(Rupees Two Lakh Fifty Seven Thousand Two Hundred Only)

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 06223 NON JUDICIAL गोवा
125934 APR 24 2014
zero two five seven two five zero 13:02
Rs.0257250/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser KRISS REAL ESTATE LLP

1713/14
23/04/14

DEED OF SALE

Mapusa, Sub-District of Bardez Taluka, District of Goa.

BETWEEN;

I. 1. **MR. ANTONIO JOSE FRANCISCO DOS MILAGRES DE OLIVEIRA** ALIAS **ANTONIO JOSE OLIVEIRA**, 74 years of age, married, retired, son of late Jose Filipe Oliveira, holder of Pan Card No. AAEPO8859K and his wife;

2. **MRS. MARIA ZEMIRA QUADROS E OLIVEIRA**, alias **OLIVEIRA MARIA ZEMIRA** 72 years of age, married, housewife, daughter of late Nazario Maria C. A. e Quadros holder of Pan Card No.AAOPO5483B and both residing at H.No.75, Vaddy, Siolim, Bardez, Goa, hereinafter called the called **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators, assigns, successors, nominees and representative or any other person or persons claiming through them) **OF THE ONE PART.**

NOTARY
N. RAJENDIRAN, M.A.,M.Ed.,B.L., CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA

AND

II. **M/S. KRISS REAL ESTATE LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at No.61, Chamiers Road, R.A.Puram, Chennai 600018, represented by its Partner, **MR. MADHAV SATTANATHAN**, Son of Mr. V. Sattanathan, 36

Antonio Jose' Oliveira
Maria Z Oliveira

THE PURCHASER (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, administrators, assigns, successors, nominees and representative) **OF THE OTHER PART.**

ALL THE PARTIES in this Deed of Sale are Indian Nationals.

WHEREAS the Purchaser herein, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, is represented by its Partner, **MR. MADHAV SATTANATHAN**, Son of Mr. V. Sattanathan, 36 years of age, by virtue of a Resolution dated March 17th 2014

AND WHEREAS, at Village Siolim, which is within the limit of Village Panchayat of Siolim, Sub District of Bardez Taluka, District of Goa, there exists an immoveable property known as **"Vaddichem Bhatta "** also known as **"Ghor Batta",** surveyed under 327/1 of Village Siolim Survey Records and totally admeasures 1050 sq.mts. The said property is not described in the Land Registration Office of Bardez at Mapusa nor enrolled in the Taluka Revenue Office, but is surveyed under Old Cadastral No.144 of Village Assagao, Bardez, Goa and is more fully described in Schedule-I which is the subject matter of the present Deed of Sale. For the sake of brevity the property described in the Schedule-I shall herein after be referred to as **'THE SAID PROPERTY'**

NOTARY N. RAJENDRAN, M.A.,M.Ed.,B.L., CHENNAI Reg. No. 8117/2010 GOVERNMENT OF INDIA

Antonio José Oliveira

Maria Z. Oliveira

AND WHEREAS, 'THE SAID PROPERTY' surveyed under No.327/1 originally belonged to late Maria Artemizia Florentina de Noronha alias Maria Artemizia Noronha and her husband, late Nicolau Jose Oliveira by virtue of Deed of Sale dated 20th February, 1884

AND WHEREAS, the said Maria Artemizia Florentina de Noronha alias Maria Artemizia Noronha and her husband, Nicolau Jose Oliveira expired on 3rd October 1917 and 11th April 1913 respectively

AND WHEREAS, at the time of the Portuguese Cadastral Survey conducted in the state of Goa during the years 1935 to 1940, i.e. at column 6 of the Registo do Agrimensor corresponding to old Cadastral no. 144, the names of Maria Ubaldina Oliveira, Antonio Sebastiao Oliveira, Jose Felipe de Oliveira and Pedro Paulo de Oliveira, who are the children of late Maria Artemizia Florentina de Noronha alias Maria Artemizia Noronha and late Nicolau Jose Oliveira, were recorded as owners in possession of **'THE SAID PROPERTY'.**

AND WHEREAS, by virtue of the said Registo do Agrimensor corresponding to old Cadastral no. 144, the said Maria Ubaldina Oliveira, Antonio Sebastiao Oliveira, Jose Felipe de Oliveira and Pedro Paulo de Oliveira were said to have 1/4th right each in the **'THE SAID PROPERTY'**

NOTARY
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M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
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AND WHEREAS, by virtue of Will dated 20th September, 1952 drawn in the office of the Notary of Judicial Division of Bardez at pages 38 reverse of Day Book No. 42, the said Maria Ubaldina Gomes de Oliveira alias Maria Ubaldina de

SIGNED, SEALED AND DELIVERED BY THE

WITHINNAMED VENDOR NO.1 MR. ANTONIO JOSE

FRANCISCO DOS MILAGRES DE OLIVEIRA ALIAS

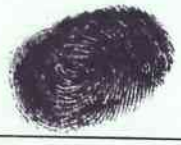
ANTONIO JOSE OLIVEIRA

Antônio José Oliveira

(MR. ANTONIO JOSE OLIVEIRA)

LEFT HAND FINGER PRINTS

1. _____



2. _____

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5. _____

RIGHT HAND FINGER PRINTS

1. _____

2. _____

3. _____

4. _____

5. _____

NOTARY
R
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA

Antônio José Oliveira

Maria Z. Oliveira

SIGNED, SEALED AND DELIVERED BY THE

WITHINNAMED VENDOR NO.2 MRS. MARIA ZEMIRA

QUADROS E OLIVEIRA, alias OLIVEIRA MARIA ZEMIRA

Maria Z. Oliveira

(MRS. MARIA ZEMIRA QUADROS E OLIVEIRA.)

LEFT HAND FINGER PRINTS	RIGHT HAND FINGER PRINTS
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA

Antonio José Oliveira

Maria T. Oliveira

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER KRISS REAL ESTATE LLP and represented by its partner, Mr.MADHAV SATTANATHAN

(Mr.MADHAV SATTANATHAN)

LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

1.

1.

2.

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3.

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4.

5.

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NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA

Antonio José Oliveira

Marina Z Oliveira

IN THE PRESENCE OF WITNESSES:-

(Gaurav V. Pokle)

1. _____

2. James Fernandes

Klaviano José Oliveira

Klaviano J. Oliveira

Chief Manager

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
Advocate & Notary
No:1, Jothiramalingam II Cross Street,
West Mambalam, Chennai-600 033.
Cell: 9841122650

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA

(Rupees Nine Lakhs Ninety [illegible] Only)

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
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D-5/STP(V)/C.R./35/34/2011-RD

भारत 05818 NON JUDICIAL गोवा
122934 MAR 25 2014
zero nine nine two zero zero zero 16:38
Rs.0992000/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser KRISS REAL ESTATE LLP.

1295/2014
26/3/2014

THE SEAL OF THE SUB-REGISTRAR OF BARDEZ
MAPUSA

DEED OF SALE

This Deed of Sale is made on 26th day of March, 2014 at Mapusa, Goa.

BETWEEN

(1) **MRS FILOMENA ROSARIA D'SOUZA** alias **FILOMENA ROSARIA DE SOUZA** alias **FILOMENA ROSARIA DE SOUZA E GOMES** alias **FILOMENA ROSARIA DE SOUZA GOMES**, alias **FILOMENA LINDORFO GOMES** daughter of Domingos Caraciolo de Souza, widow of Lindorfo Joao Basilio Mathias Vitor Laeticiano da Cunha Gomes, 76 years of age, housewife, holder of PAN Card No. AVJPG0910F and currently residing at H.No.105, Vaddy, Siolim, Bardez, Goa.

(2) **MRS GERACINA GOMES** alias **MRS. GERACIANA GOMES,** daughter of Late Lindorfo Joao Basilio Mathias Vitor Laeticiano da Cunha Gomes, 57 years of age, married, housewife, holder of PAN Card No. ARAPG1872G and her husband

(3) **MR CHARLES CAJETAN GOMES,** alias **CAJETAN C GOMES** son of John Santan

Gomes, 62 years, married, Service, holder of PAN card No. ARAPG8973H, both residing at Vishwakarma Apartments, Ambadi Road, Vasai, Thane, M.S.

(4) **MR ODILON DE SOUZA GOMES** alias **ODILON GOMES** alias **ODILON GOMES D'SOUZA**, son of Late Lindorfo Joao Basilio Mathias Vitor Laeticiano da Cunha Gomes, 55 years of age, Service, holder of PAN card no. AENPD0550R and his wife

(5) **MRS. MAGGIE MARIA JOANNA D'SOUZA** alias **MAGGIE D'SOUZA GOMES** alias **MAGGIE GOMES**, daughter of Mr. Albert Maxy D'Souza age about 49 years, married, teacher, holder of PAN Card No. BJPPD7990H, both residing at H.No. 105, Vaddy, Siolim, Bardez, Goa.

(6) **MR. VENIFREDO DE SOUZA GOMES**, son of Late Lindorfo Joao Basilio Mathias Vitor Laeticiano da Cunha Gomes, 52 years of age, service, holder of PAN Card No. AUUPG1272E and his wife

(7) **MRS. JOYCE DE SOUZA GOMES** alias **JOYCE GOMES** alias **Joyce D'Souza Gomes**, daughter of Mr. Anthony Piedade D'Souza, aged about 48 years, married, housewife, holder of PAN Card No. AURPG5042K, and both residing at H.No. 105, Vaddy, Siolim, Bardez, Goa.

(8) **MR JOEL DE SOUZA GOMES,** son of Late Lindorfo Joao Basilio Mathias Vitor Laeticiano da Cunha Gomes, 50 years of age, married, service, holder of PAN card no. AHQPG2513D and his wife

(9) **MRS FRANCISCA GOMES,** daughter of Mr.Joaquim Rebello, 42 years of age, married, housewife, holder of PAN card no. AHQPG2512C, both residing at **H.No.105,** Vvaddy, Siolim, Bardez,Goa.

(10) **MR ELMIRO DE SOUZA GOMES** alias **ELMIRO GOMES,** son of Late Lindorfo Joao Basilio Mathias Vitor Laeticiano da Cunha Gomes, 48 years of age, service, holder of PAN Card No. ATAPD0494L and his wife

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR NO.10: MR ELMIRO DE SOUZA GOMES

(MR ELMIRO DE SOUZA GOMES)

LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 6117/2010
GOVERNMENT OF INDIA

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR NO.11: MRS SABINA ESTELA ELIZA MESQUITA

_____

(MRS SABINA ESTELA ELIZA MESQUITA)

LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER: KRISS REAL ESTATE LLP and represented by its partner, Mr.MADHAV SATTANATHAN

SUB-REGISTRAR OF ASSURANCES
MAPUSA

_____
(Mr.MADHAV SATTANATHAN)

LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

SUB-REGISTRAR OF ASSURANCES
MAPUSA

1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 3117/2010
GOVERNMENT OF INDIA

IN THE PRESENCE OF WITNESSES:-

1. (Gaurav Vithal Polke)

2. (Dharna Sattanathan)

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
Advocate & Notary
No:1, Jothiramalingam II Cross Street,
West Mambalam, Chennai-600 033.
Cell: 9841122650

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 8117/2010
GOVERNMENT OF INDIA