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CO-OP BANK LTD



AUTHORISED SIGNATORY

(Rupees Three Lakhs only) )  
CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.  
SWATANTRA PATH, VASCO-DA-GAMA  
GOA - 403 802  
D-5/STP(V)/C.R./35/33/2011-RD

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R.0330000/- PB7122  
INDIA STAMP DUTY GOA

Name of Purchaser: AMIT C. PRABHU

1227/12



Amit C. Prabhu

DEED OF SALE

THIS DEED OF SALE is executed at Margao, Taluka and Sub District of Salcete, State of Goa, on this 21<sup>st</sup> day of the month of February of the year Two Thousand Twelve (21/02/2012) BETWEEN:

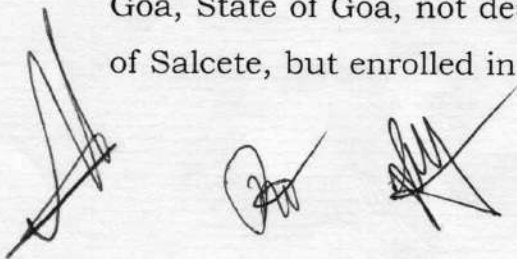
- MRS. REKHA MIRPURI, w/o Mr. Ramesh Mirpuri, aged 49 years, housewife, married, [redacted] National of Indian Origin, Holder of PIO Card Under No. [redacted], issued at [redacted], on [redacted], holder of Pan card No. [redacted], and her husband;

2. MR. RAMESH MIRPURI, s/o Mr. Khubchand Mirpuri, major in age, business, [REDACTED] National of Indian Origin, Holder of PIO Card under No. [REDACTED], issued at [REDACTED], on [REDACTED], holder of Pan card No. [REDACTED], both presently resident of House No. 7B, Lane No. 3, Lake View Colony, Miramar, Panaji, Tiswadi Taluka, Goa, herein after called the "VENDORS" which expression shall unless repugnant to the context and meaning thereof, shall mean and include their heirs, legal representatives and assigns of the ONE PART;

AND

MR. AMIT CHANDRAKANT PRABHU, son of Shri Chandrakanth Prabhu, aged 30 years, unmarried, businessman, holding PAN Card bearing No. [REDACTED], Indian National, residing at House No. 3/4529, Plot No. E- 17, Gogal Margao, Salcete, Goa, Sole Proprietor of M/s. Prabhu Real Estate, with office at Shop No. 1, Murgao Avenue, Near Desterro Church, Vasco-da-Gama, Taluka Mormugao Goa, hereinafter called the "PURCHASER" which expression shall unless repugnant to context and meaning thereof, shall mean and include their heirs, legal representatives and assigns of the OTHER PART.

WHEREAS there is a larger property known as "BIRBIREM", situated in ward Sodovim of the Village Panchayat of Verna, Taluka and Sub- District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Land Revenue Office under Matriz



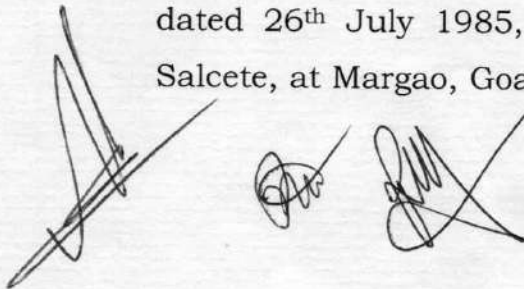

No. 802, which is divided into two plots by a road or passage passing east - west direction and dividing the property into two plot one being the northern plot surveyed under No. 192/2 and the other being the southern plot surveyed Under No. 193/4, of Verna Village, Salcete Taluka, Goa, described in detail in the Schedule I herein below and hereinafter referred to as the LARGER PROPERTY.

WHEREAS the Said LARGER PROPERTY earlier belonged to Mr. Caetano Joaqiom Ravasco Moniz and upon his death the said LARGER PROPERTY was devolved upon his son Mr. Joao Nolasco Xavier Tome Moniz alias Mr. Joao Nolasco Moniz.

WHEREAS by virtue of a deed of sale dated 25<sup>th</sup> May 1978 duly registered before the Sub Registrar of Salcete at Margao, under No. 757 at pages 287 to 291, Book No. I, Vol. No. 193, on 16<sup>th</sup> September 1978 Mr. Joao Nolasco Xavier Tome Moniz, bachelor, sold the said LARGER PROPERTY bearing survey No. 192/2 and 193/4, of Verna Village, Salcete Taluka, Goa, to Mr. Aleixo Manuel Milagres Rebelo and his wife Mrs. Maria Elvina Rebelo, both residents of Verna.

WHEREAS by virtue of said deed of sale dated 25<sup>th</sup> May 1978, said Mr. Aleixo Manuel Milagres Rebelo and his wife Mrs. Maria Elvina Rebelo became the sole, exclusive and absolute owners in possession of the said LARGER PROPERTY.

WHEREAS the said Mr. Aleixo Manuel Milagres Rebelo and his wife Mrs. Maria Elvina Rebelo, by virtue of a Gift Deed dated 26<sup>th</sup> July 1985, registered before the Sub Registrar of Salcete, at Margao, Goa, under No. 1145, at pages 217 to 221 of



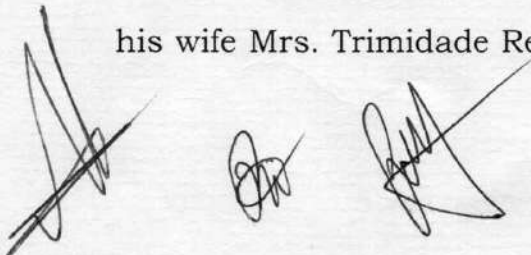
Book No. I, Vol. No. 339 on 31<sup>st</sup> July 1985, Gifted in favour of Mr. Antonio Evaristo Lourdes Rebelo, the southern part of the LARGER PROPERTY, surveyed under No. 193/4, admeasuring an area of 3625sq.mts., known as "SODOIM" as per the present Form I and XIV, situated in the village of Verna, Salcete Taluka, Goa, described in detail in the schedule II herein below and herein after referred to as the SAID PROPERTY.

WHEREAS by virtue of said Gift deed dated 26<sup>th</sup> July 1985, said Mr. Antonio Evaristo Lourdes Rebelo and his wife Mrs. Trimidade Rebelo became the sole, exclusive and absolute owners in possession of the said LARGER PROPERTY.

WHEREAS the said Mr. Antonio Evaristo Lourdes Rebelo by necessary process of law did changes in the survey records and inserted his name in the Form I and XIV of the property surveyed under No. 193/4, admeasuring an area of 3625sq.mts., situated in the village of Verna, Salcete Taluka, Goa, as the occupant of the SAID PROPERTY.

WHEREAS the said Mr. Antonio Evaristo Lourdes Rebelo and his wife Mrs. Trimidade Rebelo after obtaining all necessary permission and licenses from the competent authorities had constructed a residential house on the SAID PROPERTY, which house is registered / assessed in the office of the Village Panchayat of Verna, for the purpose of House Tax under No. 817/B.

WHEREAS said Mr. Antonio Evaristo Lourdes Rebelo and his wife Mrs. Trimidade Rebelo, by virtue of a deed of sale dated



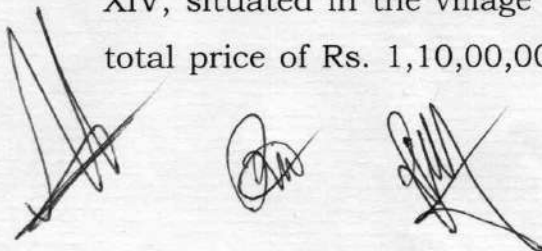
18<sup>th</sup> June 2007, registered before the Sub Registrar of Salcete, at Margao, under No. 3083, at pages 271 to 300, Book No. I, Vol. No. 2518, on 29<sup>th</sup> June 2007, transferred / sold the SAID PROPERTY in favour of the Vendor No.1 herein Mrs. Rehka Mirpuri.

WHEREAS by virtue of said Deed of sale dated 18<sup>th</sup> June 2007, said Vendor No. 1 Mrs. Rekha Mirpuri and her husband, Vendor No. 2 Mr. Ramesh Mirpuri, became the sole, exclusive and absolute owners in possession of the SAID PROPERTY, surveyed under No. 193/4, admeasuring an area of 3625sq.mts., known as "SODOIM" as per present Form I and XIV, situated in the village of Verna, Salcete Taluka, Goa.

AND WHEREAS the Purchasers have inspected and checked the title documents of the above property and that the Purchasers are fully and completely satisfied with the Title Documents and have now approached the Vendors that the Purchasers are interested in purchasing the above fore said property for a total consideration of Rs. 1,10,00,000/- (Rs. One crore ten lakhs only).

AND WHEREAS both the parties in this agreement are not ST/SC communities.


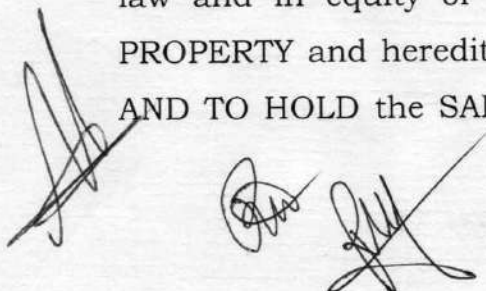
WHEREAS the VENDORS have agreed to sell and the PURCHASER agrees to purchase the "SAID PROPERTY", surveyed under No. 193/4, admeasuring an area of 3625sq.mts., known as "SODOIM" as per present Form I and XIV, situated in the village of Verna, Salcete Taluka, Goa, for a total price of Rs. 1,10,00,000/- (Rs. One crore ten lakhs only),



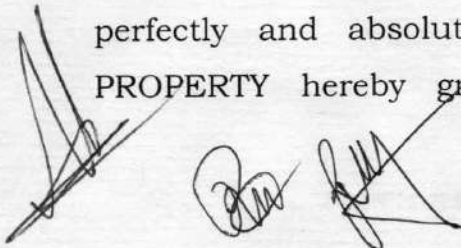
which property is shown in red in the plan annexed hereto and referred as the "SAID PROPERTY".

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in pursuance of the said agreement and in consideration of sum of Rs. 1,10,00,000/- (Rs. One crore ten lakhs only), which is the present market Price of the SAID PROPERTY, paid by the PURCHASER to the VENDOR No. 1 herein MRS. REKHA MIRPURI, by demand draft bearing No. 635813, drawn on HDFC Bank, payable at Mumbai Branch, dated 14<sup>th</sup> February 2012. The payment and the receipt of which the VENDOR No. 1 and VENDOR No. 2 do hereby admit and acknowledge. The VENDORS do hereby transfer, convey and assign in favour of the PURCHASER all that SAID PROPERTY surveyed under No. 193/4, admeasuring an area of 3625sq.mts., known as "SODOIM" as per present Form I and XIV, situated in the village of Verna, Salcete Taluka, Goa, within the jurisdiction of Village Panchayat of Verna, Sub District of Salcete, District of South Goa, State of Goa, described in detail in the schedule hereafter appearing together with rights to the ways, paths, passages, water, water-course, lights, liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PROPERTY" and hereditaments or any part thereof belonging to in anywise appertaining or usually had occupied therewith or reputed to belong or appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever at law and in equity of the VENDORS of, in and to the SAID PROPERTY and hereditaments and every part thereof TO HAVE AND TO HOLD the SAID PROPERTY and hereditaments hereby

granted, released and assured or expressed so to be with their appurtenances unto and to the use of the PURCHASER forever and the VENDORS DO AND DOTH hereby covenant that they have in themselves good right and absolute power to grant release and convey the SAID PROPERTY unto the PURCHASER in manner aforesaid AND it shall be lawful for the PURCHASER from time to time and at all times hereafter, peaceably and quietly to hold, possess and enjoy the SAID PROPERTY hereby granted with its appurtenances and receive the claims, rents and profits thereof for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or from / by any other person or persons lawfully or equitably claiming by, from, under, in trust for them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS sufficiently saved, defended, kept harmless and indemnified of from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the VEDNORS or by any person or persons lawfully or equitably claiming by, from under or in trust for them AND further that the VENDORS and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted or any part thereof by, from, under or in trust for the VENDORS shall and will from time to time and at all times hereafter at the request and cost of the PURCAHSER do, execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, thing and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTY hereby granted unto and to the use of the



PURCHASER in manner aforesaid as shall and may be reasonably required. THE VENDORS declare that they are the sole owners of the SAID PROPERTY and the same is free from any encumbrances or charges thereon.

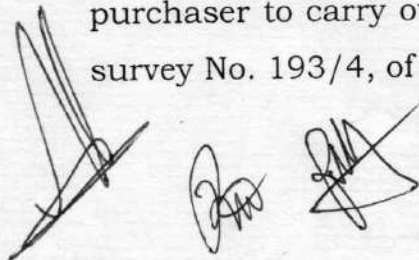
2. The VENDORS hereby covenant that they are seized and possessed of the "SAID PROPERTY" and that the same is free from encumbrance or acquisition and that they are entitled to sell the "SAID PROPERTY" to the PURCHASER on as is where is basis, as it has been done hereby.

3. The VENDORS further covenant that at the request and cost of the PURCHASER, they will execute and cause to be executed any document, which may be necessary to be executed or signed for conveying a valid title of the "SAID PROPERTY" hereby sold to the PURCHASER.

4. The VENDORS covenant that, they have whilst executing this Deed the lawful right and absolute title to the "SAID PROPERTY".

5. The VENDORS hereby covenant that the PURCHASER is at liberty to file for mutation of the "SAID PROPERTY" in his favour before the Mamlatdar of Salcete, Salcete Taluka, Goa, and accordingly change the name in the column of the Occupants.

6. The VENDORS hereby give their no objection to the purchaser to carry out mutation entry in Form I and XIV of the survey No. 193/4, of Verna village, Salcete Taluka, Goa.





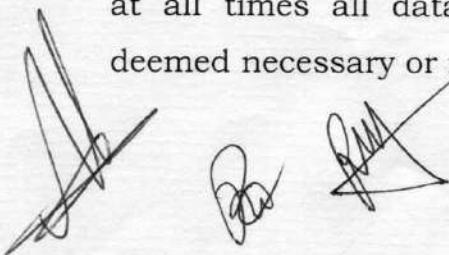
7. The VENDORS hereby covenant that they have not entered into any agreement for sale or conveyance in respect of the above SAID PROPERTY surveyed under No. 193/4, admeasuring an area of 3625sq.mts., situated in the village of Verna, Salcete Taluka, Goa, with any third party or any person at any time herein before.

8. The VENDORS hereby undertake to indemnify and keep indemnified the PURCHASER of any claim against the defect in title, if any, of the Vendors over the SAID PROPERTY hereby sold unto the PURCHASER and it is hereby further declared by the VENDORS that they have not done anything whereby the PURCHASER or any person through them may be obstructed or disturbed on the enjoyment and possession of the SAID PROPERTY.

9. The VENDORS hereby covenant that there are no tenants on the SAID PROPERTY and the VENDORS are exclusively in occupation and possession of the same.

10. The VENDORS hereby covenant that the VENDORS and any person/s on their behalf have not created any right/s that may adversely affect the SAID PROPERTY or its development or interfere with the right/s of the PURCAHSER under the present Deed.

11. The VENDORS undertake to provide to the PURCAHSER at all times all data, documents or information as may be deemed necessary or required by the PURCHASER.



## SCHEDULE

## LARGER PROPERTY

All that property known as "BIRBIREM", situated at Sodovim of village of Verna, within the local limits of village Panchayat of Verna - Nagoa, Taluka and Sub - District of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office, but enrolled in the Taluka Revenue Office under Matriz No. 802, and surveyed under No. 182/2 and 193/4, of Verna Village, Salcete Taluka, Goa, presently divided by a road - passage. The Larger property is bounded as under:

- On the East :- by the stream of rainy waters (sangria), after which lies the property named Muddio belonging to Maria Rebelo;
- On the West:- by the property named Xir belonging to Alusion da Gama;
- On the North:- by the pond (alagoa grande) of the Comunidade of Verna and
- On the South :- by the passage (Caminho).

## SCHEDULE II

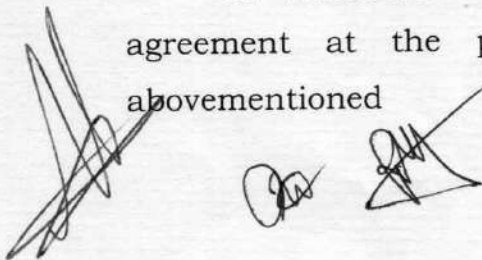
## SAID PROPERTY

All that piece or part or parcel of the larger property described in the schedule I herein above known as "BIRBIREM", and known as "SODOIM" as per present Form I and XIV, surveyed under No. 193/4, admeasuring an area of 3625sq.mts., along with the

residential house existing therein, duly assessed by the Village Panchayat of Verna fro the purpose of House and Light Tax under House No. 817/B, situated in the village of Verna, Salcete Taluka, Goa, within the jurisdiction of Village Panchayat of Verna-Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, shown delineated in red in the plan at annexure A annexed hereto, and is bounded as under :-

- On the North:- by public road which proceeds from Bamborda -Murgrumpoi, Panchayat road and partly by property surveyed under No. 193/3;
- On the South:- by the old road of Comunidade, now surveyed under survey No. 202 of late Joaquim Moniz, and partly by property under survey No. 193/7;
- On the East:- by passage / water drain of the Comunidade of Verna, surveyed under No. 193/5 and property Muddio, formally of Amelia da Conceicao Rebelo and
- On the West:- by property known as Xira de Sodom, surveyed under No. 193/2 and 193/3.

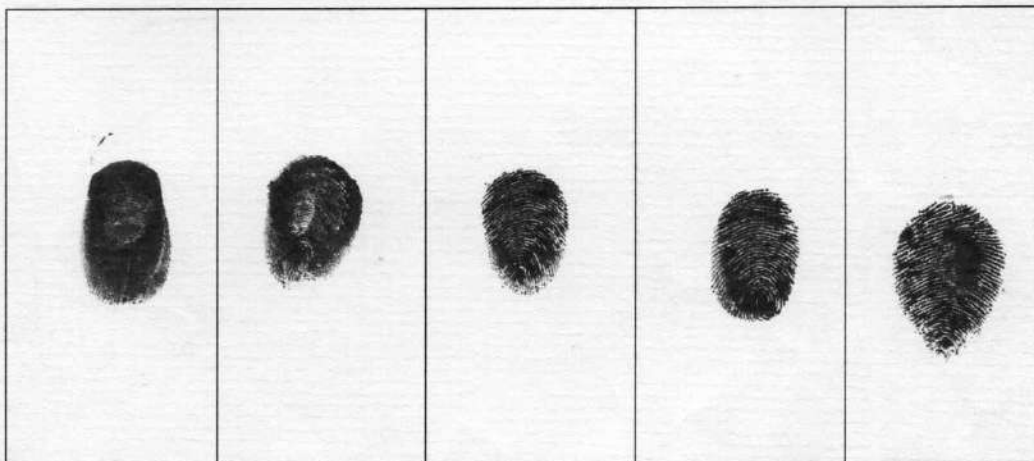
IN WITNESS WHEREOF the parties hereto sign this agreement at the place and on the date first herein abovementioned



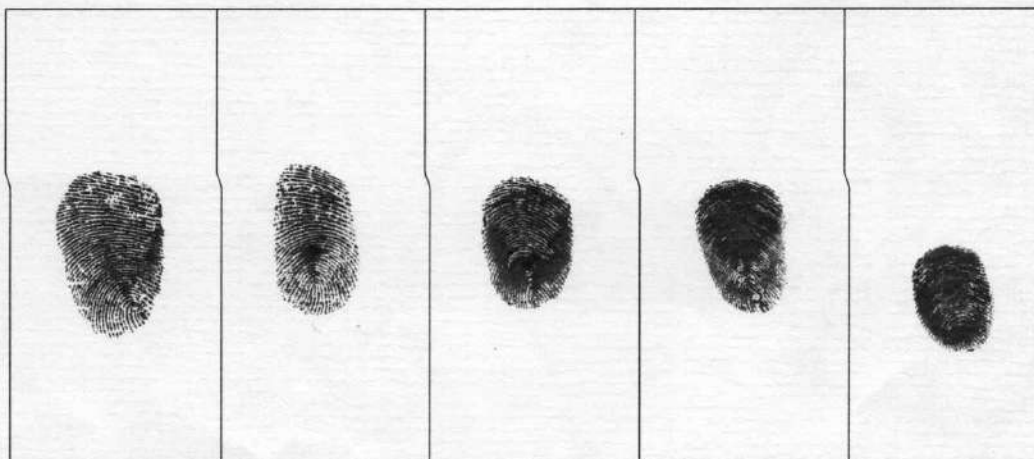
Signed and delivered by the  
VENDORS Mrs. Rekha Mirpuri  
and her husband



Left hand finger impressions:



Right hand finger impressions:



Mr. Ramesh Mirpuri  
AND



Left hand finger impressions:



Right hand finger impressions:



Signed and delivered by the  
Purchaser Mr. Amit Chandrakant  
Prabhu

M/s. Prabhu Real Estates  
Developers & Builders

Proprietor

M/s. P  
Devel  
ers



Left hand finger impressions:







Right hand finger impressions:



Witnesses :

1. Sanjog N. Pawar 

2. Anand S. Chari 





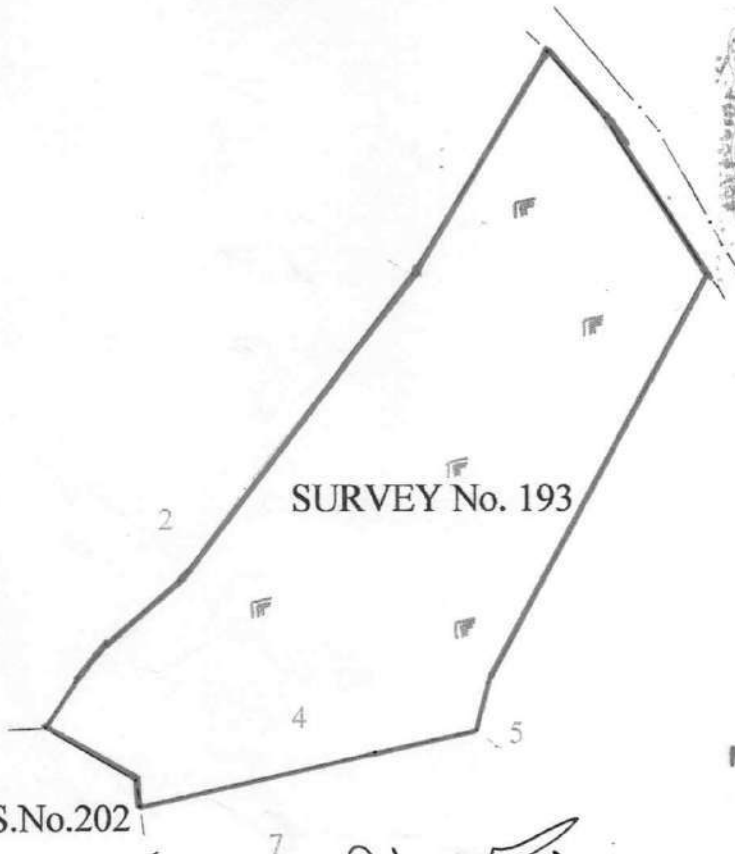
**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MARGAO - GOA**

Inward No:6456

Plan Showing plots situated at  
 Village : VERNA  
 Taluka : SALCETE  
 Survey No./Subdivision No. : 193/ 4  
 Scale : 1 :1000



*[Signature]*  
 3/1/12  
 Inspector of Survey &  
 Land Records.



*[Signature]*  
**VENDOR-1**

*[Signature]*  
**VENDOR-2**

**M/s. Prabhu Real Estates  
 Developers & Builders**

*[Signature]*  
 Proprietor  
**Purchaser**

Generated By : Madhukar.N.Joshi  
 On :2.1.2012

*[Signature]*

*[Signature]*  
 2/1/12  
 Compared By:



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 24-02-2012 03:02:30 PM

Document Serial Number : 1227




Presented at 02:15:00 PM on 24-02-2012 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	220000.00
2	Processing Fees	180.00
	<b>Total:</b>	220180.00

Stamp Duty Required: 255000.00

Stamp Duty Paid: 330000.00




Amit Chandrakant Prabhu presenter

Name	Photo	Thumb Impression	Signature
Amit Chandrakant Prabhu, S/o. Chandrakant Prabhu, UnMarried, Indian, age 30 Years, Business, r/oHno. 3/4529, Plot No. E-17, Gogal, Margao, Salcete, Goa.			

Endorsements




Executant

1 . Rekha Mirpuri, W/o. Ramesh Mirpuri, Married, British National of Indian Origin (PIO), age 49 Years, House-Wife, r/oHno. 7B, Lane No. 3, Lake View Colony, Miramar, Panaji, Tiswadi, Taluka, Goa.




Photo	Thumb Impression	Signature
		



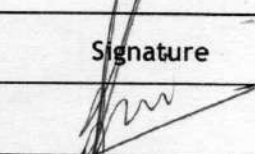
2 . Ramesh Mirpuri, S/o.Khubchand Mirpuri, Married,BritishNational of Indian Origin (PIO),age 50 Years,Business,r/oHno.7B,Lane No.3,Lake View Colony,Miramar,Panaji,Tiswadi,Taluka,Goa.

Photo	Thumb Impression	Signature
		

3 . Amit Chandrakant Prabhu, S/o.Chandrakanth Prabhu, UnMarried,Indian,age 30 Years,Business,r/oHno.3/4529,Plot No.E-17,Gogal,Margao,Salcete,Goa.

Photo	Thumb Impression	Signature
		


Identification

Sr No.	Witness Details	Signature
1	Sanjog Pai , S/o.Vishwas Pai,UnMarried,Indian,age 22 Years,Service,r/o R/o.Sanguem,Goa.	

Sub-Registrar



Book-1 Document  
Registration Number MGO-BK1-01230-2012  
CD Number MGOD58 on  
Date 24-02-2012

  
Sub-Registrar (Salcete/Margao)

Scanned By:-

*Aditya Lolliker*

Signature:-

*[Handwritten Signature]*

Designed and Developed by C-DAC, ACTS, Pune