(Rupees Five Lakhs Twenty five thousand only)

For CITIZENCREDIT™
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SALVADOR BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

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R.0525000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser Ramiro Sales **TRUE COPY**

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NOTARY SUKHTHANKER Regd. No. 7286 GOA STATE GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO - GOA

Ramiro Sales

DEED OF SALE

vde

THIS DEED OF SALE is made and executed at Margao, Goa, on this 18th day of December, 2014;

BETWEEN

1. Mrs. THERESA ANGELINA REBELLO alias THERESA REBELLO alias THRESESA ANGELINA REBELLO alias THERESA ANGELINA D'SILVA e REBELLO, aged 53, housewife, married, having PAN Card No. , widow of late Visitacao Vicentinho Rebelo, daughter of late Anthony Valentino D'Silva, and sons;

2. Mr. ROYXON ROLINO REBELLO alias ROYXON ROLINE REBELLO, aged 33, service, married, having PAN Card No. ;

3. Mr. TERENCE LESLIE REBELLO, aged 28, service, bachelor, having PAN Card No. ;

4. Mr. ELIAS ESTEVEN REBELLO, aged 25, student, bachelor, having PAN Card No. , all represented herein by their mother/VENDOR No.1 above as attorney vide Powers of Attorney, certified copies of which are annexed hereto,

5. Mr. VICTOR JOSHUA REBELLO, aged 19, student, bachelor, all residents of Benaulim, Salcete, Goa, hereinafter referred to as the VENDORS of the First Part;

A N D

Mr. RAMIRO SALES, aged 48, businessman, married, having PAN Card No. , son of late Salito Sales, resident of Varca, Salcete, Goa, hereinafter referred to as the PURCHASER of the Second Part;

A N D

Mrs. PATRICIA QUEENY REBELLO alias PATRICIA QUEENIC RODRIGUES, aged 29, service, married, wife of Royxon Rolino Rebello, the VENDOR No.2 above, resident of Benaulim, Salcete, Goa, presently residing at UK, England, represented herein by her mother in law the VENDOR No.1 above THERESA ANGELINA REBELLO, vide Power of Attorney dated 26.2.2014, a certified copy whereof is annexed hereto, hereinafter referred to as the CONFIRMING PARTY of the Third Part;

All parties to this Deed of Sale are Indian Nationals.

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

AND WHEREAS there exists property denominated GOGHALLA or REPROVADO or CUTUMBONA situated at Varca, Salcete, described in the Land Registration Office under No.3392 old series, not enrolled in the Land Revenue Office and surveyed under No.57/8 of Varca Village, Salcete Taluka, and originally bounded as under :

East &
South : by Sangria;
West : by property of Francisco Antonio Furtado and Jose Sebastiao de Mendonca; and
North : by property of said Francisco Antonio Furtado and Govindo Hegdo.

AND WHEREAS the said property admeasures approximately 7275 sq.mts. out of which a small portion has been acquired for a public road.

AND WHEREAS the said property was purchased by late Josefa Francisca Rebello wife of Roque Xavier Rebello by Deed of Sale 28.10.1946 and registered at page 48 overleaf of the Book of Acts and Contracts No.583.

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AND WHEREAS said Roque Xavier Rebello and his wife Josefa Francisca Rebello have since expired and survived by their two sons Visitacao Vicentinho Rebello, Carmelito Chagas Rebello and a daughter Silvestria Mathildes Rebello alias Matty Rebello.

AND WHEREAS said Matty Rebello expired on 16.10.2003 bequeathing all her rights in the aforesaid property to her brother Visitacao Vicentinho Rebello vide Public Will dated 7.5.1996 drawn before Notary ex officio and Sub Registrar of Salcete at Margao entered in Wills Book No.278.

AND WHEREAS said Visitacao expired in December, 2006 and upon his death the VENDORS herein above are his only successors, in terms of Deed of Succession dated 18.3.13 drawn by Notary ex officio and Sub Registrar of Salcete at Margao and entered in the Notarial Book of Deeds No.180 at pages 3 to 4 dated 18.3.13.

AND WHEREAS upon the death of said Roque Xavier Rebello and his wife Josefa Francisca Rebello Inventory Proceedings No.90/2007/III were filed before the Civil Judge, Senior Division at Margao which were disposed off by Consent Decree dated 3.11.11.

AND WHEREAS in terms of the said Decree, Plot A admeasuring 4860 sq.mts., forming part of the said entire property and which Plot A is more particularly described in the Schedule herein underwritten was allotted to the VENDORS herein above.

AND WHEREAS after the said Decree relevant mutation and partition have been carried out and the said Plot A now corresponds to the land now surveyed under No.57/8-A of Varca Village.

AND WHEREAS the VENDORS Nos.1,2,3 and 4 have executed an agreement of Sale registered in the Office of Sub Registrar of Salcete at Margao under No.1068, pages 256 to 272, Book No.1, Vol.No.2846 dated 21.2.08 to sell the said two third share to the PURCHASER.

AND WHEREAS the VENDOR No. 5 was a minor when the aforesaid Agreement Sale was executed and he subsequently ratified the Agreement upon attaining majority by Ratification of Agreement dated 6.5.2013 duly registered in the Office of the Sub Registrar of Salcete at Margao at Book I Document Registration No. MGO-BK1-02607-2013, CD No. MGOD 68 on 7.5.2013.

AND WHEREAS the VENDOR No. 2 was a bachelor at the time of Agreement of Sale and has been subsequently married to the CONFIRMING PARTY and she is hence made CONFIRMING PARTY to this Deed.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said Plot A now corresponding to land surveyed under No. 57/8-A of Varca Village, more particularly described in the Schedule herein under written and hereinafter referred to as the "Said Plot".

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of Rs. /- (Rupees One Crore Seventy Four Lakhs Ninety Six Thousand Only) made by the PURCHASER to the receipt whereof the VENDORS do hereby admit and acknowledge, the VENDORS do 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 VENDORS herein represent that other than the VENDORS 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 sad plot sold herein.

3. The VENDORS do 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 VENDORS shall keep the PURCHASER indemnified from against all such claims and/or losses as the case may be.

4. The VENDORS 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.

5. AND THE VENDORS further covenant that they 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 VENDORS do hereby give their consent for deletion of the VENDORS' names from occupant's column of Form I & XIV of the said plot and insertion of the PURCHASER's name in place thereof.

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

8. Neither the VENDORS, PURCHASER nor CONFIRMING PARTY are members of Scheduled Tribe or Scheduled Caste.

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9. That the original Agreement of Sale is registered in the Office of the Sub Registrar of Salcete at Margao under No.1068, pages 256 to 272, Book No.1, Vol.No.2846 dated 21.2.08 at the time of which registration Stamp Duty of Rs. /- (Rupees One Only) has been paid. The additional Stamp Duty of Rs. /- (Rupees Five Lakhs Twenty Five Thousand Only) is being paid herewith.

10. The CONFIRMING PARTY confirms this Deed of Sale.

SCHEDULE

All that Plot A admeasuring 4860 sq.mts. and forming part of the entire property described herein above now upon partition corresponding to Survey No.57/8-A under the name Goghalia of Varca Village, and which as a separate and distinct unit disannexed from the entire property is bounded as under :

East : by drain;
West : by property surveyed under Nos.58/3, 14 and 12 and 57/4-A and 13 of Varca Village;
North : by property surveyed under No.57/5 and 6;
South : by property surveyed under No.57/8 and drain.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year herein above mentioned in the presence of witnesses.

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VENDORS & CONFIRMING PARTY

Theresa A. Rebello

Theresa A. Rebello

(THERESA REBELLO for self and as attorney
for VENDOR nos.2 to 5 and CONFIRMING PARTY)

LEFT HAND FINGER PRINTS :

RIGHT HAND FINGER PRINTS :

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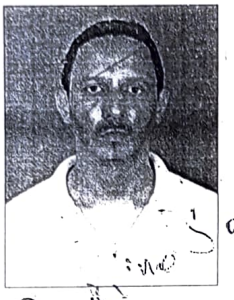
PURCHASER

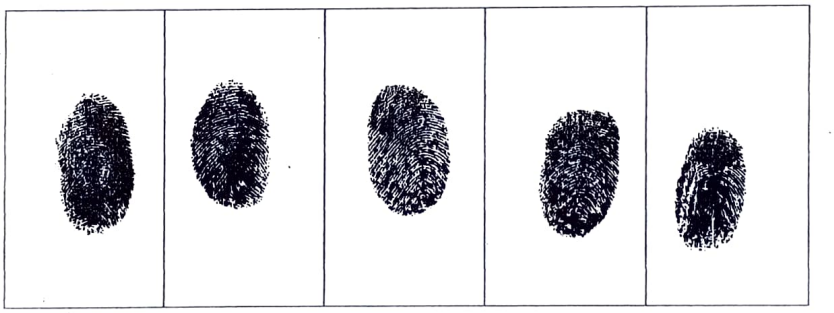


Ramiro Sales

Ramiro Sales

(RAMIRO SALES)

LEFT HAND FINGER PRINTS :



RIGHT HAND FINGER PRINTS :

TR

WITNESSES:

1. _____
(ADV. BHASKAR G. TORI)
(R/O. PONDA GOA)

2. _____
(Adv. Kiran C. Paus)
(R/o Maina, Curtorim Goa)

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 22-12-2014 01:03:14 PM

Document Serial Number : 5773

Presented at 11:37:00 AM on 22-12-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid, as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	699840.00
2	Processing Fees	390.00
	Total :	700230.00

Stamp Duty Required: 524840.00 Stamp Duty Paid: 525000.00

Ramiro Sales presenter

Name	Photo	Thumb Impression	Signature
Ramiro Sales,S/o.Salito Sales , Married,Indian,age 48 Years,Business,r/oVarca,Salcete,Goa.			Ramiro Sales

Endorsements

Executant

1 . Theresa Angelina Rebello , W/o. Late Visitacao Vicentinho Rebelo , Married,Indian,age 53 Years,House-Wife,r/oBenaulim, Salcete, Goa For self as a Vendor No. 1 and as a Constituted attorney of the Vendor No. 2 to 5 Vide POA dated 10/11/2006 executed before the Notary P. J. kunkalienkar under Reg. No. 14573/2006 and dated 10/12/2006 executed before the Notary P. J. Kunkalienkar Under Reg. No,. 14629/2006 and dated 17/04/2013 executed before the Notary P. J. Kunkalienkar under Reg. No. 26714/2013 and also Constituted attorney of the Confirming party Vide POA datd 26/02/2014 executed before the gurnem Singh Shergili and attested by Collector of South Goa on 25/07/2014 at Margao.

Photo	Thumb Impression	Signature
		Theresa A. Rebello

2 . Ramiro Sales, S/o.Salito Sales, Married,Indian,age 48 Years,Business,r/oVarca,Salcete,Goa.

Photo	Thumb Impression	Signature
		Ramiro Sales

Identification

Sr No.	Witness Details	Signature
1	Cruz Almeida , S/o. Patrocino Almeida ,Married,Indian,age 55 Years,Service,r/o Flat No. 5, Alzira Apts, 2nmd Floor Nr Nehru Stadium, fatorda, Margao, Goa	
2	Remedios T. Pereira , S/o. Joao Pereira ,Married,Indian,age 58 Years,Business,r/o H. No. k-136, nagvaddo, Betalbatim, Salcete, Goa	

Sub-Registrar

Suraj P. Vernekar
Sub-Registrar

Denotation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 175000/- has been paid thereon.

Book-1 Document
Registration Number MGO-BK1-05649-2014
CD Number MGOD81 on
Date 22-12-2014

Sub-Registrar (Salcete/Margao)

Suraj R. Vernekar
Sub - Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

NOTARIAL NOTARIAL NOTARIAL
NOTARY SUKHTHANKER
04/12/18
STATE OF GOA GOVT. OF INDIA
NOTARIAL NOTARIAL NOTARIAL

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

V.V. SUKHTHANKER
NOTARY
MARGAO-GOA
State of Goa (India)
Reg. No. 093315
Date. 25/02/2015