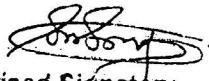


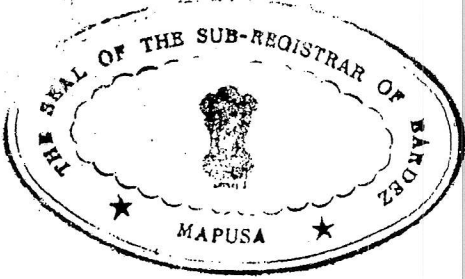
YES BANK LTD  
BRANCH NO. 4 & 5  
CITY CAMP COMMERCIAL CENTRE  
CHOLAMARANA MUNICIPALITY  
MAPUSA - 560 003 507

D-1/STANDARD/35/29/2011-RD

RTK 01364  
150387  
SEC 11 2012  
2545  
R.0027000A-PE1105  
INDIA STAMP DUTY 654A

Name of Purchaser... CARMINO AGNELO D'SOUZA  
YES Bank Ltd.

  
Authorised Signatory



DEED OF SALE

...2/-

Maria Vianira Salina Horache  


**THIS DEED OF SALE** of immovable property made on the 17<sup>th</sup> day of December, of the year Two Thousand and Twelve (2012).

**BETWEEN**

**1. MRS . MARIA VERONICA FATIMA NORONHA** alias **MARIA VERONICA FATIMA FERNANDES**, widow of late Mr. Gregorio Noronha, aged 59 years, widow, having PAN CARD No. ALSPN3872A, resident of H.No. 217/1, Bella Vista Waddo, Sirsaim, Bardez, Goa, Indian National, hereinafter be referred to as the **"VENDOR"** (which term and ex-pression shall unless repugnant to the content or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, administrators, nominees, assigns, executors or any other persons legally equitably or otherwise claiming through them) of the **FIRST PART; AND**

✓ **1. MR. CARMINO AGNELO D'SOUZA**, s/o Mr. Luis D'Souza, 42' years of age, married, businessman, having PAN CARD bearing No. AGXPD44013, Indian National, residing at H.No. 123 St. Roque Vaddo, Colvale, Bardez, Goa, hereinafter be referred to as the **"PURCHASER"** ( which terms and expressions shall unless repugnant to the context or meaning thereof be deemed to mean and include his successors, legal representatives, administrators, nominees, assigns,

...3/-  
*Maria Veronica Fatima Noronha*  
*Carmino Agnelo D'Souza*

executors or any other persons legally equitable or otherwise claiming through him ) of the **SECOND PART; AND**

**WHEREAS** there exists a property named "**MUSIR**" also known as "**MUSSICHEM BATTA**" also known as "**TOLLIACHEM BATTA**" situated in the village of Colvale, Bardez, Goa, at surveyed under Survey No. 83/1B of Colvale, and admeasuring 1350 sq.mts, (hereinafter referred to as "**THE SAID PROPERTY**" which is more particularly described in the Schedule written below)

**AND WHEREAS "THE SAID PROPERTY"** is more particularly described in Schedule written herein and outlined in the plan annexed hereto.

**AND WHEREAS "THE SAID PROPERTY"** formed a part of the entire property surveyed under Survey No. 83/1 of village Covale and previously described in the Land Registration Office of Bardez under the number 26902 at page 97 overleaf of B 69, and inscribed in the land matríz as one third part of the number one thousand and seventy eight of the first circumscription, hereinafter referred to as "The Said Entire Property"

Manu Khosla Satine Khosla  


...4/-

**AND WHEREAS**, "The Said Entire Property" originally belonged to one Mr. Jose Baptista Pacoal Fernandes also known as Domingos Baptista Pacoal Fernandes.

**AND WHEREAS** "The Said Entire Property" was purchased by Mrs. Luciana Lobo, wife of Jose Simao Noronha, by deed of Succession, Sale and Discharge dated 14/02/1952, registered at pages 37 onwards of the book number 521 of the notes of the Notary of the Judicial Division of Bardez, Dr. Guilherme Diogo Jose Conceicao das Dores Lobo.

**AND WHEREAS** the said Mr. Jose Simao Noronha expired on 26-02-1974 and his wife Mrs. Luciana Lobo alias Lucy Noronha expired on 15-01-1999, and after their death "The Said Entire Property" devolved on their sole and universal heirs their two sons, (1) Mr. Gregorio Noronha and (2) Mr. Fortunate Vicente Noronha alias Fortunato Vicent Noronha.

**AND WHEREAS** the said Mr. Gregorio Noronha expired on 21-03-2010 and Mr. Fortunate Vicente Noronha expired on 4-10-2012 leaving behind Mrs. Maria Veronica Fatima Noronha the Vendor herein as their moiety holder and sole and universal heir respectively, vide Deed of Succession

...5/-

Maria Veronica Fatima Noronha  
*[Signature]*

dated 14/11/2012, registered in the Office of the Notary Ex-Officio of Quepem, recorded at pages 11 onwards of the Notarial Book (Deed) No. 597.

**AND WHEREAS**, the **"THE SAID PROPERTY"** was partitioned from "The Said Entire Property" by the order dated 5/11/2012, of the Deputy Collector & S.D.O. of Bardez passed in the Case No. 15/113/2012/PART/LAND.

**AND WHEREAS** the Vendor herein is the sole and exclusive owner in open peaceful, continuous, uninterrupted possession of **"THE SAID PROPERTY"** as the owner thereof and pr or to her, her predecessors in title were in open, peaceful continuous and uninterrupted possession of the same.

**AND WHEREAS** the Vendor is desirous to sell and the Purchaser is desirous to purchase the, **"THE SAID PROPERTY"** for total consideration of Rs. 12,00,000/- (Rupees Twelve lakhs only) which is its present market value.

**NOW THIS DEED WITNESSETH AS UNDER:-**

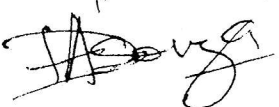
**1) THAT**, in consideration of sum of Rs. Rs. 12,00,000/- (Rupees twelve lakhs only ) paid by

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Maria Vazir a Futura Nucle  
Dove

two cheques drawn on Corporation Bank Revora, amounting to a sum of Rs. 7,00,000/-, favouring the said Fortunato Vicent Noronha, paid to him prior to his demise, as part consideration towards the sale of THE SAID PROPERTY and by Cheque No. 042676, dated 17/12/2012, drawn on Corporation Bank, Revora, for the amount of Rs. 4,50,000/- favouring the VENDOR herein and Rs. 50,000/- by cash, paid by the said PURCHASER to the said VENDOR, the receipt of which the said VENDOR does hereby admit and acknowledge, which is the fair market value of the **"THE SAID PROPERTY"** which is better and more particularly described in the Schedule hereto annexed, and the Vendor discharges the Purchaser from the same and every part thereof, the Vendor does hereby convey, sale, transfer, grant and assign unto the Purchaser all that **"THE SAID PROPERTY"**, which is more fully described in the Schedule below, together with the incidence of the staircase, corridors, fences, hedges, trees, ways, water, watercourses, rights, interests, liberties, privileges, easements and appurtenances, title, interest, claims and demands whatsoever of the Vendor into or upon the said **"THE SAID PROPERTY"**, hereby conveyed and every part thereof to have and to hold to and unto the Purchaser absolutely and forever and that the Purchaser will be entitled to uninterrupted peaceful possession of the **"THE SAID PROPERTY"**

...7/-

Maria Venerica Jatinu Nkurle  




(2) **AND THAT**, the Vendor does hereby state for herself, her heirs and executors that she has good right and title to convey and transfer the **"THE SAID PROPERTY"**

(3) **AND THAT**, the Vendor does hereby agree to save and keep indemnified the Purchaser from and against all losses, damages, claims or costs which he the Purchaser may sustain by reasons of any claim being made by anybody to the said **"THE SAID PROPERTY"**

4) **AND THAT**, the Vendor does hereby covenant with the Purchaser that:-

a. The Vendor now has for herself good right, full power and absolute title and authority to convey and transfer by way of sale all her rights in the **"THE SAID PROPERTY"** hereby conveyed or intended to do so to be unto and to the use of the Purchaser in the manner aforesaid.

b. The Purchaser may from time to time and at all times peaceably and quietly enter upon, occupy or possess and enjoy the **"THE SAID PROPERTY"** and, hereby conveyed with its appurtenances and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption,

...8/-

Mania Uroin Lecture 14/10/20  
*[Signature]*

claims and demands whatsoever, from or by the Vendor or their heirs or by any person or persons claiming through the Vendor.

c. The Vendor at all times hereafter at the request of the Purchaser do or cause to be done or executed all such further and other lawful acts, deeds or things in the law whatsoever for the better and more perfectly and absolutely granting the **"THE SAID PROPERTY"**, and every part thereof to the use of the Purchaser in the aforesaid as by the purchaser.

d. The Vendor hereby affirm that she has no objection to record the name of the Purchaser in the Occupant's Column of the record of rights of the **"THE SAID PROPERTY"**, after deletion of her name and the name of Mr. Fortunato Vicente Noronha alias Fortunato Vicent Noronha there from and she will do all such acts and deeds to facilitate the recording the Purchaser's name in the Occupant's column of the record of rights.

e. The Vendor shall settle all the claims/demands made by any persons claiming to be owners, tenants, or having any right to the **"THE SAID PROPERTY"** whatsoever nature thereby reimbursing the losses suffered by the purchaser by such claims.

Maria Venencia Lerturinha  
*[Signature]*

...9/-

f.. The Vendor hereby confirms that except this **DEED OF SALE** she has not entered into any agreement/sale deed with any other person with respect to the **"THE SAID PROPERTY"** .

g. The Vendor shall keep the Purchaser indemnified in respect of any claim/s raised by any person claiming through the vendor for the **"THE SAID PROPERTY"**.

h. The Vendor hereby declare that the **"THE SAID PROPERTY"** is free from any claims, demands, encumbrances, mortgage, charges, liens, adverse notices, attachment and defects in title or any claim of tenancy, the vendor shall be responsible to reimburse all the losses arising upon the execution of the present Deed of Sale to the purchaser for the defects in the title of the **"THE SAID PROPERTY"** .

i. The vendor shall declare that the title in respect of the **"THE SAID PROPERTY"** described in the Schedule hereto is clear, valid, legal and marketable, unencumbered and subsisting.

...10/-

Maria, Vinnier Fortme yurle  
*[Signature]*

j. The Vendor declares that they have no objection for the conversion /change in zone if required to settlement zone of the THE SAID PROPERTY" or any part thereof.

k. That the Vendor and the Purchaser hereby declare that the property sold in this transaction does not belong to Schedule Caste/ Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

(5) AND THAT, the total consideration of this Deed of Sale is Rs.12,00,000/- ( Rupees twelve lakhs only), which is the fair market value, but for the purpose of stamp duty "THE SAID PROPERTY" is valued at Rs. 13,50,000/- (Rupees thirteen lakhs and fifty thousand only), and therefore the Purchaser is paying stamp duty of Rs. 27,000/- (Rupees twenty seven thousand only ).

(6) AND THAT, the Schedule hereunder written and plan hereto annexed be treated as being an integral part of this Sale Deed.

...11/-

Maria Veronica Lathine Hurla  
T. Souza

**SCHEDULE**

**ALL THAT** plot known as **"MUSIR"** also known as **"MUSSICHEM BATTA"** also known as **"TOLLIACHEM BATTA"** admeasuring 1350 sq.mtrs situated in the village of Colvale, Sub- District of Bardez, District of North Goa, in the State of Goa and within the limits of Village Panchayat of Colvale, previously part of the entire property described under Description No. 26902 at page 97 overleaf of B 69, in the Land Registration Office of Bardez, and enrolled in the Taluka Revenue Office one third part of the number one thousand and seventy eight of the first circumscription, at present surveyed under Survey No. 83/1B of Colvale, and bounded as follows:-

**EAST:** By the road.

**WEST:** By the road.

**NORTH:** By the Survey No. 83/1-A.

**SOUTH:** By the Survey No 83/1(part).

The Said Plot is marked and outlined in red colour on the plan annexed hereto, which forms an integral part of this Sale Deed.

**IN WITNESS WHEREOF** the parties hereto have signed this **DEED OF SALE** at Goa, on the day, month and the year first herein above written.

...12/-

*Maria Viana Ferreira Nils*  
*[Signature]*

VENDOR:



*Handwritten signature*

*Maria Ver...*

1. Maria Veronica Fatima Noronha

(MRS . MARIA VERONICA FATIMA NORONHA alias  
MARIA VERONICA FATIMA FERNANDES)

L.H.F. Prints

R.H.F. Prints



...13/-

*Maria Veronica Fatima Noronha*  
*[Signature]*

THE PURCHASER:

1.

*Handwritten signature*

MR. CARMINO AGNELO D'SOUZA

L.H.F. Prints



(1) \_\_\_\_\_



(2) \_\_\_\_\_



(3) \_\_\_\_\_



(4) \_\_\_\_\_



(5) \_\_\_\_\_

R.H.F. Prints



(1) \_\_\_\_\_



(2) \_\_\_\_\_



(3) \_\_\_\_\_



(4) \_\_\_\_\_



(5) \_\_\_\_\_



*Handwritten signature and initials over the photograph*

...14/-

*Carmino Agnelo D'Souza*  
*Handwritten signature*

WITNESSES:

1) De Souza

2) Sei Shael Sawmaie Ishf

Maria Varnica Gaitana Nukle

Douglas

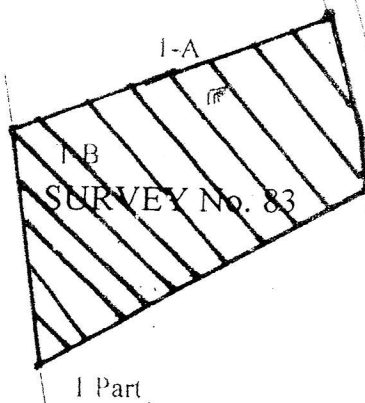


-15-

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

Plan Showing plots situated at  
Village : COLVALE  
Taluka : BARDEZ  
Survey No./Subdivision No. : 83/ 1-13  
Scale : 1 : 1000

*Dhayan*  
Inspector of Surveys &  
Land Records  
City Survey, Mapusa



*Mani a Unnava Intime Mule*  
*Dong*

*SR*

Generated By : Swapnil bhonsle  
On : 13-12-2012

*Dhayan*  
Compared By:  
(F-3)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 17-12-2012 11:20:48 AM

Document Serial Number : 5583

Presented at 10:58:00 AM on 17-12-2012 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

| Sr No | Description      | Rs. Ps   |
|-------|------------------|----------|
| 1     | Registration Fee | 27000.00 |
| 2     | Processing Fees  | 200.00   |
|       | Total :          | 27200.00 |

Stamp Duty Required: 27000.00

Stamp Duty Paid: 27000.00

Carmino Agnelo D'souza presenter

| Name                                                                                                                                                     | Photo | Thumb Impression | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------|-----------|
| Carmino Agnelo D'souza, s/o Luis D'souza , Married, Indian, age 42 Years, Business, r/o H.No. 123, St. Roque Vaddo Colvale Bardez Goa Pan No. AGXPD4481B |       |                  |           |

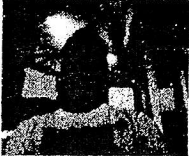
#### Endorsements

##### Executant

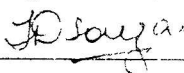
1 . Maria Veronica Fatima Noronha alias Maria Veronica Fatima Fernandes, w/o Late Gregorio Noronha, widow, Indian, age 59 Years, House-Wife, r/o H.No. 217/1 Bella Vista Waddo, Sirsaim Bardez Goa Pan No. ALSPN3872A

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

2. Carmino Agnelo D'souza, s/o Luis D'souza, Married, Indian, age 42 Years. Business. r/o H.No. 123, St. Roque Vaddo Colvale Bardez Goa Pan No. AGXPD4481B

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

Identification

| Sr No. | Witness Details                                                                                                           | Signature                                                                             |
|--------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Michael Santa Maria , S/o Gregorio Santa Maria, Married, Indian, age 67 Years, Retd, r/o H.No. 123, Chuchelim Bardezs Goa |  |
| 2      | Theresa D'souza , D/o Sebastian Fernandes, Married, Indian, age 32 Years, House-Wife, r/o H.No. 31/3, Colvale Bardez Goa  |  |

Scanned By:- 

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-05495-2012  
CD Number BRZD415 on  
Date 24-12-2012

Sub-Registrar (Bardez)  
**SUB-REGISTRAR  
BARDEZ**

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by*  
*41/01/13*

