

For **CITIZENCREDIT**TM
Co-operative Bank Ltd.

Paulinho

Authorised Signatory

SARMA BERRER CO-OP, HSG SOCIETY LTD
ST. JOQUIN ROAD, BORDA,
MARGAO - GOA 403 602

D-5/SIP(V)/C.R./35/3/2011-RD



INDIA

168428

NON JUDICIAL
MAY 02 2013

2010 010 2010 2010 2010 2010 2010

13:09

R.0100000/- PB7223

STAMP DUTY

GOA

Name of Purchaser... **IGNATIUS A J B PEREIRA**

Serial No **727**
Presented at the Office of the
Sub-Registrar of **Mormugao**
between the hours of
12:00 on **6/5/13**

Ignatius Tony Perera

Received fees for Rs
Registration **149900-00**
Copying (Folios) **60** **9000**
Copying endorsements **1000**
Postage
Total Rs **150000-00**

[Signature]

Ignatius Tony Perera

[Signature]

SUB-REGISTRAR
MORMUGAO

DEED OF SALE

[Signature]

[Signature]

This DEED OF SALE is made at VASCO, MORMUGAO, GOA, on this SIXTH day of MAY of the Year Two Thousand and Thirteen (06/05/2013),

B E T W E E N

1. Mrs. SYBIL FERNANDES nee AFFONSO, daughter of late Teodomiro Afonso, aged 72 years, housewife, Holder of Pancard bearing No. AADP6494Q, AND HER HUSBAND,

2. Mr. RONNIE FERNANDES, son of late A.P.Fernandes, aged 80 years, retired,

Both of them residents of Flat IB/S-4, Models Millennium Vistas, Caranzalem, Goa,

3. Mr. LESLIE AFFONSO, alias LESLIE AFONSO son of late Teodomiro Afonso, aged 67 years, AND HIS WIFE,

...3/-



4. Mrs. SHALINI MENEZES e AFONSO alias SHALINI MENEZES, daughter of Germano Menezes, aged 67 years,

Both of them resident at Flat IB/S-4, Models Millennium Vistas, Caranzalem, Goa,

5. Mrs. SUSIE MASCARENHAS nee AFFONSO alias SUZIE MASCARENHAS, daughter of late Teodomiro Afonso, aged 63 years, inservice, AND HER HUSBAND,

6. Mr. FAUSTO MASCARENHAS, aged 67 years, retired,

Both of them residents at 202, Utopia, St. Andrews Road, Bandra, Mumbai, Maharashtra,

7. Mrs. MEENA AFFONSO, widow of late Agnelo Affonso, aged 67 years, housewife,



...4/-

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A handwritten signature in black ink, appearing to be a stylized name.

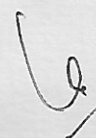
8. Mr. ALLAN AFFONSO, son of late Agnelo Affonso, aged 37 years, inservice, AND HIS WIFE,
9. Mrs. EVA AFFONSO, daughter of Peter Paul Almeida, aged 37 years, inservice,
10. Mr. ADRIAN AFFONSO, son of late Agnelo Affonso, aged 33 years, inservice,

All of the residents a A/28, Golder Jubilee Building, 4th Floor, St. Francis Xavier's lane, Thakurwar, Mumbai.

All of them Indian Nationals and hereafter called as "THE VENDORS" (which expression shall unless repugnant the context include their heirs, assigns and legal representatives) of the ONE PART;

AND

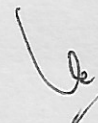
...5/-



Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA alias IGNATIUS TONY PEREIRA, son of Ciriaco Pereira, aged 49 years, businessman, Holder of Pan Card bearing No. ADNPP6711B, Indian National, resident at House No.86/D, Baga, Cansaulim, Salcete, Goa, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context include his heirs, assigns and legal representatives) OF THE OTHER PART, AND WITNESSES:

WHEREAS THE VENDORS have represented and covenanted unto THE PURCHASER as follows:


- (a) That at Cansaulim Village of Mormugao Taluka there exists a property bearing Survey No.37/5 of Cansaulim Village, known as "LOTE PEQUENO", admeasuring 1725 sq.mts. and includes the house therein situated; the said property is fully described in the SCHEDULE below;

 ...6/-

- (b) That the said property originally belonged to Teodomiro Afonso, and on his death devolved on his 5 children, that is, (i) Sybil Fernandes Nee Affonso (THE VENDOR No. 1) married to Ronnie Fernandes (THE VENDOR No.2), (ii) Leslie Affonso (THE VENDOR No. 3) married to Shalini Menezes E Afonso (THE VENDOR No.4), (iii) Susie Mascarenhas nee Affonso, (THE VENDOR No.5) married to Fausto Mascarenhas (THE VENDOR No.6), (iv) Agnelo Affonso married to Meena Affonso (THE VENDOR No.7), and (v) Sr. Monica Affonso alias Mona Afonso;
- (c) That Agnelo Affonso has expired leaving Meena Affonso (THE VENDOR No.7) as his widow and moiety holder, and Allan Affonso (THE VENDOR No.8) married to Eva Affonso (THE VENDOR No.9) and Adrian Affonso (THE VENDOR No.10) as his only heirs;
- (d) That therefore THE VENDOR Nos.1 and 2



...7/-

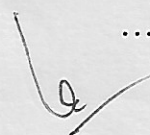


have a 1/5th undivided right and share, THE VENDOR Nos.3 and 4 have a 1/5th undivided right and share, THE VENDOR Nos.5 and 6 have a 1/5th undivided right and share, and THE VENDOR Nos.7 to 10 have a 1/5th undivided right and share in the said property fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have offered to sell all their undivided right and share in the said property fully described in the SCHEDULE below, to THE PURCHASER for a total consideration of Rs.49,95,600/- (Rupees Forty Nine Lakhs Ninety Five Thousand Six Hundred Only), free from all encumbrances or charge whatsoever;

AND WHEREAS THE VENDOR No.2 is herein represented by his duly constituted Attorney, Mrs. SYBIL FERNANDES nee AFFONSO, THE VENDOR No.1 above-named by virtue of General Power of Attorney dated



...8/-



4/4/2005, executed before Notary, Adv. Ulhas G. Shetye, at Vasco, under Registration No.1173/2005;

AND WHEREAS THE VENDOR Nos. 3 and 4 are herein represented by their duly constituted Attorney, Mrs. SYBIL FERNANDES nee AFFONSO, THE VENDOR No.1 above-named by virtue of General Power of Attorney executed on 2/3/13, before Notary, Adv. Philomena De Silva, at Margao, under Registration No.3522/13;

AND WHEREAS THE VENDOR Nos. 5 and 6 are herein represented by their duly constituted Attorney, Mrs. SYBIL FERNANDES nee AFFONSO, THE VENDOR No.1 above-named by virtue of General Power of Attorney dated 13/10/2004, executed before Notary, Adv.Ulhas G. Shetye, at Vasco, under Registration No.3120/2004;

AND WHEREAS THE VENDOR Nos.7 to 10 are herein represented by their duly

...9/-



constituted Attorney, Mrs. SYBIL FERNANDES nee AFFONSO, THE VENDOR No.1 above-named, by virtue of Special Power of Attorney executed before Notary, M.H. Chowdhary, on 10/4/2013 under No.83.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of Rs.49,95,600/- (Rupees Forty Nine Lakhs Ninety Five Thousand Six Hundred Only), paid by THE PURCHASER to the VENDORS as mentioned in Clause 2 below, (the receipt of which amount THE VENDORS do hereby acknowledge, and wherefor grant full discharge) THE VENDORS do hereby TRANSFER BY WAY OF SALE to THE PURCHASER all their 4/5th undivided right and share in the property bearing Survey No. 37/5 of Cansaulim Village fully described in the SCHEDULE below including in the residential house therein situated, TO HAVE and HOLD the same, ever hereafter as his own absolutely, free from any encumbrance or charge whatsoever;



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[Handwritten signature] ...10/-

2. At the request of THE VENDORS, the said consideration due is paid to THE VENDORS as follows:

(a) Rs.12,48,900/- to THE VENDOR Nos.1 and 2 vide Cheque bearing No.382817, dated 3/5/2013, drawn on the Corporation Bank, Utorda branch, drawn in favour of THE VENDOR No.1.

(b) Rs.12,48,900/- to THE VENDOR Nos.3 and 4 vide Cheque bearing No. 382818, dated 3/5/2013, drawn on the Corporation Bank, Utorda branch, drawn in favour of THE VENDOR No.3.

(c) Rs. 12,48,900/- to THE VENDOR Nos.5 and 6 vide Cheque bearing No. 382819, dated, 3/5/2013, drawn on the Corporation Bank, Utorda branch, drawn in favour of THE VENDOR No.5.

(d) Rs. 12,48,900/- to THE VENDOR No.7 to 10 vide Cheque bearing No. 382820, dated 3/5/2013, for an amount of Rs.11,48,900/- drawn on the Corporation Bank, Utorda branch, drawn in favour of THE VENDOR No.7, and Cheque bearing No. 382821, dated 3/5/2013, for an amount of Rs.1,00,000/- drawn on the Corporation Bank, Utorda branch.



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...11/-

3. The market value for the purpose of registration of the rights hereby sold is Rs.49,95,600/- (Rupees Forty Nine Lakhs Ninety Five Thousand Six Hundred Only);

4. THE VENDORS do hereby covenant with THE PURCHASER as follows:

- a) That the title of THE VENDORS in the rights hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;
- b) That this sale is made free from any encumbrance or charge whatsoever;
- c) That whenever reasonably required THE VENDORS shall at the cost of THE PURCHASER do all that should be necessary or convenient to ensure that THE PURCHASER peaceably holds and enjoys the rights hereby sold to him.
- d) That in the event THE PURCHASER is

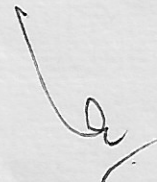
...12/-



ever dispossessed from the undivided rights hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall adequately compensate THE PURCHASER and shall save THE PURCHASER from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Schedule Caste or Schedule Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

...13/-



SCHEDULE



(Property hereby sold)

ALL THAT 4/5th undivided right and share in the property bearing Survey No.37/5 of Cansaulim Village, which is known as "LOTE PEQUENO", situated at Cansaulim Village of Mormugao Taluka, Sub-District, District of South Goa, State of Goa, which is not known to be described in the Land Registration Office or enrolled in the Land Revenue Office.

The said Survey No.37/5 of Cansaulim Village admeasures 1725 sq. mts. and includes the residential house and structures therein situated, and is BOUNDED on the EAST by Survey No.37/6, on the WEST by the road, on the NORTH by the Survey Nos.34, 37/2, 37/3 and 37/4, and on the SOUTH by the Survey No.37/8.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their respective photographs, signatures and finger prints in the presence of Witnesses.

...14/-





Sybil Fernandes

THE VENDORS:

Sybil Fernandes

(Mrs. SYBIL FERNANDES,
nee AFFONSO, for self
and as Attorney of THE
VENDOR Nos.2 to 10)



(Right hand finger impressions of Mrs.
SYBIL FERNANDES nee AFFONSO)



(Left hand finger impressions of Mrs.
SYBIL FERNANDES nee AFFONSO)

...15/-

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THE PURCHASER:

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(Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA alias IGNATIUS TONY PEREIRA)



(Right hand finger impressions of Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA alias IGNATIUS TONY PEREIRA)



(Left hand finger impressions of Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA alias IGNATIUS TONY PEREIRA)

WITNESSES:

1. *Rafael Semanillo*

2. *Hoover*

Semanillo

Flat No. 1B/5-4. Model Millennium
Vistas, Caranzalem, Goa. for self
and as Attorney for other Remaining
Vendors from serial No [2 to 10] in
this Deed of Sale.

② Mr. Ignatius Anthony Joseph
Borseto Pereira, alias Ignatius Tony
Pereira, Son of Ciriaco Pereira,
49 years of age, Businessman. Indian
National, and resident of Ham No 86/D.
Beza, Cansarhin, Sallete, Goa.

And all parties are Indian Nationals

executing parties 1 to 2

Substantive execution of the so called
Sale deed

SYBIL FERNANDES Fernandes

Ignatius Tony Pereira is

1- Adv. Cesar Vaz, 870 Teofilo Vaz
married, widower, resident
of Neuroso, Sallete.

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

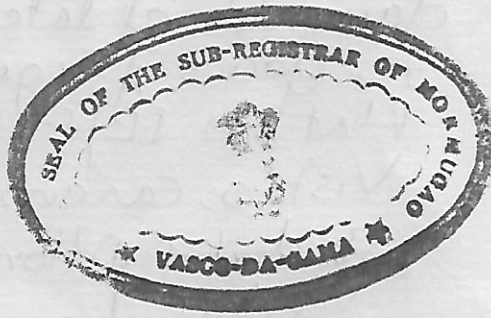
W7

~~_____~~ 01/5/2013

Registered No. 786
of page 215 to 231
Book No. I Volume No. 1543
Date 13-05-2013

Camendes

Sub-Registrar



Note of Return

This document will be returned On. 13/05/2013

Camendes

SUB-REGISTRAR
MORMUGAO