

HDFC BANK LTD
COSMOS TOWERS
NR. GOVERNMENT BLDG.
OPP. DCB BANK
MAPUSA-GOA 403 507

D-5/STP(V)/C.R./35/8/2006-RD(PART)

भारत 03849 NON JUDICIAL गोवा
140515 AUG 28 2010



zero zero seven eight four six zero 12:27

Rs.0078460/- PB6677

INDIA

STAMP DUTY

GOA

Name of Purchaser
HDFC Bank Ltd.

Francis Menez

[Signature]
Authorized Signatory

3282

3282
31/8/10



DEED OF SALE

Nicks

Menezes

.....2/-

THIS DEED OF SALE is made at Mapusa, Goa on this 31st day of August, 2010;

BETWEEN

(1) MRS. LORNA NIRMALA RIBEIRO VICTOR also known as LORNA RIBEIRO VICTOR or LORNA VICTOR or LORNA HENRIQUE VICTOR, wife of late Ruddy Victor also known as Rudolph Anthony Victor, 68 years old, housewife, holder of PAN Card No. , daughter of late Henrique Bastos Ribeiro de Santana, Canadian National of Indian origin and holder of PIO Card bearing No.P0334505 issued by High Commission of India, Ottawa, Canada, permanently residing at 1321, Bethamy Lane, Ottawa, K1J8P3, Canada and at present residing C/o. Coral Gomes, Kamat Kinara, UG4, P.O. Caranzalem, Goa - 403002, (hereinafter called "THE VENDOR" which expression unless repugnant to the context shall include her respective heirs, successors, legal representatives and assigns) OF THE ONE PART.

AND

(2) MR. FRANCIS MENEZES, married, service, aged 52 years, son of late Manuel Nascimento de Sebastiao Menezes, Indian National, holder of PAN

.....3/-

Victor
Menezes



Card No _____, residing at House No.72, Next to Goa Institute of Management, Ribandar, Ilhas Goa, (hereinafter called "THE PURCHASER" which expression unless repugnant to the context shall include his respective heirs, successors, legal representatives and assigns) OF THE OTHER PART.

WHEREAS late Henrique Bastos Ribeiro de Santana alias Henrique Ribeiro de Santana was the lawful owner in possession of a property known as "PORVORCHEM RAN" situated at Socorro, Porvorim, within the limits of the Village Panchayat of Socorro, Taluka and Sub-District of Bardez, described in the Land Registration Office of Bardez under No.39269 at fls. 181 of Book B 100, more particularly described in Schedule I hereunder written, which property was assigned/ allotted to him in the Orphanological Inventory Proceedings held in the Comarca Court of Bardez at Mapusa, on the death of his mother Carmina Chico Ribeiro de Santana and which Inventario proceedings concluded by final Court Judgement dated 30-09-1967.

AND WHEREAS the said Henrique Ribeiro de Santana sub-divided the said property into 110 plots numbered 1 to 111 (except 39) with the

.....4/-

Victor
Menezes



required access roads and open spaces for the purpose of sale for construction of houses forming an urban residential complex known as GREEN HILLS COLONY.

AND WHEREAS the said scheme of sub-division received final approval and no-objection from the Town Planning Committee, Government of Goa, Daman and Diu and Village Panchayat of Socorro by their letter Nos.DE/1198/1691/75-76 dated 01-11-1974 and VP/SOC/192/75 dated 16-10-1975 respectively.

AND WHEREAS under Deed of Settlement dated 28-04-1979, duly registered in the Office of Sub-Registrar Bardez, Mapusa under No.803 at pages 1 to 6 of Book No.I Vol. No.136 dated 08-10-1979 executed between Henrique Bastos Ribeiro de Santana and the Vendor herein, the said Henrique Bastos Ribeiro de Santana transferred and assigned in favour of the Vendor herein two plots namely Plot Nos.81 and 84 of the said property "PORVORCHEM RAN" situated at Socorro, Porvorim, Bardez - Goa, described in the Land Registration Office of Bardez under No.39269 at fls. 181 of Book B 100, enrolled under No.260 of the respective "Matriz Predial" and the Plot bearing Survey No.42/1(part) and by virtue of the said

.....5/-

Wicks
Officer

transfer and assignment the Vendor became the absolute owner of the said two Plots namely 81 and 84.

AND WHEREAS the Vendor was married to Ruddy Victor also known as Rudolph Anthony Victor and from her said marriage the Vendor has got one son namely Jason Rudolph Victor and one daughter namely Ingrid Cora Quimby nee Victor.

AND WHEREAS the husband of the Vendor namely said Ruddy Victor also known as Rudolph Anthony Victor expired on 05-06-1988 at Toronto, Canada leaving behind the Vendor as his widow and the aforesaid two children namely Jason Rudolph Victor and Ingrid Cora Quimby nee Victor as his sole and universal heirs..

AND WHEREAS by Deed of Gratuitous Relinquishment dated 24-08-2010 drawn in the Office of Sub-Registrar and Notary Ex-Officio, Panaji Ilhas Goa in Book No.703 at page 33 reverse onwards the said children of the Vendor namely Jason Rudolph Victor and Ingrid Cora Quimby nee Victor have renounced and relinquished all their undefined, illiquid and undivided right, title, share and interest in the estate which they are entitled to upon the death of their father the

.....6/-

Victor
Quimby

said Ruddy Victor also known as Rudolph Anthony Victor in terms of Article 2029 of Portuguese Civil Code still in force in State of Goa and in view of the said relinquishment the Vendor has become the absolute owner of the said Plot Nos.81 and 84.

AND WHEREAS the Vendor has represented to the Purchaser that:-

- (a) The Vendor is exclusively entitled to own, hold and possess the said plots as its lawful owner in possession and is entitled to alienate the same.
- (b) The Vendor has not entered into any Agreement with any person concerning her rights, interests and title in the said plots or any part thereof.
- (c) There is no litigation or any legal proceedings pending before any Court/Tribunal in respect of the said plots.
- (d) The said plots are not subject to any notifications or proceedings under Land Acquisition Act or Evacuee Property Act nor is subject matter of any suit or execution proceedings in any Civil Court.

.....7/-

Victor
Genere

(e) There are no Mundhars or Tasmans on the said plots and that the said plots are not subject to any attachment under any Act or statute.

AND WHEREAS the Purchaser has approached the Vendor and offered to purchase said Plot No.81 admeasuring 603.40 sq. mts. of the said property known as "PORTUGUESE RAN" situated at Socorro, Porvorim, Barder - Goa, for the price of Rs.39,22,100/- (Rupees thirty nine lakhs twenty two thousand one hundred only) which offer has been accepted by the Vendor.

AND WHEREAS the Vendor has now agreed to sell and the Purchaser has agreed to purchase the said Plot No.81 of the property "PORTUGUESE RAN" admeasuring 603.40 sq. mts. situated at Socorro, Porvorim, more particularly described in Schedule II hereunder written and shown in the plan annexed to this sale deed, signed by the parties hereto, with its boundaries coloured red, with all its easements and appurtenances, free from encumbrances, for the price of Rs.39,22,100/- (Rupees thirty nine lakhs twenty two thousand one hundred only) which is its present market value.

NOW THIS DEED WITNESSES AS UNDER:-

Nicks
Amey

.....8/-

(1) In pursuance of the above mentioned agreement and in consideration of sum of Rs.39,22,100/- (Rupees thirty nine lakhs twenty two thousand one hundred only) paid by the Purchaser to the Vendor, by Demand Draft bearing No.069682 dated 28-08-2010 drawn on Corporation Bank, Ribandar Branch, in favour of Vendor the receipt whereof the Vendor does hereby admit and acknowledge and of and from the same release and discharge the Purchaser, the Vendor as beneficial owner, does hereby convey, sell, transfer, assign and secure unto the Purchaser the said Plot No.81 measuring 603.40 sq. mts. of the property known as "PORVORCHEM RAN" now known as Green Hills Colony situated at Socorro, Porvorim, Taluka and Sub-District of Bardez, District of Goa, within the limits of the Village Panchayat of Socorro, which plot No.81 represents a detached fraction of the whole property described in the Land Registration Office of Bardez under No.39269 at fls. 181 of Book B 100, enrolled under No.260 of the respective "Matriz Predial" and bearing Survey No.42/1(part) is demarcated and autonomous property within the jurisdiction of the Sub-District of Bardez of Goa District, meant for house construction in the residential complex

.....9/-

Nicks
M. Suresh

known as Green Hills Colony and more fully described in Schedule - II hereunder written, free from any charges, encumbrances, claims or demands whatsoever TOGETHER WITH ALL appurtenances, rights, liberties, privileges and easements to the said plot No.81 AND ALL the estate, right, title, interest, claims and demands of the Vendor unto the said plot No.81 now sold to the Purchaser for the Purchaser TO HAVE AND TO HOLD the same absolutely with title deeds and other muniments that pass on such sale.

(2) The Vendor covenants with the Purchaser that the Vendor is lawfully seized and possessed of the said Plot No.81 hereby conveyed free from encumbrances, claims and demands and that the Purchaser shall hereafter peaceably and quietly hold, use, possess and enjoy the same as his own chattel and as absolute owner without any hindrance or claims whatsoever from the Vendor or any other person or persons claiming through her or on her behalf.

(3) The Vendor and all persons claiming under her do hereby agree with the Purchaser that at all times hereafter and at the cost of the Purchaser, she shall do or execute or cause to be done or

.....10/-

Victor
Officer

executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the said plot No.81 hereby conveyed and every part thereof to the Purchaser by putting the Purchaser in possession of the same according to the true intent and meaning of this Deed.

(4) The Vendor furthermore agrees and covenants that the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, if any, suffered by reason of any defect in the title of the Vendor.

(5) This Deed of Sale is executed on stamp paper of Rs.78,460/-.

SCHEDULE - I

ALL the landed property known as PORVORCHEM RAN" situated at Socorro, Porvorim, within the limits of the Village Panchayat of Socorro, Bardez Taluka, Bardez Sub-District of Registration District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.39269 at fls. 181 of Book B 100 and registered under No.260 of the respective Matriz Predial in the Taluka Revenue Office of Mapusa, Bardez, bearing Survey Nos.42 and 43, measuring about

.....11/-

Victor
Meireles

87070 sq. mts. bounded on the East by property of the heirs of Sebastiao Monteiro and others, on the West by property of the heirs of Constantino Ribeiro and of Comunidade of Sangolda, on the North by property of the heirs of Constantino Ribeiro and others and properties described under nos.39267 and 39268 and on the South by property of the same Comunidade of Sangolda.

SCHEDULE - II

ALL THAT Plot No.81 measuring 603.40 sq. mts. of the property known as "PORVORCHEM RAN" in the Housing Complex now known as Green Hills Colony situated at Socorro, Porvorim, Bardez Taluka, Bardez Sub-District of Registration District of North Goa, State of Goa, within the limits of the Village Panchayat of Socorro, which plot No.81 represents a detached fraction of the whole property described in the Land Registration Office of Bardez under No.39269 at fls. 181 of Book B 100, enrolled under No.260 of the respective "Matriz Predial" and bearing Survey No.42/1(part) is demarcated and autonomous property within the jurisdiction of the Sub-District of Bardez of Goa District, meant for house construction in the residential complex known as Green Hills Colony and bounded as under:-

.....12/-

Victor
Officer

on the East : by internal access road and Plot
No.80 of Green Hills Colony

on the West : by remaining portion of the
property Porvorchem Ran belonging
to Henrique Bastos Ribeiro de
Santana

on the North: by remaining portion of the
property Porvorchem Ran belonging
to Henrique Bastos Ribeiro de
Santana and Plot No.82 of Green
Hills Colony of Mr. Aires D'Lima
Pereira

on the South: by Plot Nos.87 and 80 of Green
Hills Colony

IN WITNESS WHEREOF the Vendor and the
Purchaser have signed this Deed of Sale at Mapusa
- Goa on the day, month and year first above
written in presence of two attesting witnesses.

Victor

M. Pereira

.....13/-



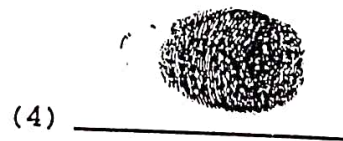
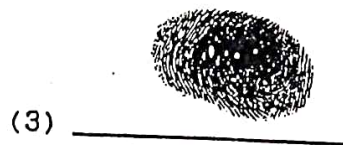
Victor

MRS. LORNA NIRMALA
RIBEIRO VICTOR also known
as LORNA RIBEIRO VICTOR
or LORNA VICTOR or LORNA
HENRIQUE VICTOR
"THE VENDOR"

L. H. F. Prints



R. H. F. Prints



...14/-

Victor
Meuser



Menezes.

MR. FRANCIS MENEZES
"THE PURCHASER"

L. H. F. Prints



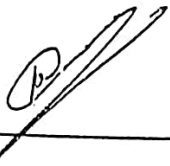
R. H. F. Prints

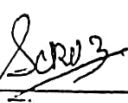


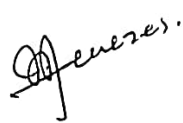
Victor
Menezes

...15/-

WITNESSES:-

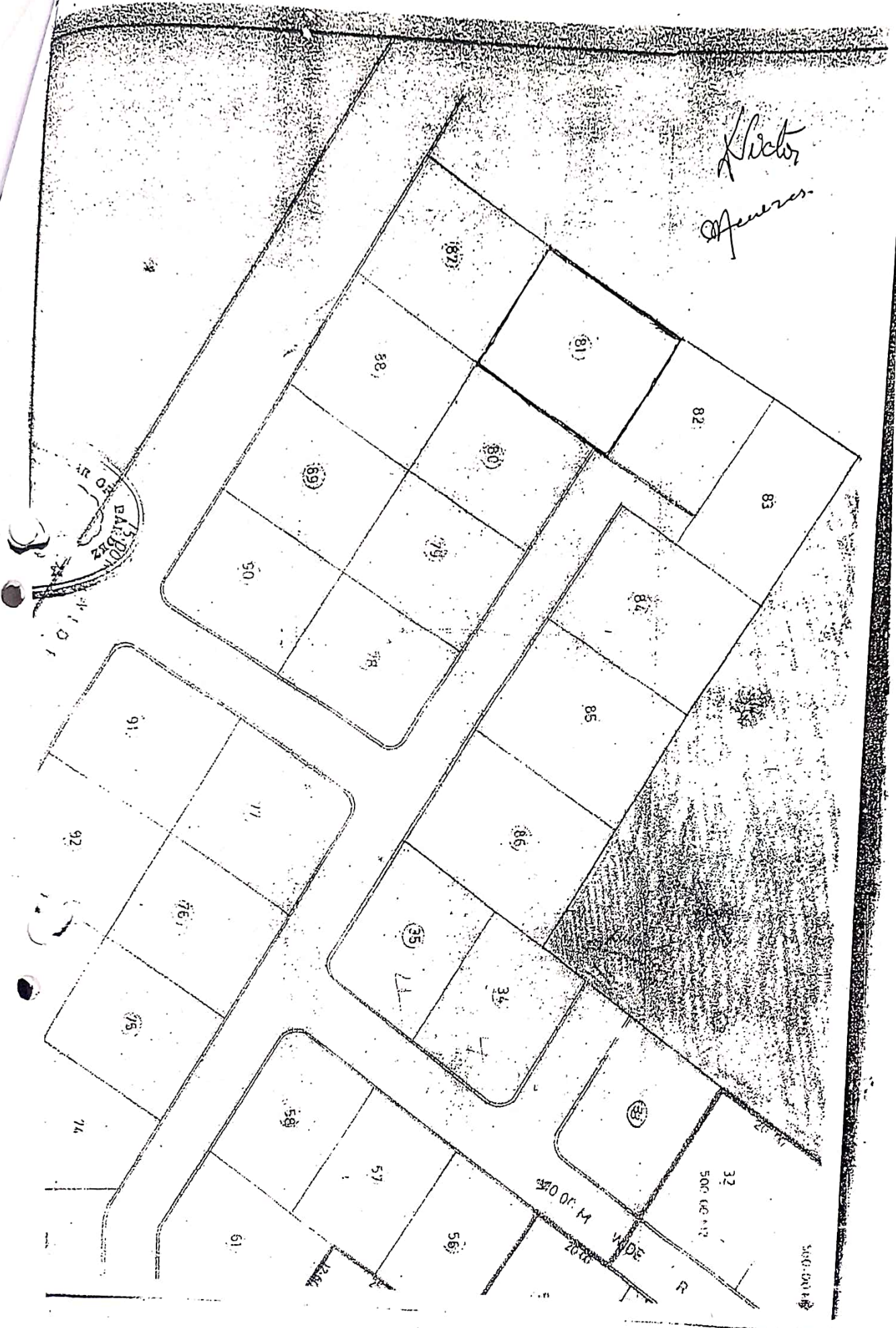
(1)  (Norman Cruz)

(2)  (SHELDON DE CRUZ)

Read by: 

*Victor
Menezes*



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 31-08-2010 10:37:53 AM

Document Serial Number : 3282

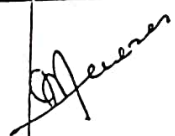
Presented at 10:20:00 AM on 31-08-2010 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	78460.00
2	Processing Fees	210.00
	Total :	78670.00

Stamp Duty Required: 78460.00

Stamp Duty Paid: 78460.00

Francis Menezes presenter

Name	Photo	Thumb Impression	Signature
Francis Menezes, S/o Late Manuel Nascimento de Sebastiao Menezes , Married, Indian, age 52 Years, Service, r/o H/no 72, Next to Goa Institute of Management , Ribandar, Ilhas Goa. Pan Card no			

Endorsements

Executant

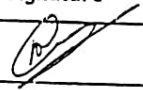
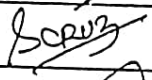
1 . Lorna Nirmala Ribeiro Victor Alias Lorna Ribeiro Victor or Lorna Victor or Lorna Henrique Victor., W/o late Ruddy Victor alias Rudolph Anthony Victor., widow, Canadian National National of Indian Origin (PIO), age 68 Years, House-Wife, r/o 1321, Bethway Lane, Ottawa, K1J8P3, Canada & Presently at C/o. Coral Gomes, Kamat Kinara, UG4, P.O. Caranzalem, Goz - 403002. PIO Card no

Photo	Thumb Impression	Signature
		

2. Francis Menezes, S/o Late Manuel Nascimento de Sebastiao Menezes, Married, Indian, age 52 Years, Service, r/o H/no 72, Next to Goa Institute of Management, Ribandar, Ilhas Goa. Pan Card no

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Norman Cruz , s/o Late Edward Cruz, Married, Indian, age 44 Years, Business, r/o Alto Porvorim Bardez Goa.	
2	Sheldon Cruz , S/o Savio Cruz, UnMarried, Indian, age 21 Years, Service, r/o H no 775/1, Alto Porvorim Bardez Goa.	

SUB REGISTRAR
EARLIE

Book-1 Document
Registration Number BRZ-BK1-03239-2010
CD Number BRZD77 on
Date 31-06-2010

Sub-Registrar (Bardéz) REGISTRAR

Scanned By:-

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Signature:-

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Designed and Developed by C-DAC, ACTS, Pune