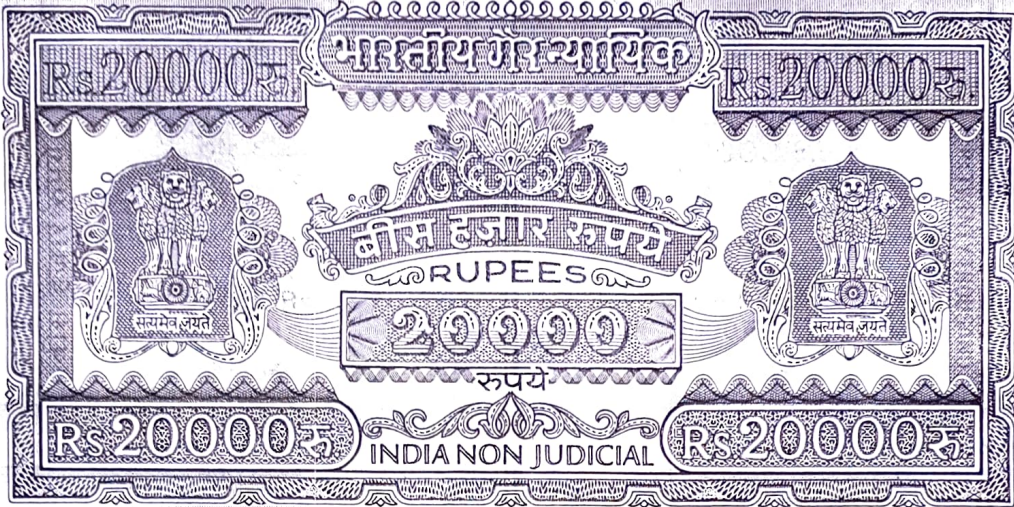


37,500/-  
4254

32



गोवा GOA

Treasury Officer  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO, GOA

23 AUG 2007  
888532

No. 327  
Value of stamp paper Rs Twenty Thousand only  
Name of the purchaser R.P.C Builders and Developers  
Residing at Mangen  
As there is no one stamp, the value of the value is attached along with additional stamp paper

Signature of the Officer in Charge  
Signature of Purchaser

Serial No. 4330/2007  
Presented at the Office of the  
Sub-Registrar of Salcete  
between the hours of 2.00pm  
and 4.30 pm

Serial No.  
Presented at the Office of the  
Sub-Registrar of  
between the hours of

Tome Remaldo Rego

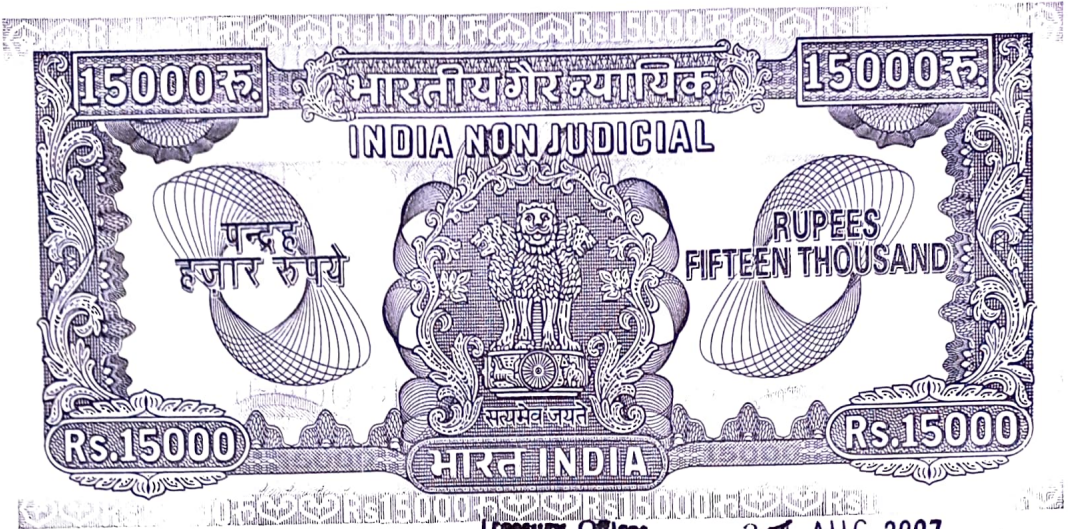
received fees for Rs. 37,500.00  
Registration  
Copying (Folios) 60  
Copying Endorsements  
Postage  
Total Rs. 37,500.00

SUB-REGISTRAR  
SALCETE

DEED OF SALE

SUB-REGISTRAR  
SALCETE

L. Braganza



गोवा GOA

Treasury Officer  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

23 AUG 2007

006867

No. 327  
Value of stamp paper Rs Fifteen Thousand Only  
Name of the purchaser R. PC Builder and Developer,  
Residing at Margao.  
As there is no one stamp, the value is attached along with  
Additional stamp paper

37,500/-

Ref  
Signature of Purchaser



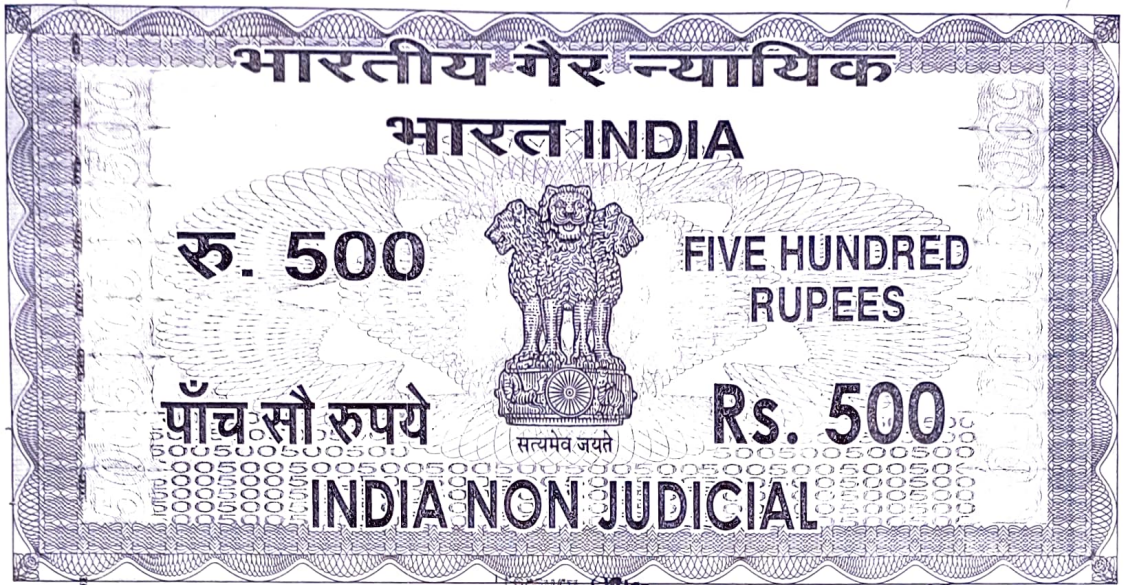
- 2 -

THIS DEED OF SALE is made at Margao, Goa, on  
this 24th day of August, 2007 - BETWEEN -

(1) (a) MRS. LILIANA DA PIEDADE PEREIRA alias  
LILIANA BRAGANZA, aged 55 years, daughter of  
Rafael Jose Maria Pereira, widow of John Manuel  
Braganza, for self and as natural guardian of her  
minor daughter (b) MISS KIMBERLY JOANNA BRAGANZA,  
aged 15 years, daughter of said John Manuel Bragan-  
za, student, duly authorised by virtue of Judge-

L Braganza Ref

34+



गोवा GOA

Treasury Office,  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

23 AUG 2007

090767

327 Value of stamp paper Rs Five hundred Only  
Name of the person R-P-C Builder and Developer,  
Residing at Margao.  
Is there is no other additional stamp paper is attached along with

37.50/-

4

Reg

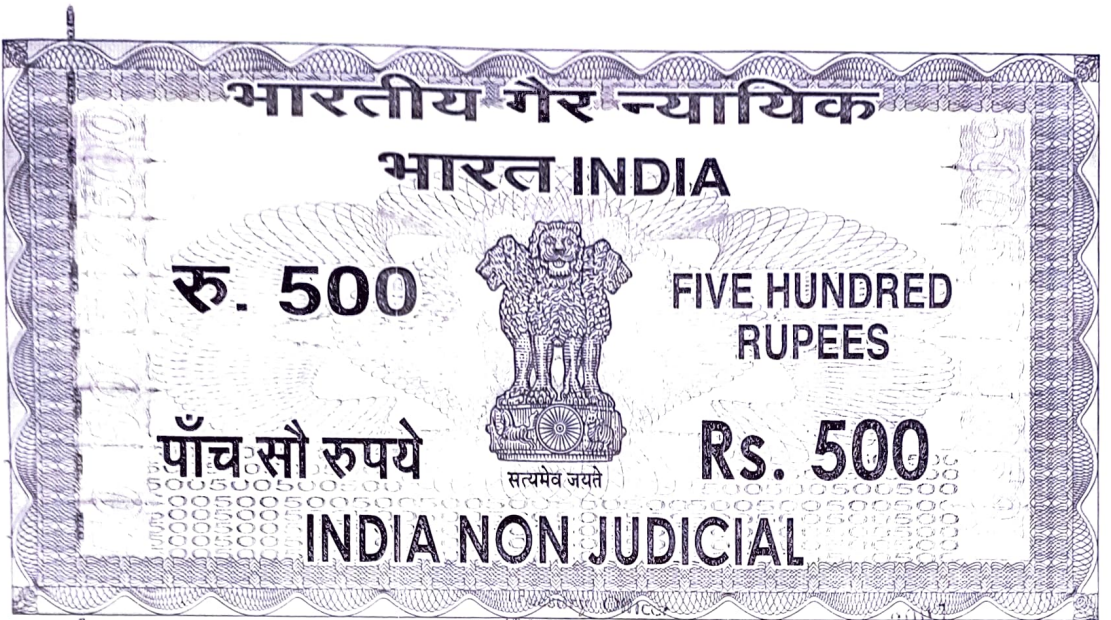
Signature of the person

Signature of the person

- 3 -

ment and Order dt.29.04.2006 passed in Misc.  
Civil Application No.28/06/A by Civil Judge, Sr.  
Division, Margao, true certified copy of which is  
filed herewith, and constituted attorney and on  
behalf of (c) MISS MERYL LEANNE BRAGANZA, aged 21  
years, student, daughter of said late John Manuel  
Braganza, vide Power of Attorney dt.23rd May 2006  
executed before the Notary Pholemena de Silva,  
Margao, true copy of which is filed herewith, all

L Braganza  
Reg



गोवा GOA

GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH  
MARGAO - GOA

23 AUG 2001  
4

090768

327

*Rs five hundred only*  
*RPC Builder and Developer*  
*Margao*

ending at

as there is no other

additional stamp

37, 57, 11

Signature of Payee



- 4 -

Indian Nationals and residents of Shar-N-Sora,  
Varde Valaulikar Road, Margao, Goa, hereinafter  
referred to as the "VENDORS" of the ONE PART -  
AND -

(2) M/S. RPC BUILDERS AND DEVELOPERS, a regis-  
tered partnership firm, having office at Fatorda,  
Margao, Goa, represented herein through its part-

*Braganza Reef*



गोवा GOA

TREASURY OFFICER  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH

090769

No. 327 Date of issue 17/10/1980 MARGAO, GOA Date of issue  
Value of stamp paper Rs Five hundred only  
Name of the purchaser RPC Builder and Developer  
Residing at Margao  
As there is no one single  
Additional stamp paid

37.500/-  
is attached along with

*Beef*  
Signature of Treasurer



- 5 -

ners (a) MR. CLIFFORD DIAS, aged 37 years, married, businessman, son of late Michael Dias, resident of Fatorda, Margao, Goa, (b) MR. TOME ROMALDO REGO, son of Leao Rego, aged 43 years, married, businessman, resident of Majorda, Salcete, Goa and (c) MR. PETER PIUS D'CUNHA, son of late Franklin D'Cunha, aged 38 years, married, resident of Chinchinim, Salcete, Goa, and said

*Braganza* *Beef*



गोवा GOA

TREASURY OFFICE  
GOVERNMENT OF GOA  
DISTRICT TREASURY SOUTH

090770

327

MARGAO - GOA

Value of stamp paper

Name of the purchaser

Residing at

As there is no one single

Additional stamp paper for

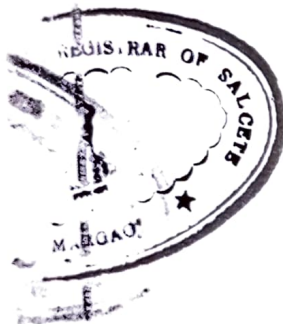
*Rs five hundred only*  
*RDC Builder and Developer*

*Margao*

*37.500/-*

is attached along with

Signature of Treasurer



Signature of the Applicant

- 6 -

MR. CLIFFORD DIAS and MR. PETER D'CUNHA are represented herein through their attorney said MR. TOMÉ ROMALDO REGO constituted by virtue of Power of Attorney dt. 28th June 2007 executed before the Notary A. Prabhudesai of Margao, true copy of which is filed herewith, hereinafter referred to as the "PURCHASERS" of the OTHER PART.

*L Braganza*

*Reef*



गोवा GOA

TREASURY OFFICE  
GOVERNMENT OF GOA  
DISTRICT TREASURY OFFICE

090771

No. 327  
Name of stamp paper Rs five hundred only  
Name of the purchaser R.P.C. Bunker and Developpe  
Residing at Margao  
As there is no one single stamp of the value of the stamp is attached along with  
Additional stamp paper for the value of the stamp is attached along with

Signature of the Officer in Charge

Signature of Purchaser

- 7 -

All parties to this deed are Indian Nationals.

Each of the expressions "THE VENDORS" and "THE PURCHASERS" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

Braganza

Rep

WHEREAS there exists a property known as PROPRIEDADE DE CIMA, Lote B, situated at Fator-da, Margao, Goa, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";



AND WHEREAS the said property originally belonged to Mr. Eduardo Fernandes and his wife Mrs. Maria Santana Fernandes from Fator-da, Margao, Goa in whose name same has been inscribed in the Land Registration Records;

AND WHEREAS on the death of said Mr. Eduardo Fernandes and his wife Mrs. Maria Santana Fernandes, their heirs by Deed of Sale dt. 20th March 1992 presented for registration in the office of the Sub-Registrar of Salcete, Margao on same day under Serial No. 565 and registered under No. 1144 at pages 501 to 532 of Book No. I Vol. 231 dt. 4.6.1992 duly rectified by Deed of Rectification dt. 19th April 2007 registered in same office under No. 3561 at pages 93 to 106 of Book No. I Vol. 2559 dt. 27.7.2007 conveyed and sold to late

*L. Braganza*

*Reef*

John Manuel Braganza the said property;

AND WHEREAS said Mr. John Manuel Braganza expired on 24th April 2003 leaving behind the VENDORS herein as his only heirs and successors and Court of the Civil Judge, Sr, Division, Margao permitted sale of share of minor heir of said deceased;

AND WHEREAS in meantime the said Mr. John Manuel Braganza expired on 24th April 2003 leaving behind the PURCHASERS herein and minor daughter, Miss Kimberly Joanna Braganza as only heirs and successors;

AND WHEREAS the VENDORS are now sole owners and possessors of the said property;

AND WHEREAS the VENDORS have represented to the PURCHASERS that -

a) they are sole owners and possessors of the said property and no other person/s have any

*J Braganza* *Recd*



right, title or interest therein of whatsoever nature;

b) the VENDORS have clear and marketable title to the said property;

c) the said property is not subject to any mudkarial rights, agricultural tenancy rights or any other rights from any other person/s whomsoever;

d) the said property is not subject to any litigations and/or attachments from any court of law, department or authority whomsoever;

e) the said property is free from all encumbrances, charges, liens or defects in title whatsoever.

AND WHEREAS believing the said representations as true, the PURCHASERS approached the VENDORS for purchase of the said property;

LBraganza

Reef



AND WHEREAS the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the said property for total consideration of Rs.18,68,800/- (Rupees eighteen lakhs sixty eight thousand eight hundred only) which is its fair market value.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of the sum of Rs.18,68,800/- (Rupees eighteen lakhs sixtyeight thousand eight hundred only) out of which an amount of Rs.50,000/- has been already paid by the PURCHASERS to the VENDORS before execution of these presents and balance amount of Rs.18,18,800/- (Rupees eighteen lakhs eighteen thousand eight hundred only) is paid today at the time of execution of these presents by Cheque drawn on Canara Bank, Fatorda, Margao dt. 24.08.2007, the receipt whereof the VENDORS hereby admit and acknowledge and discharge the PURCHASERS absolutely and forever, THEY the VENDORS as owners and possessors do

*SBraganza*

*Reep*



hereby convey and transfer by way of sale unto the PURCHASERS ALL THAT said property, namely property known as PROPRIEDADE DE CIMA, Lote B, situated at Fatorda, Margao, Goa, more particularly described in the SCHEDULE hereunder TOGETHER WITH ALL the things permanently attached thereto or standing thereon AND ALL the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other premises or any part thereof belonging or anywise appurtenant thereto AND ALL the estate, rights, title, interest, use possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said land and other the premises hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASERS absolutely and forever.

2. The VENDORS doth hereby covenant with the PURCHASERS that -

a) the VENDORS now have in themselves good right, full power and absolute authority to convey and



Braganza

Reep

transfer by way of sale the said property and other premises hereby conveyed or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid;

b) the PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property and premises hereby conveyed with their appurtenances and receive the profits and income thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or their heirs or any of them or by any persons claiming or to claim, from under or in trust for them or any of them;

c) the PURCHASERS shall hold the said property free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever had, made, executed, occasioned and suffered by the VENDORS or by any



*J. Braganza*

*Ref.*

- 14 -

person or persons claiming or to claim by from,  
under or in trust for them;

d) the VENDORS and all persons having or claiming any estate, right, title or interest in the said plot and premises hereby conveyed or any part thereof by from, under or in trust for the VENDORS or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land and premises and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASERS, their successors, executors, or administrators and assigns shall be reasonably required.

SCHEDULE

(Description of the said property)

ALL THAT property known as PROPRIEDADE DE CIMA,

*Braganza*

*Reef*



Lote B, 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.34,794 of New Series, not enrolled in the Taluka Revenue Office and surveyed under Chalta Nos.32 and 33 of P.T.Sheet No.44, admeasuring 1168 sq. mts and bounded on the north by property of Antonio dos Milagres P. Araujo, on the south by four metres road, on the east by property of Mateus Fernandes and on the west by drain and presently as per survey records bounded on the north by property under Chalta No.34 of P.T.Sheet No.44, on the south by drain, on the east by drain, now public road and on the west by property under Chalta Nos.7 and 10 of P.T.Sheet No.43.



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.

L. Braganza

Reef

VENDORS:

L Braganza

L Ber



LILIANA DA PIEDADE PEREIRA  
alias LILIANA BRAGANZA for self  
and on behalf of other Vendors/  
her daughters



her right hand finger prints



her left hand finger prints

L Braganza

Reefe

PURCHASERS:

*Reg*

*Re*



TOME ROMALDO REGO, authorised partner of M/S.RPC BUILDERS & DEVELOPERS



his right hand finger prints



his left hand finger prints

*Breganza* *Reg*



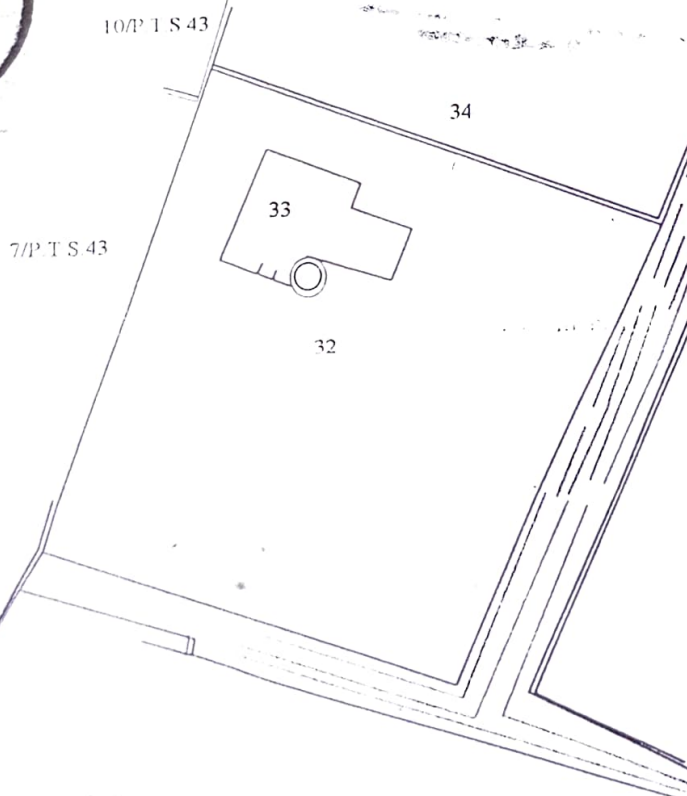
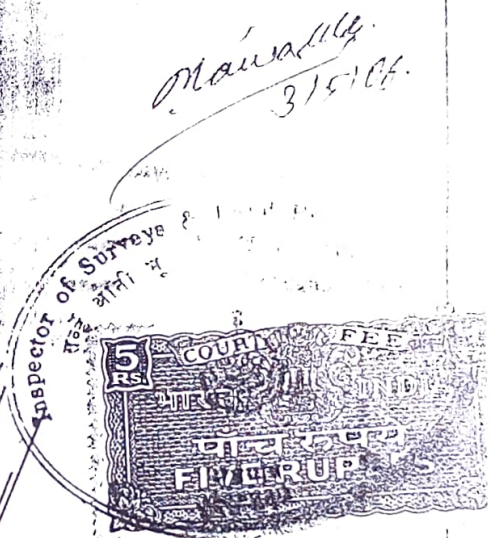
**GOVERNMENT OF GOA**  
**Directorate of Settlement & Land Records**  
**Office of The Inspector of Survey & Land Records**  
**MARGAO - GOA**

Plan showing plots situated at

Margao City

P.T. Sheet No. 44 / Chalta No. 32 & 33

Scale 1:500



*Braganza*

*Reef*

WITNESSES:

1. Rosila Fernandes

*Rosila*

2. Leslie Hysquith

*Leslie*



Braganza

*Reep*

## Executing parties

1- Mrs. Liliانا Da Piedade Pereira,  
alias Lilians Braganza, aged 55 years,  
w/o. Rafael Jose Maria Pereira, widow  
of John. Manuel Braganza, Indian.  
res. of 1st, resident of Shan at - Song Vande.  
Valankar Road, Mangalore <sup>and attorney of</sup> herself <sup>Miss.</sup>  
Meryl Leanne Braganza and also  
natural guardian of her minor daughter  
Miss Kimberly Joanna Braganza.

2- M/s. RLC Builders and Developers, a  
registered partnership firm, having  
office at Falodda Mangalore, represented  
herein through its partner Mr. Tome-  
Remel do Rego, s/o Leo Rego, aged  
43 years, married, businessman, resident  
of Mangalore, s/o Leo Rego and also attorney  
of other partners Mr. Clifford Dias and  
Mr. Peter Fink. O' Clarke.

~~Executing parties~~  
~~also~~  
~~admits execution of the so called~~  
~~deed~~

> Liliانا Braganza  
L Braganza

> Tome Remel do Rego Rego



Miss Rosila Fernandes, daughter  
of Antonio Fernandes, Service  
Major of age, unmarried, Indian  
National, Residing at Navelim,

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

✓ *[Signature]*

Margao dated 24/8/2007

*[Signature]*  
SUB-REGISTRAR  
SALCETE

Attested Copy/ies of Power of Attorney  
Filed at Pages 135 to 146 of supplement  
Part VII to Register Book I, Vol. I 171  
Dated 10/09/2007

*[Signature]*  
SUB-REGISTRAR  
SALCETE

Registered No. 4254  
at Pages 68 to 90  
Book No. I Volume No. 2617  
Date 10/09/2007

*[Signature]*  
Sub-Registrar

