

227
6/2

(Rupees Twenty Eight Thousand 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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183281



INDIA

NON JUDICIAL
JAN 30 2013

zero zero two eight zero zero zero 10:59

R.0028000/-PB7122

STAMP DUTY

GOA

Name of Purchaser: EVERTON VALES

28000/-

FOR CITIZEN CREDIT
CO-OP BANK LTD

[Signature]

AUTHORISED SIGNATORY

Serial No. 167
Presented at the Office of the
Sub-Registrar of Mormugao
between the hours of 10 am
at 11 am on 31/1/2013

[Signature]

EVERTON VALES

[Signature]
SUB-REGISTRAR
MORMUGAO

Received fees for Rs. _____ Ps. _____
Registration _____
Copying (Folios) 60 28000-00
Copying endorsements 90-00
Postage 10-00
Total Rs. 28100-00

[Signature]
SUB-REGISTRAR
MORMUGAO

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa on
this 30th day of January 2013.

J. Barlett

[Signature]

[Signature]

J. Barlett

BETWEEN

1. **MR MELANCIO JOAQUIM MARIANO GOMES** alias **MELENCIO JOAQUIM MARIANO GOMES**, son of Late Rosario Gomes, aged around 63 years, married, and his wife 2. **MRS BONALETA GENIS SONEY GOMES**, aged around 59 years, housewife, both residents of A-301, Gill Hazar^e, Lourdes Colony, Orlem, Malad (w) Mumbai, hereinafter referred to as the "**VENDORS**," represented herein by their attorney **Mrs. Loretta Barreto**, daughter of Romualdo Silveira, around 48 years of age, resident of Velsao, Mormugao Taluka, Goa vide Power of Attorney executed and notarized on 30/8/2011 before the Adv. and Notary A. M. Pandey.

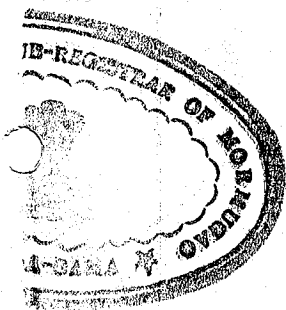
AND

MR EVERTON VALES, son of late Gregory Vales, aged 31 years, married, businessman, holder of PAN ACZPV9504B resident of Alto Dabolim, Goa, hereinafter referred to as the "**PURCHASER**."

The expressions "**VENDORS**" AND "**PURCHASER**" shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, successors, legal representatives, administrators, agents, attorneys and assigns;

All the parties to this Sale Deed are Indian Nationals and the **VENDORS** do not belong to the Schedule Cast/Schedule Tribe communities of Goa;

 J. Barreto

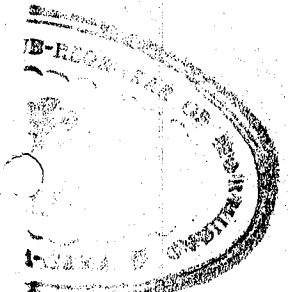


AND WHEREAS vide Deed of Sale dated 17/12/1996 duly registered before the Office of the Sub Registrar Mormugao Taluka at No. 41 at pgs 408 to 437 of Book I, Vol. 197 dated 28/1/97 the VENDORS came to be the lawful owners in possession of a plot i.e. Plot No. 12, admeasuring 530 sq. m. originally surveyed under survey No. 126/1 (part) of Cortalim Village, Mormugao Taluka, Goa.

AND WHEREAS this Plot No. 12 formed part of the larger property known as "NAUTA" described in the Land Registration Office Mormugao taluka under No.16320 but not enrolled in the Taluka Revenue Office of Mormugao and surveyed under Survey No.126/1 218/1, 212/2, 217/1 of Cortalim Village, Mormugao Taluka, Goa, which property hereinafter referred to as the "SAID PROPERTY."

AND WHEREAS the SAID PROPERTY originally belonged to Mr. Anton Ligorio D'Cunha Braganza Cotta Carvalho alias Anton Ligorio Braganza D'Cunha Cotta Carvalho or Ligorio Cotta Carvalho and stands so inscribed under No. 47008 dated 30/10/58 in the office of the Land Registrar of Salcete at Margao.

On the death of the said Ligorio Cotta Carvaho on 19/4/1970 Inventory Proceedings No. 44/70 were initiated before the Civil Judge Sr. Division at Margao wherein the SAID PROPERTY was allotted to his son Mr. Ranjit Cotta Carvalho who brought it into the partnership firm M/s VICTORIA ENTERPRISES.



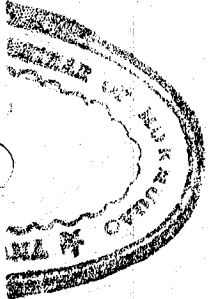
[Signature]
L. Bennett

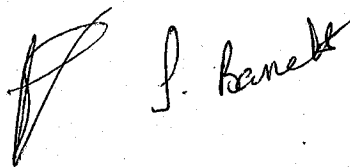
AND WHEREAS a portion of the SAID PROPERTY admeasuring 20,725 sq. m. falling in S. No. 216/1 of Village Cortalim, Mormugao Taluka was sub divided into developed plots by M/s Victoria Enterprises as per the permissions and approvals of the Village Panchayat Cortalim Quellossim i.e. VPCQ/27/96-97/382 dated 30/3/96 and this Plot No. 12 was one such sub divided plot.

AND WHEREAS the aforesaid Mrs. Inez Cotta Carvalho as partner of the partnership firm M/s VICTORIA ENTERPRISES sold the said Plot No. 12 to the VENDORS herein vide the abovementioned Deed of Sale dated 17/12/1996.

AND WHEREAS vide order dated 18/1/2006 in partition proceedings before the Dy Collector viz. No. LRC/PART/55/2005/577 this Plot No. 12 originally forming part of the property bearing S. No. 126/1, Village Cortalim was partitioned and allotted new Survey No. 126/1-C. This plot admeasuring 530 sq. m. bearing S. No. 126/1-C is more clearly described in the Schedule written hereunder and delineated in red colour boundary lines in the plan annexed hereto, which plan forms a part and parcel of this Deed of Sale and is herein after referred to as the "SAID PLOT."

AND WHEREAS the VENDORS have approached the PURCHASER to sell and the PURCHASER has agreed to purchase from the VENDORS the SAID PLOT admeasuring 530 sq. m. for a total consideration of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) which is its fair market value.



 J. Banerjee

AND WHEREAS the PURCHASER has taken inspection of the title documents of the SAID PLOT as well as its area and is satisfied with the same.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above and in consideration of the said sum of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) being the amount paid by the PURCHASER to the VENDORS, the receipt of which amount the VENDORS do hereby acknowledge as having received and in pursuance of the same the VENDORS do hereby convey, transfer sell and assign unto the use and enjoyment of the PURCHASER all the rights, title and interest in the SAID PLOT described in the Schedule herein under written and marked in the plan annexed hereto duly signed by all the parties forming an integral part of this Deed together with all rights, easements, liberties, privileges, passages, appurtenances thereto and to HAVE AND TO HOLD the same forever as absolute owners.
2. The VENDORS do hereby covenant with and assure and declare unto the PURCHASER, his heirs, executors and assigns:
 - (a) That the VENDORS have whilst executing this Deed lawful right and absolute title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done;
 - (b) That the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever;



[Signature]
J. Banerjee

(c) That the PURCHASER shall on and from this day and at all times hereinafter be entitled to continue to peacefully and quietly enter upon, have, occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDORS or any person whatsoever claiming by, from, under or in trust for the VENDORS;

(d) That the PURCHASER shall hold the SAID PLOT freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, interest, charges, and encumbrances whatsoever made, had, executed, occasioned and suffered by the VENDORS or any person whatsoever claiming by, from, under or in trust for the VENDORS;

(e) The VENDORS have not entered into nor executed any agreement, MOU, Deed or any kind of understanding in respect to the SAID PLOT with any person other than the PURCHASER;

(f) The VENDORS do hereby agree and undertake to indemnify the PURCHASER from and or against any claims made by any person or party in respect to the title of the SAID PLOT.

3. The VENDORS further state that the SAID PLOT is not subject to any litigation and no part of it has been notified for any acquisition.



[Signature] J. Baner

4. The VENDORS shall as and when called upon to do so sign, execute and deliver such further deeds, documents, writings, and/or declarations including on solemn affirmation as may be necessary to perfect the PURCHASER'S title to the SAID PLOT and/or have ownership and possession thereof recorded in the name of the PURCHASER in all Government records.
5. The VENDORS have No Objection to the PURCHASER carrying out mutation proceedings and including his name in the Survey Form I & XIV by deleting the name of the VENDORS. This may be considered as their NOC as required under the law.
6. The cost of the stamp duty and registration of this deed is borne exclusively by the PURCHASER.

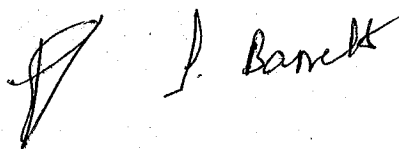
SCHEDULE



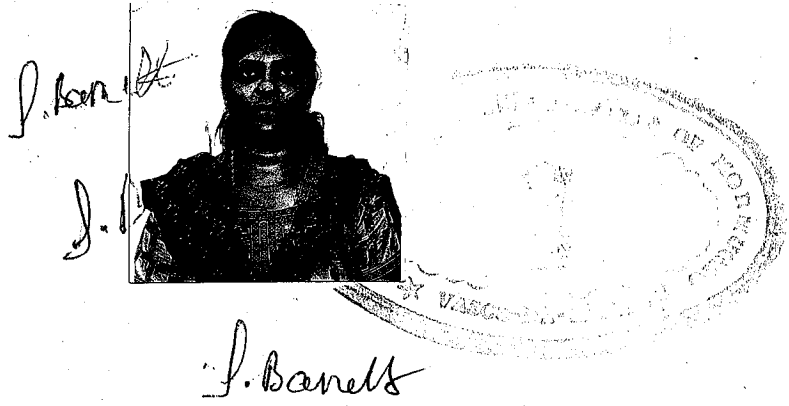
All that sub divided portion of the property known as "NAUTA" described in the Land Registration Office Mormugao Taluka under No.16320 but not enrolled in the Taluka Revenue Office of Mormugao, originally being the sub divided Plot No. 12 in the property falling in Survey No. 126/1 Cortalim, admeasuring 530 sq. m. and which SAID PLOT admeasuring 530 sq. m. is presently bearing Survey No. 126/1-C of Village Cortalim, Taluka and sub District for registration Mormugao, District South Goa, and is bounded as under:

On the North	: by Plot 126/1-B
On the South	: by 8 mts. public Road
On the East	: by 8 mts. public Road
On the West	: by plot 126/1-D

IN WITNESS WHEREOF the parties have hereto signed this Deed on this date, month and year herein above written.



SIGNED AND DELIVERED BY THE WITHIN NAMED
VENDORS through their ATTORNEY
MRS LORETTA BARRETO



MRS LORETTA BARRETO

L.H.I

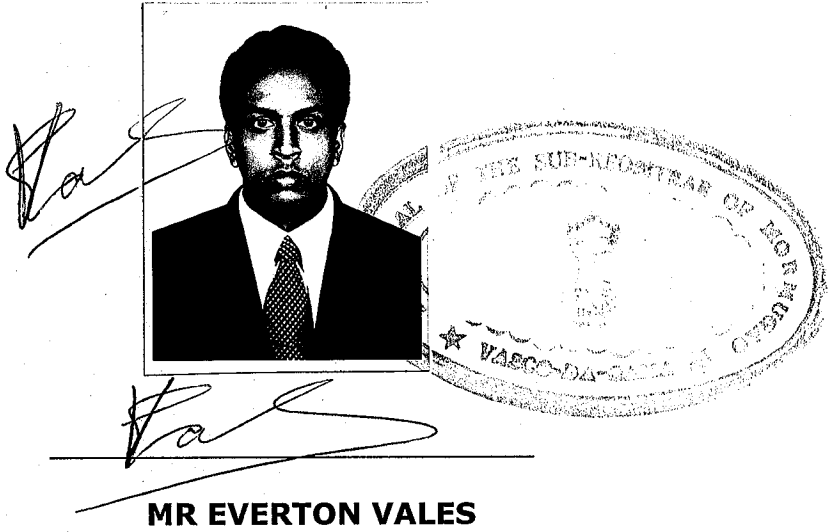
R.H.I



A signature 'J. Barreto' in cursive, preceded by a stylized mark.



SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER **MR EVERTON VALES**



L.H.I

R.H.I

1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



J. Bamek



WITNESSES

1. DOLSON LUCIO BARRETTO Barreto

2. Puja. P. Volviken Prohvitka

J. Barlett



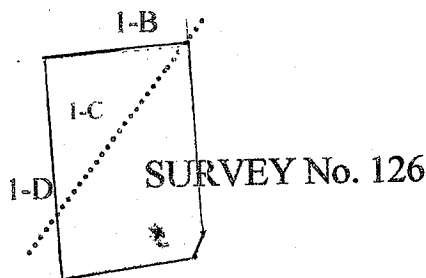
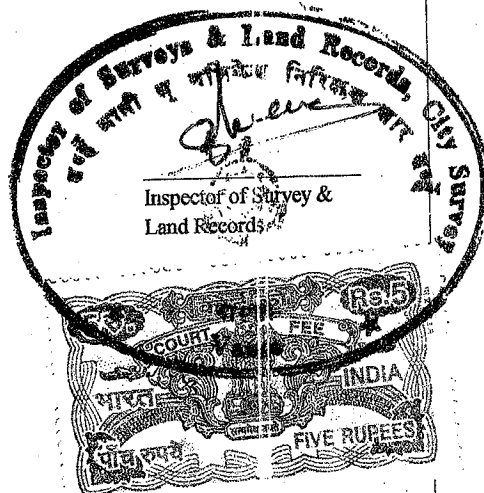


GOVERNMENT OF GOA
Inspector of Surveys and Land Records
VASCO - GOA

Inward No:576



Plan Showing plots situated at
Village : CORTALIM
Taluka : MORMUGAO
Survey No./Subdivision No. : 126/ 1-C
Scale : 1 :1000



J. B. B. B.

Registered No. 227
of page 84 to 96
Book No. 1 Volume No. 1500
Date 06-02-2013

[Signature]
Sub-Registrar

[Signature]

Generated By : SUDESH SAWANT
On : 23-01-2013

[Signature]
Compared By:

① Mrs Loretta Barreto, daughter of Romualdo Silveira, 48 years of age, resident of Velsas, Mormugao, Goa. As Attorney for "the Vendors"

(a) Mr. Melancio Joaquim Mariano Gomes, alias Melancio Joaquim Mariano Gomes.

(b) Mrs. Bonaleta Genis Soney Gomes.

② Mr. Everton Vales. Son of late Gregory Vales, 31 years of age, married businessman, and resident of Alto-Dabolim, Goa.

And all parties are Indian Nationals

executing parties 1 to 2

admits execution of the so called

✓ Loretta Barreto J. Bonett



✓ EVERTON VALES



1- Mr. Peter Rodrigues, 870 Manuel J. Rodrigues, aged 55, married, service resident of Dabolim, Mormugao Taluka.

and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

✓ Peter Rodrigues

Mormugao Dt. 31/1/2013

Registered No. 227
of page 84 to 96
Book No. 5 Volume No. 1500
Date 06-02-2013


Sub-Registrar



Note of Return!

This document will be returned On. 06/02/2013


SUB-REGISTRAR
MORMUGAO