

(Rupees Two Lakh Ninety Four Thousand only)

For **CITIZEN CREDIT**
Co-operative Bank Ltd.

D'Souza

Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARANA MEMBER CO-OP, HSG SOCIETY LTD
ST. JOSEPH'S ROAD, BORDA,
MARGAO - GOA 403 602

D-5/519(N)/C.R./35/3/2011-80

10401
18/12
NOV 01 2011
R.0294000/-
INDIA STAMP DUTY GOA

Name of Purchaser, JOSE CUPERTINO D'SOUZA

5299



Jose Cupertino D'Souza

DEED OF SALE

Margao

[Signature]



THIS DEED OF SALE is made and executed at Margao, Goa, on this 3rd day of November, 2014;

B E T W E E N

Miss MARUSHKA ABRANCHES alias MARUSKA ABRANCHES, aged 28, lecturer, unmarried, landowner, daughter of late Fernando Antonio Abranches, holder of PAN Card No.AJXPA9908P, resident of E-23, Verna, Salcete, Goa, hereinafter referred to as the "VENDOR" of the One Part;

A N D

Mr. JOSE CUPERTINO SOUZA, aged 47, married, businessman, son of Francisco Xavier Souza, holder of PAN Card No.FOOPS7981M, resident of 129/D, Umborem, Verna, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the Other Part;

Both parties to this Deed of Sale are Indian Nationals.

The expressions VENDOR and PURCHASER shall unless repugnant to the context or meaning thereof be deemed to include them, their heirs, executors, administrators, legal representatives, successors, agents, assigns and/or anyone claiming through or under them.

WHEREAS there exists property denominated CANDUC, situated at Candakant, within the limits of Village Panchayat of Verna, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete, under No.6121 at pages 160 of Book B No.24 old series, and enrolled in the Land Revenue Office under No.879, which consists of coconut, mango and other trees, house of mundkars, maund of structures, Chapel of Nossa Senhora of Ruzar, at present bifurcated by road proceeding from NH 17 to interior and by 160 MLD Selaulim water pipeline being Ch.Nos.33030 mts. to Ch.36200 mts., surveyed in the Land Survey Office under Nos.139/7 and 198/5 of Verna Village, which is bounded as under :

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East : by property Canduc of heirs of Benedicto Vicente Faria;
West : by road;
North : by paddy field of Comunidade of Verna; and
South : by hillock of Comunidade of Verna.

The above described property is hereinafter referred to as the "said property".

AND WHEREAS late father of VENDOR herein namely Fernando Antonio Abranches had acquired the said property by virtue of Public Will 27.11.1977 drawn by and before Notary Public ex Officio of Judicial Division of Salcete at Margao at pages 66 of the current Book of Wills No.87 made in favour of said Fernando by his uncle Alfred Joao Vincent Jacinto de Piedade Abranches, who hailed from Verna and who has expired on 23.03.1978 and said Fernando Antonio Abranches expired on 2.9.2004, in marriage with communion of assets, survived by his wife Celina Mendes e Abranches alias Celine Mendes e Abranches maiden name Celine Mendes and three children, namely Reynold John Alvaro Francisco Abranches, aged 25, student, landlord, and the VENDOR herein.

AND WHEREAS said Fernando Antonio Abranches during his lifetime along with his said wife has disposed by sale portions of the said property to different mundkars.

AND WHEREAS upon the demise of said Fernando Antonio Abranches, an Inventory Proceedings No.69/2004/III, were instituted for qualification of moiety holder, heirs, and for partition, and that the same was disposed vide Consent Terms and Order dated 9.6.2008 and remainder of the said property, afore described were enlisted as item nos.20 to 25 and among the said items, the item no.22 which admeasures 2340 sq.mts. was entirely allotted to the VENDOR herein and which is described in the Schedule A hereinafter contained.

AND WHEREAS the VENDOR, after considering the position as loco, has disannexed the freeland, which admeasures 1727 sq.mts. and which is described in Schedule B, hereinafter contained and hereinafter referred to as 'land under sale'.

Abranches

[Signature]



AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said land under sale described in Schedule B, hereinafter contained for a total consideration of Rs.83,70,000/- (Rupees Eighty Three Lakhs Seventy Thousand Only), free from any encumbrances, liens and charges.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of payment of Rs.83,70,000/- (Rupees Eighty Three Lakhs Seventy Thousand Only), made by the PURCHASER to the VENDOR, the receipt whereof the VENDOR does hereby admit and acknowledge, the VENDOR does hereby grant, sell, assign, release, convey, assure and transfer to the PURCHASER, the said plot to HAVE and to HOLD the same to the use and enjoyment of the PURCHASER forever free from all encumbrances. TOGETHER WITH all trees, hedges, ways, liberties, water courses, easements and appurtenances whatsoever to the said plot belonging or any way appurtenant or usually held or occupies therewith or reputed to belong.

2. The VENDOR herein represents that other than the VENDOR no person has any right, interest or title in the said plot hereby sold and further no person claiming any right under the Tenancy Act, Mamlatdar's or any right of way in the said plot sold herein or the property described in the Deed of the VENDORS.

3. The VENDOR does hereby covenant with the PURCHASER that they are the absolute and exclusive owners of the said plot together with all trees, and in the event of any claim by any third party/person in respect of the said plot or in the event of loss arising for such claim/s the VENDOR shall keep the PURCHASER indemnified from against all such claims and/or losses as the case may be.

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4. The VENDOR covenant to save harmless, indemnified and keep indemnified the PURCHASER from all or any other encumbrances, charges or equities whatsoever if existing or arising to prior of this Deed of Sale. The PURCHASER shall have no right to any other part/portion or open space of the entire property.

5. AND THE VENDOR further covenants that she shall at the request of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and assuring the said plot with everything therein, in any manner aforesaid, according to the true intent and meaning of this Deed.

6. The PURCHASER covenants with the VENDOR that the PURCHASER shall have no right, title, claim or interest whatsoever in respect of any other part, portion or open space of the VENDOR's property and that the rights of the PURCHASER shall be confined to the plot hereinabove purchased.

7. The VENDOR does hereby give her consent for the name of the PURCHASER to be included as co occupants in Form XIV of the said property.

8. If the PURCHASER due to any defect in the title of the VENDOR is deprived of the whole or part of the said plot hereby sold, the VENDOR hereby undertakes to compensate the PURCHASER for all losses and damage that may suffer on that account.

9. That neither party hereto is member of the Schedule Tribe or Schedule Caste.

Khach



SCHEDULE 'A'

Part of the said property known as CANDUC admeasuring 2340 sq.mts., bounded on the East by property Canduc of heirs of Benedicto Vincente Faria; on the West and South by road, going from NH17 to interior, on the North by part of the same property purchased by one H.Sawant and reserved access and forms southern part of survey no.139/7 of Village of Verna.

SCHEDULE 'B'

All that part of the said property described in Schedule A above, admeasuring 1,727 sq.mts. and as a separate and distinct unit disannexed from the rest of the property is shown superimposed on the copy of survey plan bearing Survey No.139/7 of Verna Village, Salcete Taluka and is bounded as under :

East : by strip of land of said property under Item No.22 and then by property Canduc of heirs of Benedicto Vincente Faria, surveyed under No.139/6.

West &

South : by strip of land of same property and public road; and

North : by part of same property purchased by H.Sawant and reserved access.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month, and year first hereinabove mentioned.

Mark

Sawant



7

VENDOR



Alma
Ma
Marushka

Marushka Alma

(MARUSHKA ABRANCHES alias
MARUSKA ABRANCHES)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Alma

Alma



8

PURCHASER



Jose Cupertino de Souza

JOSE CUPERTINO SOUZA

LEFT HAND FINGER PRINTS

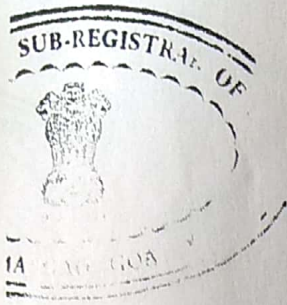


RIGHT HAND FINGER PRINTS



Philip

Jose



WITNESSES:

1. Md. Idris
(Mina Almada)
F-1, Phase - II, Vatsalya Apts,
OPP. Big G, Pasifond, Margao, Goa.

2. J. Pereira
Joao Carlos Pereira,
Old Masdol, Vesna, Salcete - Goa

[Signature]

[Signature]



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

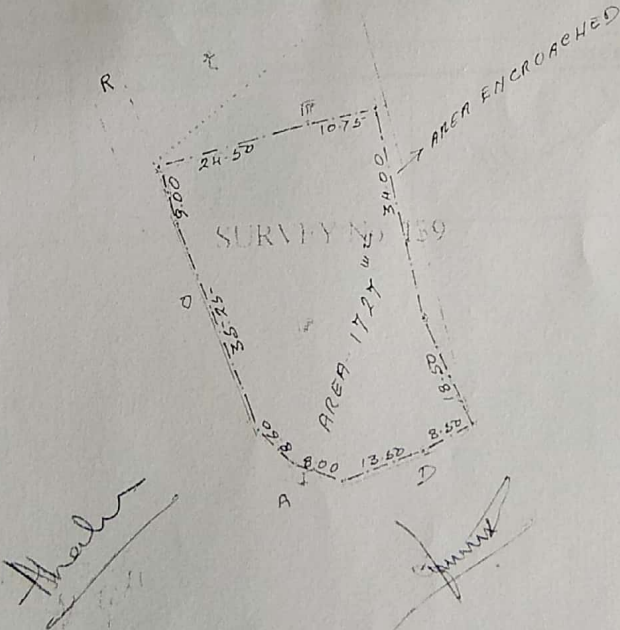
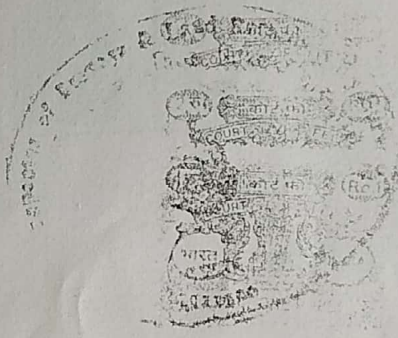


Plan Showing plots situated at
Village - VERNA
Taluka - SAIKITE
Survey No./Subdivision No. - 139
Scale : 1000

Inspected by

Inspector of Survey and Land Records

S. No. 138





Office of Sub-Registrar Salcete/Margao

Government of Goa

Date & Time : 24-11-2014 10:17:47 AM

Document Serial Number : 5299

Presented at 09:56:00 AM on 24-11-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	292950.00
2	Processing Fees	150.00
	Total :	293100.00

Stamp Duty Required: 292950.00 Stamp Duty Paid: 294000.00

Jose Cupertino Souza presenter

Name	Photo	Thumb Impression	Signature
Jose Cupertino Souza ,S/o. Francisco Xavier Souza , Married, Indian, age 47 Years, Business, r/oH. No. 129/D, Umborem, Verna, Salcete, Goa			



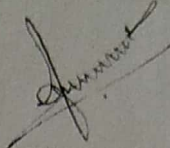
Endorsements

Executant

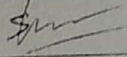
1. Marushka Abranches alias Maruska Abranches, D/o. late Fernando Antonio Abranches ,
UnMarried, Indian, age 28 Years, Land Lord, r/oH.No. E-23, Verna, Salcete, Goa

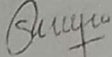
Photo	Thumb Impression	Signature

2. Jose Cupertino Souza , S/o. Francisco Xavier Souza , Married, Indian, age 47 Years, Business, r/oH. No. 129/D, Umborem, Verna, Salcete, Goa

Photo	Thumb Impression	Signature
		

REGISTRAR OF
GOA
Identification

Sr No.	Witness Details	Signature
1	Adv. Saphil Dessai , S/o. Kissan Dessai , UnMarried, Indian, age 22 Years, Adv, r/o Murida, Cuncolim, Salcete, Goa	


Sub-Registrar
Suraj R. Verna
Sub Registrar



Book-1 Document
Registration Number MGO-BK1-05178-2014
CD Number MGOD80 on
Date 24-11-2014

Surya

Sub-Registrar (Salcete/Margao)

Surya R. Vernekar
Sub Registrar

Scanned By:-

Margao
24/11/2014

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

5802