

[Signature]
Authorised Signatory

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

Name of Purchaser Saldanha Developers (P) Ltd.



Serial No. 192/2015
Presented at the Office of the
Sub-Registrar of Bicholim
between the hours of 10:00
and 10:30 on 05/03/15

Registration = 350000.00
Stamping (Police) 150 = 225.00
Stamping endorsement = 50.00
Stamp = 10.00
Total = 350285.00

[Signature]

[Signature]
SUB-REGISTRAR
BICHOLIM

[Signature]
SUB-REGISTRAR
BICHOLIM

DEED OF SALE

This DEED OF SALE is made on this 25th day of the month of February of the year Two Thousand Fifteen at Bicholim Goa.

BETWEEN

- 1) SHRI. KRISHNA NAGESH NAIK 'alias' CRISNA NAGEXA NAIQUE 'alias' PRAKASH NAIK, son of Nagesh Naik 'alias' Nagexa Naique, age 71 years, married, Indian National holder of PAN Card No. ALYPN8399R, landlord and his wife; 2) SMT. SINDHU KRISHNA NAIK 'alias' SINDHU CRISNA NAIQUE, wife of Krishna Nagesh Naik,

[Signature] *[Signature]*



age 63 years, married, Housewife, Indian National, Both resident of H.No. 116, Feira Baixa, Mapusa-Goa, hereinafter referred as "SELLERS" (which expression shall unless repugnant to the context or meaning there of shall be deemed to include their heirs, executors, administrators and assigns) **OF THE FIRST PART.**

AND

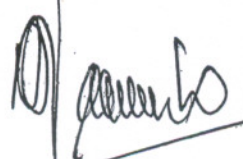
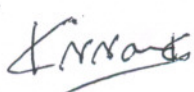
M/S. SALDANHA DEVELOPERS PVT. LTD, a company incorporated under the Indian Companies Act 1956, having its Registered Office at 5/6, Pawan Palace, Sitladevi Temple Road, Mahim, Mumbai - 400 016 and Branch Offices at 302, Mathias Plaza, 18th June Road, Panaji, Goa and DS-1, 2, Pancharatna, Martires Dias Road, Margao, Goa, having PAN CARD No. AAACS7418P, duly represented by its Managing Director **MR. BENEDICT SALDANHA**, age 54 years, son of late Mr. Joseph M. Saldanha, Married, Business, Indian National holding having Permanent Account No. AAEP51457M, residing at, La Marvel Colony, Dona Paula, Tiswadi - Goa, hereinafter referred as "PURCHASER" (which expression shall unless repugnant to the context or meaning there of shall be deemed to include its heirs, executors, administrators and assigns) **OF THE SECOND PART.**



BOTH the parties are Indian National

WHEREAS there exist a property having Survey No.261/1-D situated at Mulgao admeasuring 3255 sq mts and in the survey record same is recorded as "BHATWADI" and the said property is also known as "BOTWADO CUTTUBONA MARGACODIL" inscribed in Land Registration No. 105 of Book B (Old Series) of Bardez situated in the village of Mulgao Taluka and Sub -District of Bicholim District of North Goa.

AND WHEREAS by Gift Deed dated 12/04/1931 Crisna Nagexa Naique Boto Purohit Gifted his properties to his sons namely Nagexa Naique,

3/raik



Naraina Crisna Naique, Givoloma Crisna Naique Purohit and Vencatexa Crisna Naique, in the said Gift Deed the above property having land Registration No. 105 of Book B old of Bardez is included.

AND WHEREAS on 21/12/1932 the right to one eight of the property having Land Registration No. 105 of B old of Bardez has been inscribed in favour of Nagexa Naique as per document having Serial No.9401 of 21/12/1932.

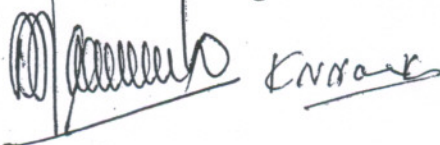
AND WHEREAS the Inventory was initiated upon death of Nagesha Crisna Naique and his wife Chandrabhaga Naique in which names of all the interested parties claiming through Nagexa Crisna Naique and his wife were parties to the Proceeding. The said proceeding were initiated by Ramakant Nagesh Naik same initiated at civil judge Senior Division at Ponda under Inventory Proceeding No.65/2003/A.



AND WHEREAS in the inventory proceeding the property surveyed under no. 261 of Mulgao village was included and same was separated and part of the property allotted to the Crisna Nagexa Naique and Sindhu Crisna Naique and the said property was described at item no. 2 in the inventory proceedings and properties allotted to Crisna Nagexa Naique and Sindhu Crisna Naique were fully described in schedule 5 of the inventory proceedings in which the property which the seller have decided to sell is shown therein.

AND WHEREAS after the allotment of the property to the sellers the sellers have included their name in the occupants column of the survey record and partition the same whereby separate survey no. 261/1-D of Mulgao village is allotted and accordingly exclusive name of the sellers is shown therein.

AND WHEREAS survey of village was conducted in the 1969-1970 and from that time name of Nagesh Krishna Naik is shown in Survey record

 Nagesh Krishna Naik Srnaik

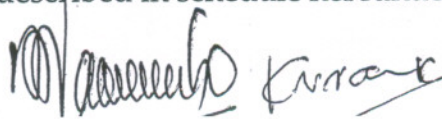
and after inventory name of Krishna Nagesh Naik and Sindhu Naik is recorded as per section 96 of Goa, Daman and Diu Land Revenue Code which justifies that name of the predecessor of sellers and sellers is in survey record for last more than 40 years.

The sellers are willing to sell and the purchasers are willing to purchase the schedule property for the total consideration of Rs. 1,00,00,000/- (Rupees One Crore only) which is being the present market value of the same.

NOW THEREFORE THE WITNESSES OF THIS DEED AS UNDER:

1. In pursuance of the said agreement and in the total consideration Rs. 1,00,00,000/- (Rupees One Crore only), which is the present market value paid by the Purchasers to the Sellers by a cheque no. 992208 dated. 25/02/2015 and cheque no. 992210 dated. 2/03/2015 drawn on Oriental Bank Of Commerce Panaji Goa. The Sellers do hereby sell, convey, transfer to the purchaser free from encumbrances the property more particularly described in the schedule hereunder written together with all tree, fences, ways, water courses, structures, whatsoever to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand to the Vendors into or upon said property hereby conveyed to the Purchaser and every part thereof to have unto and hold the same to the use of the Purchaser together with title, deed , writings and other evidence of the title as originally pass on such sale.

2. The Sellers and all the persons claiming under them do hereby covenant with the Purchaser that the Sellers have now lawfully been bounded with the property described in schedule hereunder free from encumbrances or defects whatsoever and they all have absolute authority to sell the property described in schedule hereunder.



Sraik





3. The Purchaser may hereafter peacefully and quietly possess enjoy the schedule property without any claim or demand whatsoever from the Seller or any person claiming through or under them.

4. The Sellers further covenant that they shall at the request of the Purchaser and cost by the Purchaser do or execute all lawful act and things whatsoever or further and more perfectly conveying and ensuring the said property and part thereof in the manner aforesaid as also putting him in enjoyment of the same, according to true intents of meaning of this deed.

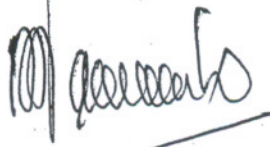
5. That in the event of any part anywhere in the property described in Schedule being lost by Purchaser on account of any claim made by any person or persons, the Sellers and their heirs shall compensate the Purchaser of such losses together with all litigation expenses that be incurred to protect the title to the property by the Purchaser.

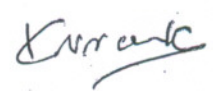


6. The Seller have declare that the property is not under any acquisition proceeding nor any requisition has been made by any authority so also there is no litigation pending in any court in respect of the property nor there is claim of any right of any nature on the suit property which can come on the way of development of the property.

7. The SELLERS do hereby further declare that they have NO OBJECTION for the mutation of the survey record of rights, pertaining to THE SAID PROPERTY, and thereby to enter the name of the PURCHASER in the Occupant's Column of Form I & XIV, relating to THE PROPERTY

8. That the Vendors and the Purchaser here by declare that the property in transaction does not belong to the S.C/S.T pursuant to the Notification No. RD/LAND/LRC/318/77, dated 21/8/78.





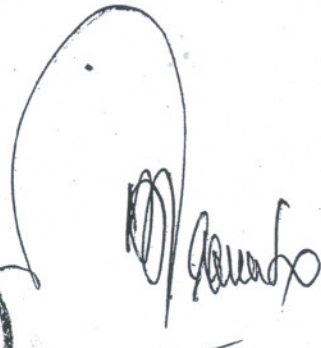
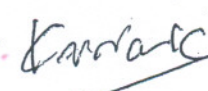
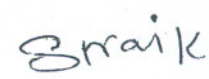
Strait k

SCHEDULE

All that property bearing Survey No. 261/1-D of Mulgao village which is known as "Bhattwadi" also known as "Botvado Cuttubona Margocodil" same is inscribed in Land Registration No. 105 of Book B (Old series) of Bardez and enrolled in Taluka Revenue Office of Bicholim Taluka under No. 731. The said property is recorded in Survey record as "Bhatwadi" admeasuring 3255 sq. mts and bounded as under:

- EAST : By Survey No. 260/1-C
- WEST : By Road
- NORTH : By Road
- SOUTH : By Survey No. 260/1-C





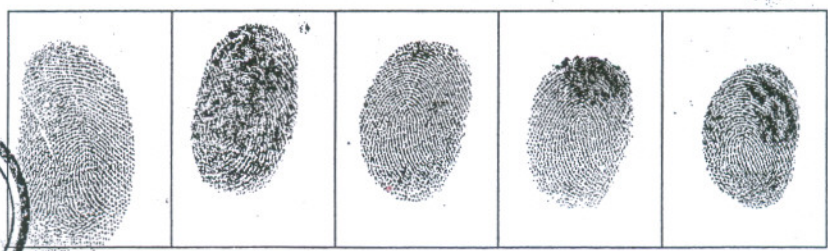
IN WITNESS WHEREOF the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

1. SHRI. KRISHNA NAGESH NAIK 'alias' CRISNA NAGEXA NAIQUE 'alias' PRAKASH NAIK

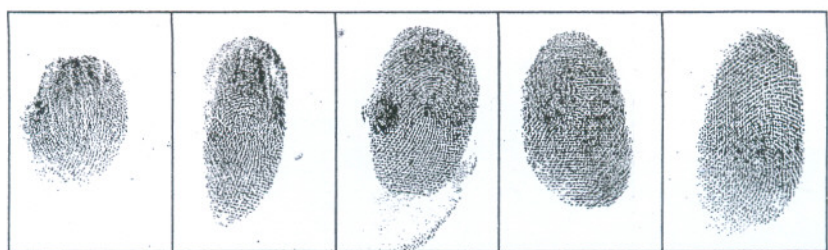


Naik

Krishna



Finger Print of right hand



Finger Print of left hand



Prakash

Krishna

Naik

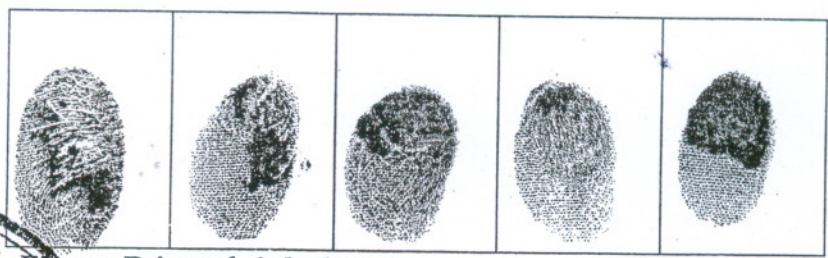


2) SMT. SINDHU KRISHNA NAIK 'alias' SINDHU CRISNA NAIQUE

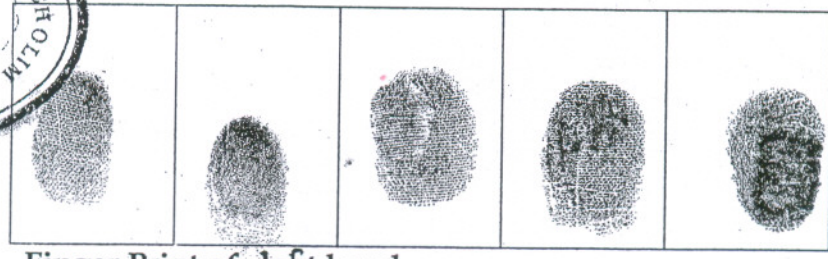
_____ Sraik



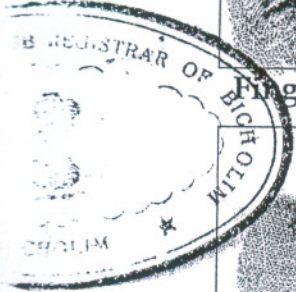
Sraik



Finger Print of right hand



Finger Print of left hand



Sraik

Krishna

Sraik

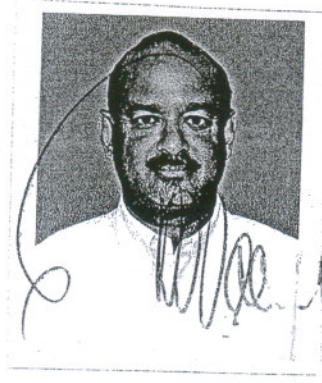
NOT
I.S.I
TISW
Reg
VT OF



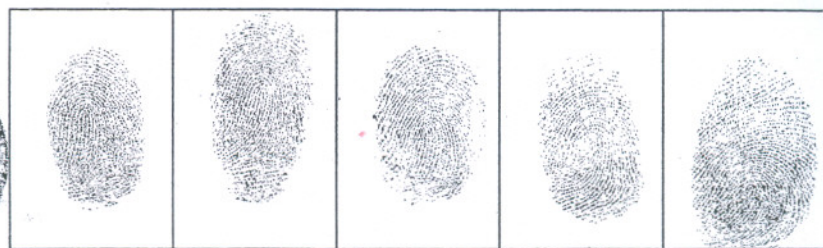
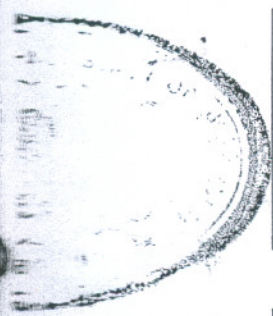
SIGNED AND DELIVERED BY WITHIN NAMED PURCHASER:

M/S. SALDANHA DEVELOPERS PVT. LTD duly represented by its
Managing Director MR. BENEDICT SALDANHA

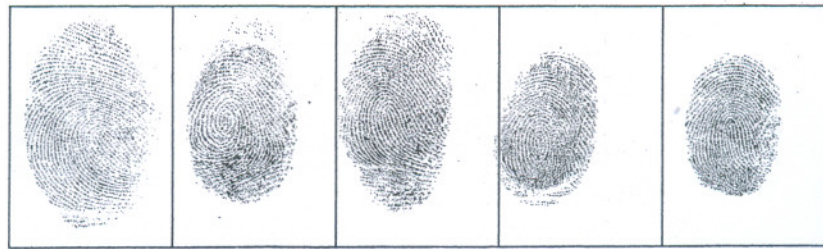
[Handwritten signature of Benedict Saldanha]



[Handwritten signature of Benedict Saldanha]



Finger Print of left hand



Finger Print of right hand

WITNESSES: -

1) Shweta Naigve *[Signature]*

2) Premnath Sawant *[Signature]*

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

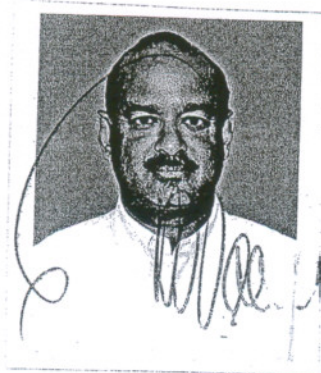
[Handwritten signature]

J.S.I
TISW
Reg
MT OF

SIGNED AND DELIVERED BY WITHIN NAMED PURCHASER:

M/S. SALDANHA DEVELOPERS PVT. LTD duly represented by its
Managing Director MR. BENEDICT SALDANHA

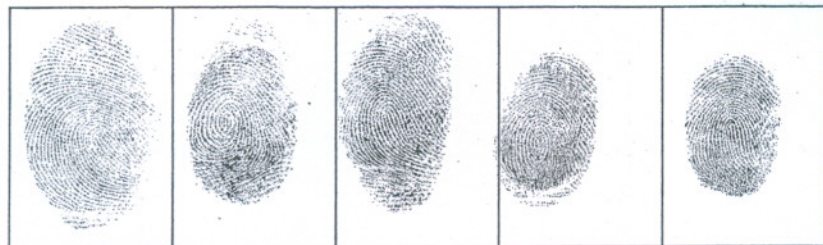
[Handwritten signature of Mr. Benedict Saldanha]



[Handwritten signature of Mr. Benedict Saldanha]



Finger Print of left hand



Finger Print of right hand

WITNESSES: -

1) Shweta Naigve *[Signature]*

2) Premnath Sawant *[Signature]*

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI-GO A

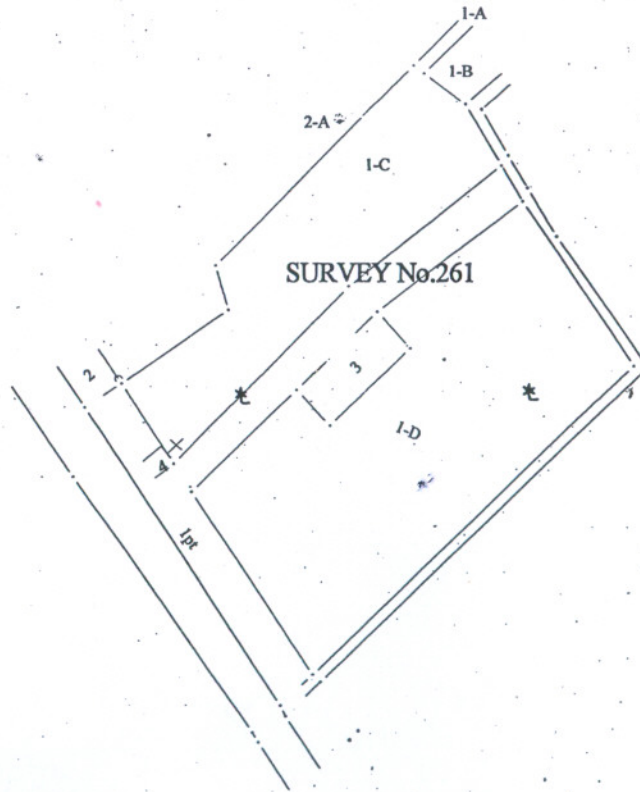


Inward No. 21738



Plan Showing plots situated at
 Village : MULGAO
 Taluka : BICHOLIM
 Survey No./Subdivision No. : 261/1-C, 1-D
 Scale : 1:1000

Handwritten signature



Handwritten signature
Shank

Generated By : Disha Bandekar
 On : 24-12-2014

Handwritten signature
 29/12/2014
 Compared By:



1) Shri Krishna Nagesh Naik - s/o. Nagesh Naik, aged 71 years, married, s/o. H.No. 116, Feira Baixa, Mapusa Goa.

Smt. Sindhu Krishna Naik, w/o Krishna Nagesh Naik, aged 63 years, married, housewife, R/o. H.No. 116, Feira Baixa, Mapusa-Goa.

3) Shri Sunder R. Dicholkar, s/o. Rohidas K. Dicholkar, married, 39 years, Semce, s/o. H.No. 1913, Desainagar, Saqquelim - Goa holding power of Attorney for Mr. Benedict Saldanha, Managing Director of M/s Saldanha Developers Pvt. Ltd, s/o. late Mr. Joseph M. Saldanha, 52 years, Businessman, married R/o. La Marvel Colony, Dona-Paula, Ithas-Goa admitting Execution.



~~_____ parties~~
~~01 to 03~~

 _____ execution of the so called
Sale _____

1) Kinnant



2) Sraik



3) Sitham



1) Premnath Sawant, son of Bhagwant Sawant, aged 46 years, married, Private Service, s/o H.No. 531/5, Limawada, Porvorim Bardez Goa

2) Rajesh Pednekar, s/o Suryakant Pednekar aged 37 years, unmarried, Service, s/o Cariam wada, chodan Tiswadi



.....
.....
and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

1) Premnath

2) Pednekar

Bicholim dated 05, March 2015.

[Signature]
SUB-REGISTRAR
BICHOLIM

registered No. 201/2015
at pages 170 to 181
Book No. I Volume No. 1218
date 05/03/2015





CERTIFIED TRUE COPY OF ORIGINAL
REG No. 5470115 DATED 27/3/11
[Signature]
J. S. REBELLO
NOTARY AT PANAJI
STATE OF GOA INDIA

11-27-2011