

INDUSIND BANK LTD  
CHAZE ART GALLERY  
ABADE FARLA ROAD  
MARGAO-GOA-403 601

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

भारत 02999 NON JUDICIAL गीत  
135353 AUG 06 2010  
2810 2810 571 2810 2810 2810 14:19  
R.0060000/- PB6675  
INDIA STAMP DUTY GOA

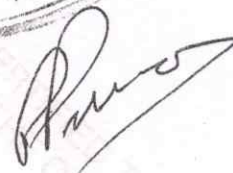
4/48/10

Name of Purchaser PEREIRA CONSTRUCTIONS.  
For Indusind Bank Ltd.

  
Authorised Signatory  
Vanessa Fernandes  
Asst. Manager



Rio Pereira



### DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this  
09th day of August, 2010 - BETWEEN -

(1) SMT. ALINA ARAUJO VAZ alias MARIA QUI-  
TERIA ALINA ARAUJO VAZ, widow of Jose Lourenco  
do Rosario Vaz, aged 84 years, landlady, Indian  
National, Pan Card No. [REDACTED] resident of Aquem  
Alto, Margao, Goa, hereinafter referred to as the  
"VENDOR" of the ONE PART - AND -

R.V.



(2) M/S. PEREIRA CONSTRUCTIONS, a partnership firm, having its registered office at Sirvodem, Margao, Goa, Pan Card No [REDACTED], represented herein through its Managing Partner, MR. PIO MONTE PEREIRA alias PIO PEREIRA, son of late Rosario Pereira, aged 46 years, married, businessman, Indian National, resident of Sirvodem, Navelim, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDOR" and "THE PURCHASER" appearing herein shall unless it be repugnant to the meaning or context thereof be deemed to mean and include their respective heirs, executors, administrators and assigns.

WHEREAS there exists a property, namely two thirds of the property denominated "PROPRIEDADE DE CIMA" (Plot C), situated at Fatorda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No.33,808 of Book B 85 of new series, enrolled as a whole in the Land Revenue Office of Salcete under

A.V. 



Matriz No.2082 and more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";

AND WHEREAS the said entire property originally belonged to Maria Emilia Eliza Andrade e Araujo from Margao and on whose death Inventory Proceedings under No.4/1984 was initiated in the Court of the Civil Judge, Senior Division, Margao wherein the said entire property was listed under Item No.2 and for the purpose of partitioning between the heirs divided the same into twenty four plots and different plots were allotted to her different heirs, including the VENDOR herein;

AND WHEREAS among other plots, Plot V of the said entire property, having an area of 3300 sq.mts, described in the SCHEDULE "B" hereunder, hereinafter referred to as the "said plot" was allotted to the VENDOR herein;

AND WHEREAS by Agreement of Sale dt.20th February 2004, the VENDOR has agreed to sell to the PURCHASER or to his nominee, the said Plot V for

a.v.



a total consideration of Rs.9,07,500/- (Rupees nine lakhs seven thousand five hundred only);

AND WHEREAS the PURCHASER has paid in pursuance of the said Agreement of Sale dt. 20th April 2004 the said total consideration to the VENDOR in full and final settlement;

AND WHEREAS the PURCHASER now requested the VENDOR to convey and transfer the said plot in his name;

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance of the said Agreement of Sale dated 20th February 2004 and in consideration of Rs.9,07,500/- already paid by the PURCHASER to the VENDOR by Cheque No.145766 drawn on The Madgaum Urban Co-op. Bank Ltd, Margao dt. 21.07.2010, the receipt whereof the VENDOR hereby admits and acknowledges, the VENDOR as owner and possessor do hereby sell, convey and transfer by way of sale to the PURCHASER ALL THAT said Plot V of two thirds of the property known as PROPRIEDADE



a.v.

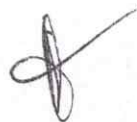
DE CIMA (Plot C) described and identified in SCHEDULE B hereunder and more particularly delineated in red lines in the annexed plan together with all her rights, title and interest with possession UNTO the PURCHASER TO HAVE AND TO HOLD the same as absolute owner thereof.

2. The VENDOR do hereby covenant with the PURCHASER that she is the absolute and exclusive owner of the said Plot V of the said entire property and that she has the absolute right, title and authority and power to sell the same to the PURCHASER and to enter into this Sale Deed.

3. The VENDOR do hereby declare that she has no objection of whatsoever nature to transfer and perfect the ownership right and title to the PURCHASER to the said Plot V.

4. For the purpose of stamp duty, the said plot is valued at Rs.29,70,000/- (Rupees twenty nine lakhs seventy thousand only) which is its fair market value, considering that the said plot is marked as orchard in ODP plan.

a.v.



SCHEDULE "A"

(Description of the entire property)

All that two thirds of the property denominated PROPRIEDADE DE CIMA (Plot C), situated at Fatorda, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33,808 of Book B 85 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.2082 and bounded on the east with the property of same name (Plot D) of Salvador de Remedios Pereira, on the west by plot of way of said Salvador Pereira and Antonio Milagres Ponciano Araujo and properties of Francisco Xavier Castelo, Ligorio Vas, Jose Filipe Flores, Fr. Franclin D'Sa, Francisco Antonio Andrade, Pascoal Sentena and others, on the north with the hilltop and on the south by drainage, land of Chapel of Our Lady of Rosary of the ward of Fatorda of Margao, with the property of same name (Plot B) of Salvador do Rosario and with the said properties of cited name plot of way and Plot D.

A.V.



SCHEDULE "B"

(Description of Plot V of the said entire property)

All that Plot V of the property described in the SCHEDULE "A" above, having an area of 3300 sq.mts, surveyed under Chalta No.5 of P.T.Sheet No.34, forming an independent and separate property and bounded on the east by Plot I of entire property and by internal road reserved as per family partition, on the west by Plot W and internal road of family partition, on the north by property bearing Chalta No.1 of P.T.Sheet No.34 and on the south by internal road reserved as per family partition.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

a.v.

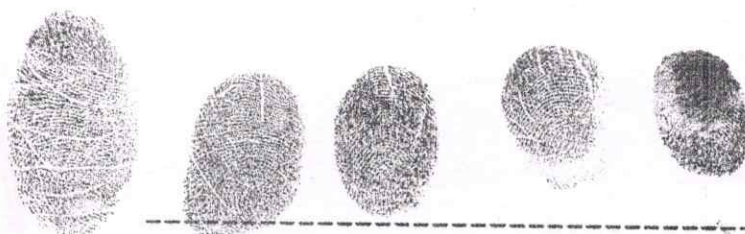
VENDOR:

*Alina A*



*Maria Quitéria Alina Araujo Vaz*

ALINA ARAUJO VAZ alias  
MARIA QUITERIA ALINA ARAUJO VAZ



right hand finger prints



left hand finger prints

*a.v.*

PURCHASER:



PIO MONTE PEREIRA,  
Partner, For M/s. PEREIRA CONSTRUCTIONS



right hand finger prints



left hand finger prints

a.v. 

WITNESSES:

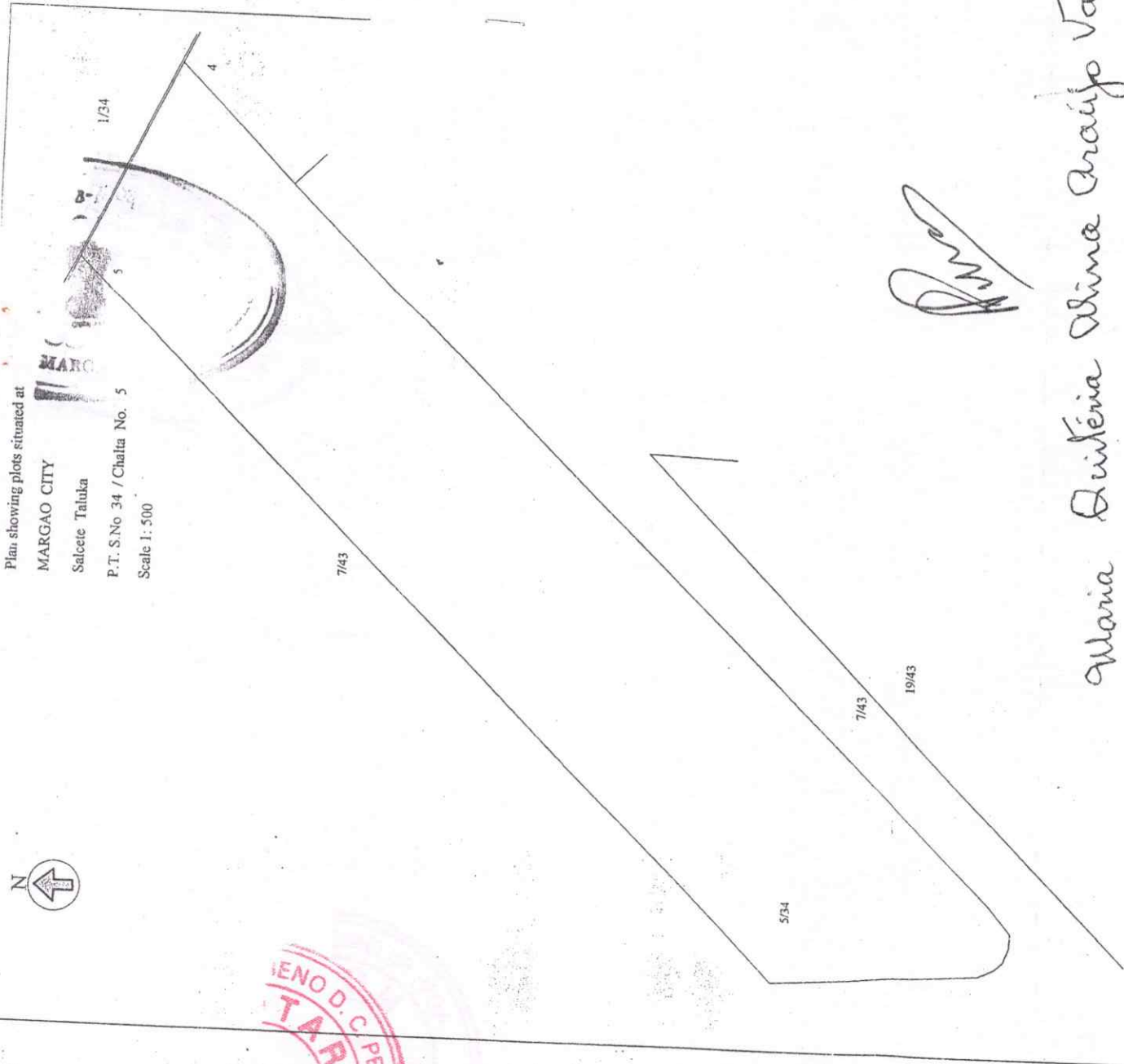
1. Jose Fernandes #ds

2. Dinesh A. Handepada 

a.v. 



Plan showing plots situated at  
MARGAO CITY  
Salcete Taluka  
P.T. S.No 34 / Chalta No. 5  
Scale 1: 500



*[Signature]*

Maria Quiteria Almeida Vaz



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 09-08-2010 03:56:02 PM

Document Serial Number : 4148

Presented at 01:40:00 PM on 09-08-2010 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

| Sr. No | Description      | Rs. Ps   |
|--------|------------------|----------|
| 1      | Registration Fee | 59400.00 |
| 2      | Processing Fees  | 130.00   |
|        | Total :          | 59530.00 |

Stamp Duty Required: 59400.00

Stamp Duty Paid: 60000.00

Mr Pio Monte Pereira alias Pio Pereira presenter

| Name                                                                                                                                                                                                                                                                                            | Photo | Thumb Impression | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------|-----------|
| Mr Pio Monte Pereira alias Pio Pereira ,S/o. Late Rosario Pereira ,<br>Married,Indian,age 46<br>Years,Business,r/oSirvodem,<br>Navelim, Salcete, Goa As a<br>Managing Partner of M/s. Pereira<br>Constructions, a partnership firm,<br>having its registered office at<br>Sirvodem, Margao, Goa |       |                  |           |

Endorsements

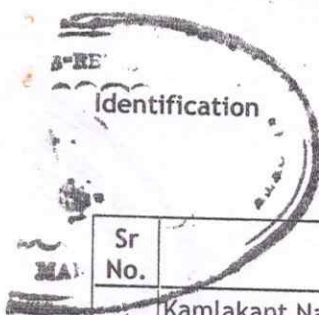
Executant

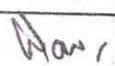
1 . Alina Araujo Vaz alias Maria Quiteria Alina Araujo Vaz , W/o. Late Jose Lourenco Do Rosario Vaz ,  
widow,Indian,age 84 Years,landlady ,r/oAquem Alto, Margao, Salcete, Goa

| Photo | Thumb Impression | Signature |
|-------|------------------|-----------|
|       |                  | Alina Vaz |

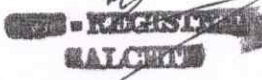
2 . Pio Monte Pereira alias Pio Pereira , S/o. Late Rosario Pereira , Married, Indian, age 46 Years, Business, r/o Sirvodem, Navelim, Salcete, Goa As a Managing Partner of M/s. Pereira Constructions, a partnership firm, having its registered office at Sirvodem, Margao, Goa

| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |



| Sr No. | Witness Details                                                                                             | Signature                                                                           |
|--------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1      | Kamlakant Narsinv Poi , S/o. Narsinv Poi, Married, Indian, age 50 Years, Advocate, r/o Margao, Salcete, Goa |  |



Sub-Registrar  
  


Book-1 Document  
Registration Number MGO-BK1-04114-2010  
CD Number MGOD24 on  
Date 09-08-2010

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and developed by C-DAC, ACTS, Pune



CERTIFIED TO BE TRUE COPY  
OF THE ORIGINAL DOCUMENT

THE NOTARY  
WHOLE STATE OF GOA

*Filomeno D. C. Pereira*

FILOMENO D. C. PEREIRA  
T-4, FATIMA CHAMBERS  
M.L.FURTADO ROAD, MARGAO, GOA.

PLACE: Margao

DATE: 17.01.2013

REG.No. 8508

