

YES BANK LTD
SHOP NO. 4 & 5
CITISCAPE COMMERCIAL CENTRE
OPP. MAPUSA MUNICIPALITY
MAPUSA - GOA - 403 507

D-5/STP(V)/C.R./35/29/2011-RE

भारत 00458
117381



INDIA

NON JUDICIAL गौवा
JUL 09 2012

2010 2010 012 190 0011 2010 2010 10:43

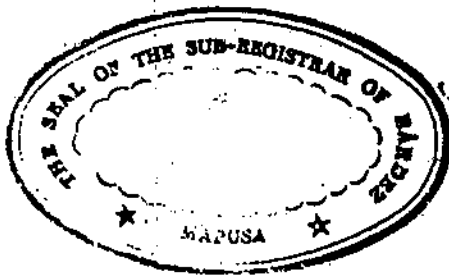
R&0012800/-PB7105

STAMP DUTY

GOA

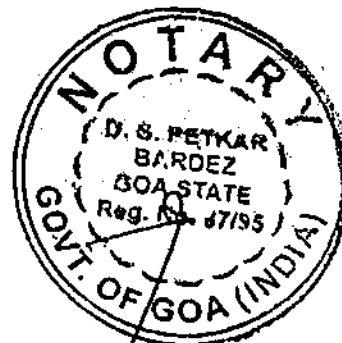
name of Purchaser.....PAULU D'NEUO
ES Bank Ltd.

Authorised Signatory



3076

09/07/2012



DEED OF SALE

S. D'Neu
M. D'Neu

S. D'Neu

THIS DEED OF SALE is made at Mapusa on this 9th day of the month July of the year Two Thousand and Twelve;

BETWEEN

(1) **MR. DOMINGOS FRANCISCO SAVIO D'MELLO**, son of Mr. Peter D'mello, Aged 44 years, Married, Business, Indian National, holding PAN card No.

(2) **MRS.**

MARIA REGINA D'MELLO, wife of Savio F D'mello, aged 48 years, Housewife, Married, Indian National, PAN card No. both resident of House No. 941/1,

Dulatvaddo, Cansa, Tivim, Bardez, Goa, hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, administrators and assigns) of the One Part;

AND

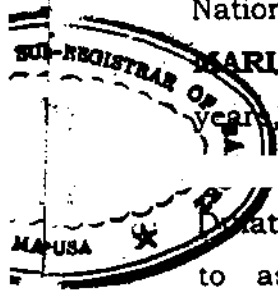
(3) **MR. PAULU D'MELLO** alias **PAUL D'MELLO** alias **PAULO D'MELLO**, son of late Pedro D'mello, aged 49 years, Married, Business, Indian National, holding PAN card No.

(4) **MRS. ZINA BARBARA D'MELLO**, wife of Mr. Paulo D'mello, aged 35 years, Housewife, Married, holding PAN card No. both resident at House No. 949, Dulatvaddo, Cansa, Tivim, Bardez, Goa, hereinafter called as the **PURCHASERS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators and assigns) of the Other Part.

And whereas there exist a property known as "chincheche Bhat" or "Chinchechea Bhattachi Muddi" totally admeasuring 650 sq. mts., with in the limits of Gram Panchayat of Tivim, Bardez, Sub District of Registration of Bicholim and District of North Goa, State of Goa, which is not describe in land registration office, neither enrolled in

S. D'mello
M D'mello

[Signature]
Z. D'mello



the Taluka Revenue Office and is presently Surveyed under No. 121/33, situated in the Village Tivim, Bardez, Goa, which property is more specifically described and identified in the Schedule I written hereunder, and shall be hereinafter referred to as the 'said property I'.

And whereas there exist another property known as "Chincheche Bhat" or "Chinchechea Bhattachi Muddi" totally measuring 150 sq. mts., with in the limits of Gram Panchayat of Tivim, Bardez, Sub District of Registration of Bicholim and District of North Goa, State of Goa, which is not describe in land registration office, neither enrolled in the Taluka Revenue Office and is presently Surveyed under No. 121/32, situated in the Village Tivim, Bardez, Goa, which property is more specifically described and identified in the Schedule II written hereunder, and shall be hereinafter referred to as the 'said property II'.

And Whereas the Vendors are owners in possession of said property I and said property II.

And whereas both i.e. said property I and said property II are herein after jointly for the sake of brevity referred to as "said properties".

And Whereas the Vendors have agreed to sell and the Purchaser has agreed to purchase said properties, which properties are the subject matter of the present Deed.

And Whereas the Vendors have agreed to sell to the Purchasers and the Purchasers has agreed to purchase from the Vendors all their rights, title and interest in the said properties for the total consideration of ₹ 6,40,000/- (Rupees

S. Omello
M. Omello

[Signature]
Z. Omello




. 4 .

Six Lakhs Forty Thousand Four Hundred Only), which is its fair market value.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. In pursuance of the said agreement and in consideration of ₹ 6,40,000/- (Rupees Six Lakhs Forty Thousand Four Hundred Only), paid by the purchasers to the Vendors, the receipt whereof the Vendors do hereby acknowledge and admits, the Vendors do hereby and herein under transfer, convey and assign by way of sale all that said properties TOGETHER WITH all the right, title interest, claims, access, way, easement, appurtenances and privileges of the vendors unto the purchaser TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances.
2. That not with-standing any act deed or things the vendors have good right, full power and absolute authority to transfer the said properties which is the subject matter of present sale deed.
3. That the Purchasers shall hereafter hold possess and enjoy the said properties as his own property without any claim, objection, obstruction, interference or hindrance by the vendors or any else claiming through or under them.
4. That Vendors further covenant with the Purchasers that they shall at the request and cost of the purchasers do or execute all such lawful acts, deeds or things for further and more perfectly conveying and assuring the said properties hereby sold.
5. That the Vendors have put the Purchasers in physical possession of the said properties hereby sold.

S. D. Mehta
M. D. Mehta


S. D. Mehta

5.

6. That the Vendors further covenant that, if anytime upon the execution of this deed of sale and conveyance, the purchasers is put to loss or damage due to any defect in the title of the Vendors to the said properties, the Vendors hereby indemnify the Purchasers against the loss of any kind and further agree to make good the loss or damage that might be suffered by the Purchasers due to defect in the title.

7. That the fair market value of the said properties hereby sold is ₹ 6,40,000/- (Rupee's Six Lakhs Fourty Thousand Four Hundred Only).

8. That the Vendors do not belongs to SC/ST communities published in Notification dated 21.08.1978 bearing No. RD/LND/LRC/318/77 and hence have no obligation on this transfer or conveyance.

SCHEDULE - I

All that immovable property known as "chincheche Bhat" or "Chinchechea Bhattachi Muddi" totally admeasuring 650 sq. mts., with in the limits of Gram Panchayat of Tivim, Bardez, Sub District of Registration of Bicholim and District of North Goa, State of Goa, which is not describe in land registration office, neither enrolled in the Taluka Revenue Office and is presently Surveyed under No. 121/33, situated in the Village Tivim, Bardez, Goa, and marked in red colour and the same is bounded as under:


East: by Road.

West: by property bearing survey No. 121/32.

North: by property bearing survey No. 121/30 and 121/31.

South: by Road.

S. Dmello
M Dmello


S. Dmello

. 6 .
SCHEDULE II

ALL THAT property known as "chincheche, Bhat" or "Chinchechea Bhattachi Muddi" totally admeasuring 150 sq. mts., with in the limits of Gram Panchayat of Tivim, Bardez, Sub District of Registration of Bicholim and District of North Goa, State of Goa, which is not describe in land registration office, neither enrolled in the Taluka Revenue Office and is presently Surveyed under No. 121/32, situated in the Village Tivim, Bardez, Goa, and marked in red colour and is bounded as under:

On the East: by property under Survey No. 121/33.


On the West: by road.

On the North: by property bearing survey No. 121/30.

On the South: by Road.

IN WITNESS WHEREOF all the parties, upon having read and understand all the contents herein above have set and subscribed their respective signature on the day, month and year first herein above written signed, sealed and delivered by within named

S. Dmello
M. Dmello


S. Dmello



Mr. Domingos Francis^{co} Savio D'mello

PAR OF

Right Hand Thumb
Impression



S. Omello
M. Omello

Z. Amello

PETKAR
PDEZ
STATE
O. 87/95











37/95)
A (INDIA)

VENDOR No. 2

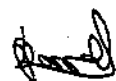
M Dmello



Mrs. Maria Regina D'mello

Left Hand Thumb Impression	Right Hand Thumb Impression
	
	
	
	
	

S. Dmello
M. Dmello


Z. D'mello













PURCHASER No. 1

[Signature]

. 9 -



Mr. Paulu D'mello alias Paul D'mello alias Paulo D'mello,

Left Hand Thumb Impression	Right Hand Thumb Impression
	
	
	
	
	

S. D'mello
M. D'mello

[Signature]
S. D'mello



PURCHASER No. 2

10.



Z. D'mello

(3) Mrs. Zina Barbara D'mello

Left Hand Thumb Impression

Right

Hand

Thumb

Impression



Witnesses:

1.

B. J. J.

2.

H. J. J.

Somesh
M. D'mello

Z. D'mello



GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

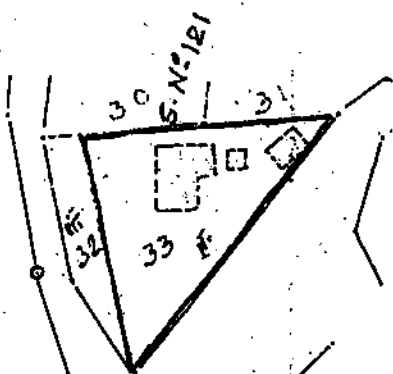
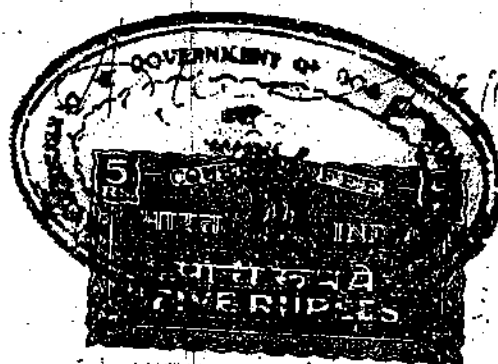
PLAN

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN

SHOWING THE PLOTS SITUATED
AT TIVIM VILLAGE
OF BARDEZ TALUKA
S.No./SUB DIV NO. 121/32,33.
SCALE-1:1000

N



Z. D'mello
[Signature]
PURCHASERS

210
410
RS

23/1
31/59
13/8

CHECKED BY
V. Limbani
Draft. 3.

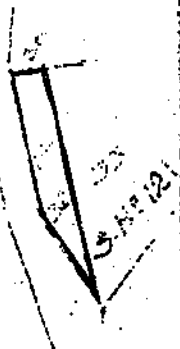
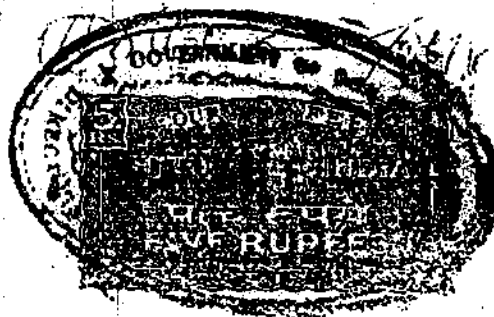
26.5.97

TRACED FROM P.T.SHEET NOS. 29.
OF TIVIM

VILLAGE ON 23.5.97
BY *Saudo P. P.*
[Signature]

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

Plan
SHOWING THE LANDS SITUATED
AT TIVIM VILLAGE
OF BARDEZ TALUKA
S.No./Sub Div NO. 121/32
SCALE: 1:1000



ENDORSE PURCHASERS
Z. D. Melo
Z. D. Melo

Directorate of Settlement & Land Records
paid Rs. 26/- vide Receipt No. 121/32

CHECKED BY
V. Rinkans
Date. 26.5.97

Check Incharge
2.6.97

TRACED FROM P.T. SHEET NOS. 29
OF TIVIM
VILLAGE ON 23.5.97
BY Sancho Pereira
S. M. P.



Office of Sub-Registrar Bardez

Government of Goa

Date & Time : 09-07-2012 11:27:42 AM

Document Serial Number : 3076

Registered at 11:07:00 AM on 09-07-2012 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

No	Description	Rs. Ps
	Registration Fee	12800.00
	Processing Fees	190.00
	Total :	12990.00

Stamp Duty Required: 12800.00

Stamp Duty Paid: 12800.00

Paul D'Mello alias Paul D'Mello alias Paulo D'Mello presenter

Name	Photo	Thumb Impression	Signature
Paulu D'Mello alias Paul D'Mello alias Paulo D'Mello, S/o Late Pedro D'Mello, Married, Indian, age 49 Years, Business, r/o H.No.949, Fatvaddo, Cansa, Tivim, Bardez-Goa PAN No.			

Endorsements

Domingos Francisco Savio D'Mello, S/o Peter D'mello, Married, Indian, age 44 Years, Business, r/o H.No.941/1, Fatvaddo, Cansa, Tivim, Bardez-Goa PAN No.

Photo	Thumb Impression	Signature
		S. D'Mello