 62 reverse of Book G-43.

AND WHEREAS the said Gabriel Carmo Inacio de Souza and Jose Ferdino Victor de Souza a.k.a Jose Frederico Victor de Souza, together with their spouses, partitioned the said property between themselves by registered Instrument of Amicable Division dated 04.12.1970 whereby the said two co-owners divided the said property into four plots identified as Plots A (242.00 m^2), B (850.00 m^2), C (4593.00 m^2) and D (4057.00 m^2) as depicted in the plan annexed to the said Instrument and allotted Plots A, B and C to the said Gabriel Carmo Inacio de Souza and his wife Ana Maria Josefa Antonieta Gomes D'Souza and Plot D to the said Jose Ferdino Victor de Souza and his wife Rosa Paulina de Souza.

AND WHEREAS the said Plots A, B and C came to be surveyed as the holdings bearing Survey Nos.297/24 and 296/40 & 296/51 of revenue village Aldona, Taluka of Bardez admeasuring 175, 900.00 and 4,300.00 square meters respectively, as per Form I & XIV (Record of Rights) pertaining to the said holdings.

AND WHEREAS the said Gabriel Carmo Inacio de Souza died on 25.08.1971 at Vasco-da-Gama and thereafter the said Plots A, B and C came to be allotted to his widow Ana Maria Sara Josefa Antonieta Gomes D'Souza by way of registered Deed of Partition dated 09.10.1979 executed by and between the said widow of Gabriel and their two children, namely, Joyce Cecilia Romalia de Souza and Carl Joubert Manuel de Souza and their respective spouses.

AND WHEREAS the said Ana Maria Josefa Antonieta Gomes D'Souza died on 28.06.2009 leaving a Public Will dated 24.10.2007 executed before the Notary Public Ex-Officio at Vasco da Gama whereby she bequeathed the said Plots A, B and C from her disposable share to her daughter the said Joyce Cecilia Romalia de Souza.

AND WHEREAS the said Joyce is married to her husband under the regime of communion of assets.

AND WHEREAS the said Carl Joubert Manuel de Souza and his wife Thereza Agnes de Souza have relinquished all their illiquid and undivided rights in the estate and inheritance of the late Gabriel Carmo Inacio de Souza and Maria Ana Sara Josefa Antonieta de Souza in favour of their co-heirs (i.e. the vendors herein) by way of Deed of Relinquishment dated 04.06.2012 drawn in Book No.711 at pages 21 overleaf to 22 overleaf under Registration No.272 before the Sub-Registrar & Notary Public Ex-Officio of Taluka of Ilhas (Tiswadi), Goa.

AND WHEREAS the Vendors herein have therefore become exclusive owners in possession of the said Plots A, B and C of the property "Gorbatta".

AND WHEREAS the Purchaser has offered to purchase and the Vendors have agreed to sell the said Plots A, B and C on the following terms and conditions.

NOW THEREFORE THIS DEED WITNESSES AS UNDER:

1. In pursuance of the said agreement and in consideration of the sum of Rs.3,25,00,000/- (rupees three crores twenty five lakhs) to paid by the Purchaser to Vendors, which is paid as follows: (i) Rs.3,25,000/- (rupees three lakhs twenty five thousand) by RTGS Transfer No. 1C3432332 dated 09.09.15 by way of T.D.S.; and (ii) Rs. Rs.3,21,75,000/- (rupees three crores twenty one lakhs seventy five thousand) by RTGS Transfer No. SBINR 52015090919758967 dated 09.09.2015 in favour of Vendor No.1 at the instance of Vendor No.2 (the receipt whereof is hereby admitted and acknowledged by the Vendors) the Vendors do hereby grant, convey and transfer by way of sale to the Purchaser ALL THAT landed property known as Plots A, B & C carved out of property "Gorbatta" or "Palmar Gorbatta" bearing Land Registration No.544 situated in the ward Carona, village of Aldona, Taluka of Bardez, Goa and surveyed under Survey Nos. 297/24 and 296/40 & 296/51 of revenue village Aldona, Taluka of Bardez admeasuring 175, 900.00 and 4,300.00 square meters respectively, totaling 5375 square meters, as depicted in the survey plan annexed to this deed (more particularly described in the schedule herein below written) FREE from all encumbrances together with all estate, easements, rights, title, interest, claim and demand whatsoever in or to the said property to HAVE, HOLD, OWN and ENJOY the same forever to the Purchaser as absolute owner.

2. The Vendors hereby covenant with the Purchaser that (a) the Purchaser shall hereafter peaceably and quietly possess the said property conveyed without any demand whatsoever from the Vendors or any person claiming through or under them; and (b) the Vendors shall save harmless all charges, defects and equities whatsoever in respect of the said property.

3. The Vendors shall, at the cost of the Purchasers, sign every document and do every act for more perfectly assuring the property hereby sold to the Purchasers as by them may be reasonably required.

4. The Vendors do not belong to any category of persons notified as Scheduled Tribes and there is therefore no question of any certificate from Collector.

5. The market value of the property sold under this deed is Rs.3,25,00,000/- (rupees three crores twenty five lakhs)

SCHEDULE

ALL THAT property identified as "PLOT A" formed out of the original property known as "Palmar Gorbatta" situated in ward Carona, village of Aldona, Taluka of Bardez, Goa which was described as a whole under Land Registration No.544 at Folio 148 of Book B new series-two, enrolled in old revenue record under Matriz Nos.558 (land) and 1212 (structure) and now surveyed as a whole under the four holdings bearing Survey Nos. 297/24, 296/40, 296/51 and 291/1 of revenue village Aldona. The said Plot A was originally bounded on the east by the property of Graciano de Ataide of Aldona, on the west and north by

rivulet and on the south by a public road. The said Plot A corresponds to Survey No.297/24 and, according to the Record of Rights (Form I and XIV), the said holding admeasures 175 (one hundred seventy five) square meters.

ALL THAT property identified as "PLOT B" formed out of the original property known as "Palmar Gorbatta" situated in ward Carona, village of Aldona, Taluka of Bardez, Goa which was described as a whole under Land Registration No.544 at Folio 148 of Book B new series-two, enrolled in old revenue record under Matriz Nos.558 (land) and 1212 (structure) and now surveyed as a whole under the four holdings bearing Survey Nos. 297/24, 296/40, 296/51 and 291/1 of revenue village Aldona. The said Plot B was originally bounded on the east by water drain (beyond which is the holding now bearing Survey No.297/41 and partly by Survey No.279/48), on the west and south by public path way (now bearing Survey No.297/12) and on the north by a public road. The said Plot B corresponds to Survey No.296/40 and, according to the Record of Rights (Form I and XIV), the said holding admeasures 900 (nine hundred) square meters.

ALL THAT property identified as "PLOT C" formed out of the original property known as "Palmar Gorbatta" situated in ward Carona, village of Aldona, Taluka of Bardez, Goa which was described as a whole under Land Registration No.544 at Folio 148 of Book B new series-two, enrolled in old revenue record under Matriz Nos.558 (land) and 1212 (structure) and now surveyed as a whole under the four holdings bearing Survey Nos. 297/24, 296/40, 296/51 and 291/1 of

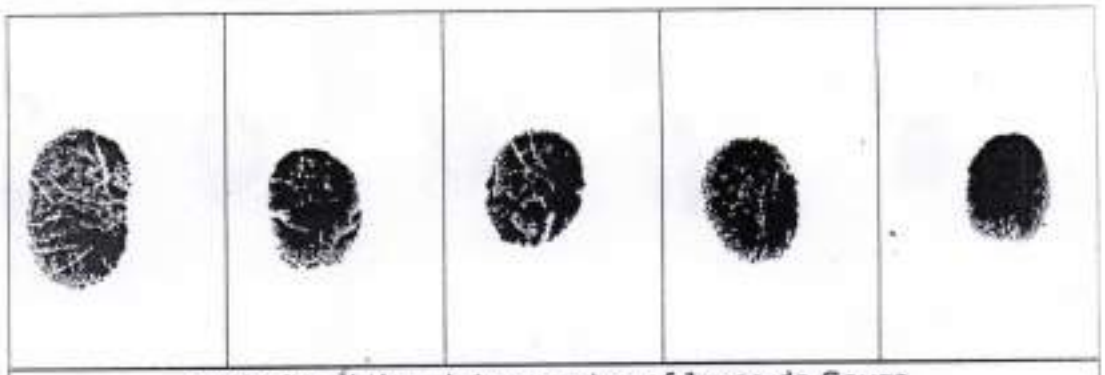
revenue village Aldona. The said Plot C was originally bounded on the east with the property of Conceicao Maria de Souza (now bearing Survey No.296/52), on the west with the property of heirs of Xavier Sequeira (now bearing Survey No.296/50), on the north by a public pathway (now bearing Survey No.296/12), and on the south by a pathway belonging to Comunidade of Aldona (now bearing Survey No.290/7). The said Plot C corresponds to Survey No.296/51 and, according to Record of Rights (Form I & XIV), the said holding admeasures 4,300.00 (four thousand three hundred) square meters.

IN WITNESS WHEREOF the Vendors, the Purchaser and the Confirming Parties have hereunto set and subscribed their respective hands the day and year first hereinabove written.

GOA. (INDIA)

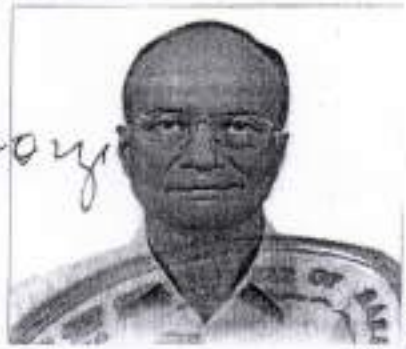
SIGNED AND DELIVERED BY THE VENDOR No.1

Left hand thumb impression of Joyce de Souza

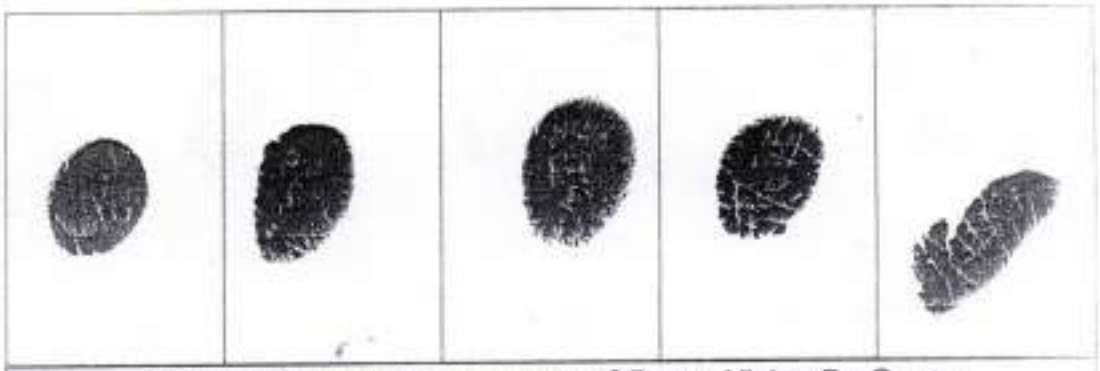


Right hand thumb impression of Joyce de Souza

SIGNED AND DELIVERED BY THE VENDOR No.2



Left hand thumb impression of Bruno Victor De Souza



Right hand thumb impression of Bruno Victor De Souza

SIGNED AND DELIVERED BY THE PURCHASERS

Left hand thumb impression of Nilesh D. Salkar

Right hand thumb impression of Nilesh D. Salkar

Witnesses:

1. Dilip G. Bhandari

2. Shoaib Dessai

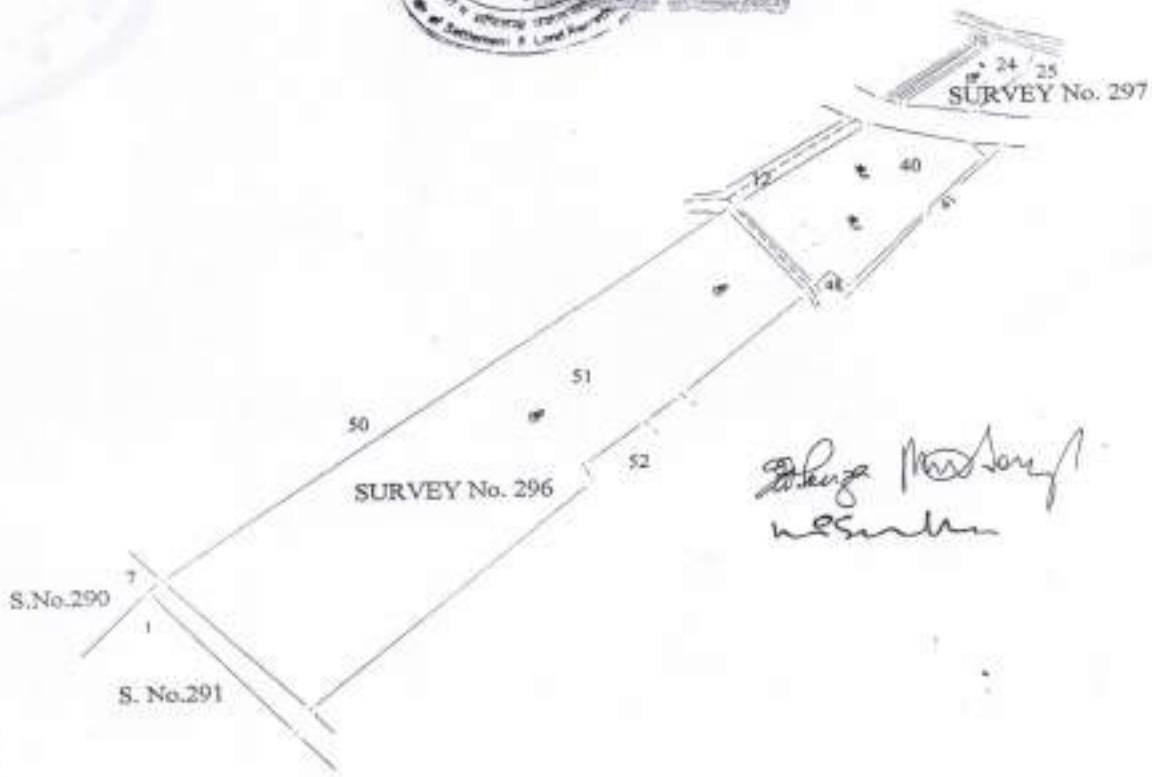
GOA (INDIA)

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Inward No. 8705

Plan Showing plots situated at
Village : ALDONA
Taluka : BARDEZ
Survey No./Subdivision No. : 296/ 40,51,
Survey No./Subdivision No. : 297/ 24
Scale :1:1000

Inspector Of Survey
And Land Records, Panaji - Goa



Generated By : Pratap Moulekar (D/Man Gr. II)
On : 05-08-2015

Compared By: Dilip Tamoskar (D Man Gr. I)

THE SEAL OF THE

N. TA

Adv. Surajkum
Area Stat
Reg. No.
Exp. Dt.

GOVT. OF

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-09-2015 12:13:52 PM

Document Serial Number : 4215

Presented at 11:46:00 AM on 10-09-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1300000.00
2	Processing Fees	230.00
	Total :	1300230.00

Stamp Duty Required: 1625000.00 Stamp Duty Paid: 1625000.00

Nilesh D. Salkar presenter

Name	Photo	Thumb Impression	Signature
Nilesh D. Salkar,s/o D. Salkar , Married,Indian,age 50 Years,Business,r/oVasco Goa Director of M/S Susheela Homes and Properties Pvt Ltd office at Hotel Manish, Ground Floor, F.L Gomes Road, Vasco da Gama, Goa Co. Pan No. AACCS5612D, Vide Resolution dated 4.09.2015			

Endorsements

Executant

1 . Joyce Cecilia Romalia De Souza also known as Joyce De Souza, d/o late Gabriel De Souza, Married,Indian,age 74 Years,House-Wife,r/o 203, Gabar Apartments, Opp. St, Andrew's Church, vaso - Ga-Gama, Goa 403802 Pan No. ADHPD2233J

Photo	Thumb Impression	Signature
		

2 . Bruno Victor De Souza, s/o Peter Victor D'Souza, Married,Indian,age 75 Years,Retd,r/o 203, Gabar Apartments, Opp. St, Andrew's Church, vaso - Ga- Gama, Goa 403802 Pan No. ADHPD2234R

Photo	Thumb Impression	Signature
		

3 . Nilesh D. Salkar, s/o D. Salkar, Married,Indian,age 50 Years,Business,r/oVasco Goa Director of M/S Susheela Homes and properties Pvt Ltd office at Hotel Manish, Ground Floor, F.L Gomes Road, Vasco da Gama, Goa Co. Pan No. AACCS5612D, Vide Resolution dated 4.09.2015

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Dilip Bhandari , S/o Ganesh Bhandari,Married,Indian,age 45 Years,Service,r/o H.No. 826, Paingulm Cancona Goa	
2	Shaib Desai , S/o Imamsab Desai,Married,Indian,age 33 Years,Service,r/o H.No. 188/37, Birla Housing Board Colony Vasco Goa	

Sub-Registrar

SUB - REGISTRAR BARDEZ

TDS paid

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-07862-2015
CD Number BRZD772 on
Date 11-09-2015

Sub-Registrar (Bardez)

Scanned By:- Sadanand

Signature:- Mousdas

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Rama
14/9/15

NOTARIAL NOTARIAL

NOTARY
Adv. Surajkumar N. Naik
Area State of Goa
Reg. No. 216/2018
Exp. Dt. 29-01-2020
GOVT. OF GOA (INDIA)

NOTARIAL NOTARIAL

NOTARIAL NOTARIAL

GOA. (INDIA)

Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Ph.: 9423310194, 9960366967

Date : 15/9/2015
Reg. No. 8723/2015