

Chupees Nine Lakhs Six thousand One hundred only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
Stamp
102429
MAR 26 2014
R.0906100/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser... L.L.L. Builders Pvt Ltd.

For CITIZEN CREDIT
Co-operative Bank Ltd.

Authorized Signatory

(Rupees Twenty Lakhs only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
Stamp
176428
MAR 26 2014
R.2000000/- PB7223
INDIA STAMP DUTY GOA

भारत 09040
176428
NON JUDICIAL
MAR 26 2014
17:48
R.2000000/- PB7223
INDIA STAMP DUTY GOA

For CITIZEN CREDIT
Co-operative Bank Ltd.

Authorized Signatory

Name of Purchaser... L.L.L. Builders Pvt. Ltd.



Bosco Rodrigues BMDL

DEED OF SALE

This Deed of Sale is executed at Margao on this 27th of the month MARCH of the year 2014.

Signature of Seller: [Signature]
Signature of Buyer: [Signature]
Signature of Witness: [Signature]
Signature of Notary: [Signature]



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1. MRS. ANTONEITA BAPTISTA E PEREIRA, daughter of Conceicao Piedade Baptista, aged 77 years, married, household, PAN Card No. [REDACTED], represented herein through her Attorney her son Mr. Angelo Joaquim Pereira vide POA duly registered with Notary Adv. Ramkrishna G. Bale vide registration No. 2288/2013 dated 26th April 2013;



2. MR. ANTHONY FRANCIS PEREIRA, son of Conceicao Luis Pereira, aged 53 years, PAN Card No. [REDACTED], married, service and his wife;

3. MRS. TRIXILA PEREIRA, daughter of Manuel A. D'Souza aged 43 years, married, household, represented herein through her Attorney her husband Mr. Anthony Francis Pereira alias Anthony Pereira vide POA duly registered with Notary Adv. V.V. Sukhthanker vide registration No. 0329/14 dated 21.3.2014;;

4. MRS. ANGELICA JOAN GRACIAS, daughter of Conceicao Luis Pereira, aged 47 years, PAN Card No. [REDACTED] and her husband;

5. MR. ELITO MILAGRES GRACIAS, son of Roberto Francis Carvalho, aged 48 years, PAN Card No. [REDACTED];

6. MR. ANGELO JOAQUIM PEREIRA, son of Conceicao Luis Pereira, aged 44 years, PAN Card No. [REDACTED], and his wife;

7. MRS. BASTINE SHILPA PEREIRA, daughter of Mr. Babu Fernandes, aged 22 years, PAN Card No. [REDACTED], all resident of Navelim, Salcete, Goa, hereinafter referred to as VENDORS of the FIRST PARTY.

[Handwritten signatures of the vendors: Conceicao, Antonio, Angelo, Bastine, and Shilpa]



AND

8. L & L BUILDERS PVT. LTD. a company incorporated under Indian companies Act 1956, with its office at Opp. Goa Palace, Ratwaddo, Navelim, Salcete, Goa and represented herein by its Chairman and Managing Director Mr. Leo Pereira, son of late Antonio Pereira, aged 53 years, Married, Businessmen, Indian National, Resident of Sinquetim, Navelim, Salcete Goa. authorized by resolution passed by Board of Directors meeting, true copy of which is filed herewith hereinafter referred to as the VENDEE of the second party.

The terms THE VENDORS and VENDEE shall include their heirs, successors, legal representatives, administrators, executors and assigns.

All parties to this agreement are Indian nationals.

WHEREAS:

A. Within the jurisdiction of Village Panchayat of Navelim in Salcete Taluka there is a property called 'Moroda Benduxem' which property is described under No. 4990 of Book B-20 old and enrolled in the Land Revenue Record under No. 1304 of village Navelim and is bounded on the East by property 'Benduxem' of Joaquim Mergulhao and others on the West 'Benduxem' of Jose Francisco Margulhao and Luis Barreto and others, on the North by 'Benduxem' of Manuel Jose Maria Fernandes, paddy field 'Calvaddo of Comunidade' and on the South paddy field Calvaddo of the Comunidade.

[Handwritten signatures and initials]



B. The above property was originally owned by Joaquim Santana Pereira and inscribed in his favour under No. 30847. The entire property is surveyed under No. 26/1, 60/1 and 61/0 of Navelim village and 'Conceicao Luis Pereira' is shown as the occupant in form I and XIV maintained under the Land Revenue Code.



C. Upon the death of Joaquim Santana Pereira the property Moroda Benduxem was subject matter of deed of partition dt. 10th Dec. 1981 and it was allotted to Conceicao Luis Pereira and his wife Antonetta Baptista.

D. Conceicao Luis Pereira expired on 5th August 2011 and a deed of succession dt. 10th April 2012 was drawn in the office of Civil Registrar at Margao wherein the above named Antonetta Baptista is shown as the moiety sharer and the other VENDEE as heirs of said Conceicao Luis Pereira.

E. The VENDORS have disannexed a portion admeasuring 3900 sq. mts. to be allotted to Angelo Joaquim Pereira and his wife Bastine Shilpa Pereira the VENDORS at Sr. No. 6 and 7 respectively from survey No. 26/1 of Navelim village. The remainder area of 22025 sq. mts. which is clearly shown in the plan annexed to this deed and hereinafter referred to as the said property is the subject matter of this deed.

A series of handwritten signatures in blue ink. From left to right, they appear to be: a signature with 'nt' and 'S' below it; a signature that looks like 'Angelo'; a signature that looks like 'Bastine'; a signature that looks like 'Shilpa'; and a final signature that looks like 'P.'.



F. The VENDORS had represented to the VENDEE that

- i. That there is no litigation of whatsoever nature pending in respect of the said property.
- ii. There are no limitations of whatsoever nature upon the PROSPECTIVE VENDROS who entered into this agreement in respect of the said property.
- iii. That no attachment is pending in respect of the said plots.
- iv. That no third party has any right to the said property and that there are no claims of any third party as a mundkar or as a tenant and no claim of whatsoever nature have been made by any third party in respect of the said property.



G. Based upon the representations, the VENDEE had agreed to purchase from the VENDORS the said property for a total consideration of Rs. 10,42,00,000/- (Rupees Ten Crores and Forty Two Lakhs Only) and the agreement between the VENDORS and the VENDEE was entered into on eighteenth day of the month of May 2012 and registered in the office of the Sub-Registrar of Salcete, Margao under No.MGO-BK1-03852-2012 dt..06.07.2012 in terms of which the parties had agreed on certain terms and conditions.

H. The said agreement was novated by Addendum dt. 26.03.2014 registered in the Sub Registrar- Salcete vide Regn. No.MGO-BK1-01482-2014 and the consideration amount was fixed at Rs. 9,87,00,000/- (Rupees nine crores and eighty seven lakhs only) as subsequently it was found that an underground canal passes through



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said property, thereby an area of 900 sq.mts of the said property cannot be used or utilized for the purpose of any construction/development and also the area allotted to Angelo Joaquim Pereira and his wife Bastine Shilpa Pereira has been reduced from 3990 sq mtrs to 3900 sq mtrs thereby increasing the area for executing Sale Deed to 22025 sq mtrs



The VENDORS have paid the VENDEE a sum of Rupees Eight Crores eighty seven lakhs in the manner indicated herein below. The vendee is liable to construct a villa valued at Rupees one crore (Rs. 1,00,00,000/-) for vendors at Sr. Nos. 6 and 7. The VENDEE has called upon the VENDOR to execute the deed of sale transferring the said property admeasuring 22025 sq. mts unto the VENDEE which the VENDORS have agreed.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement the VENDORS hereby grant , convey and assure the said property admeasuring 22025 sq. mts. more clearly shown in the plan annexed hereto and described in schedule II appearing hereunder together with all privileges, advantages, rights to the said plot TO HAVE AND TO HOLD the same for use and benefit of the VENDEE .

2. It is hereby covenanted between the parties that the VENDEE may from time to time and at all times hereafter peaceably and quietly enter upon, possess and enjoy the said plot hereby conveyed without

- *Graciano* *Angelo* *Bastine* *Shilpa* *P*




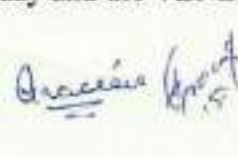


any claim whatsoever from the VENDORS or anybody claiming on their behalf.

3. It is hereby covenanted between the parties that the VENDEE shall hold, possess and dispose off or otherwise deal with the said property forever released and discharged by the VENDORS and indemnify the VENDEE against any claim in respect of the said property.



4. The VENDEE has paid to the VENDORS the consideration Rupees eight crores eighty seven lakhs only in the following manner a) a sum of Rupees Eight crores and five lakhs (Rs. 8,05,00,000/-) have been paid and b) an amount of Rupees Eighty two lakhs (Rs. 82,00,000/-) is adjusted against a villa allotted to the vendors at Sr. No. 4 and 5. Survey No. 88/6, 7 & 8 at Navelim village, and c) The VENDEE has entered into a separate agreement to construct and allot to the VENDORS at Sr. No. 6 and 7 a villa valued at Rupees one crore (Rs. 1,00,00,000/-) having super built up area of approximately 190sq.mts to be built in survey no. 26/1 (part) admeasuring 3900 sq.mts. disannexed from the survey holding 26/1 of Navelim village as stated hereinabove.

5. The receipt of an amount of Rs. 9,87,00,000/- (Rupees Nine crores eighty seven lakhs only) is hereby acknowledged by the VENDORS, subject to the liability of the VENDEE to hand over the said villa built in 48 months from today and the VENDEE is

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discharged from all liability to the VENDORS except that the VENDEE shall hand over the said villa within 48 months from today.

6. The VENDORS further covenants that they shall at the request and cost of the VENDEE do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property according to the true intent and meaning of this Deed.

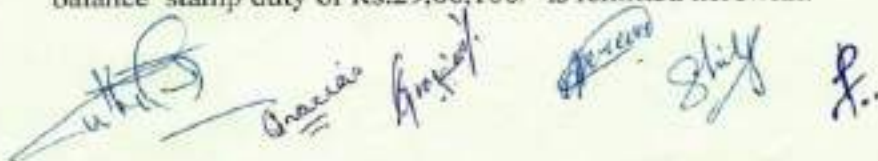
7. In case the VENDEE is deprived of the whole or any part of the said property by reason of any defect in the title of the VENDORS or if any encumbrance or charge or lien of the same to which this sale is at subject, the VENDORS will pay to the VENDEE by way of damages the whole amount of the sale price.

8. The VENDORS covenant to save the VENDEE from any harm or loss to keep indemnified the VENDEE from or against all encumbrances, charges or lien whatsoever nature to the said property hereby conveyed.

9. The VENDEE have already deducted TDS as per Sec.194-IA of Income tax Act calculated at 1% of total consideration and will be deposited on line on account of Vendors before Income Tax Department.

10. The VENDORS declare that the said property hereby sold is not the property of Schedule caste or Schedule tribe and the parties hereto also does not belong to such caste/tribe.

11. That a stamp duty of Rs.10,42,000/- has been remitted alongwith the said Agreement dt. 06.07.2012 above referred to and hence balance stamp duty of Rs.29,06,100/- is remitted herewith.

The bottom of the page features several handwritten signatures in blue ink. From left to right, there is a large signature, followed by 'Anand', 'Anand', a circular stamp with '10-0000' inside, 'Shiv', and a final signature. There are also some faint, illegible markings and a small stamp on the left side of the page.



SCHEDULE I

ALL THAT property called 'Moroda Benduxem', situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, which property is described in the Land Registration Office of Salcete under No. 4990 of Boo B-20 old and enrolled in the Land Revenue Records under No. 1304 of village Navelim, surveyed under survey no. 26/1 of Navelim village and having area of 25925 sq. mts and is bounded on the East by property 'Benduxem' of Joaquim Mergulhao and others on the West 'Benduxem' of Jose Francisco Margulhao and Luis Barreto and others, on the North by 'Benduxem' of Manuel Jose Maria Fernandes, paddy field 'Calvaddo of Comunidade' and on the South Paddy filed Calvaddo of the Comunidade.



SCHEDULE II

Part of the property surveyed under 26/1 of Navelim village admeasuring 22025 sq. mts. i.e. the portion after disannexing 3900 sq. mts. On the north western side of survey no. 26/1 as indicated in the plan annexed to this deed, which portion of land forming an independent and separate property is bounded on the east by Benduxem of Joaquim Mergulhao, on the west by property Benduxem of Jose Francisco Mergulhao and Luis Barreto and others and dis-annexed portion of plot allotted to Angelo Joaquim Pereira, on the north by property Benduxem of Manuel Jose Maria Fernandes, paddy Field Calvaddo of Comunidade and dis-annexed portion of plot allotted to Angelo Joaquim Pereira and on the south by Paddy field of Calvaddo, of the Comunidade

Five handwritten signatures in blue ink, likely representing the parties to the deed.



In witness whereof the parties have set their hands and signed
hereunder in presence of witnesses,

VENDORS:



MR. ANTHONY FRANCIS PEREIRA
(for self and as POA for Trixila Pereira)

Finger prints Mr. Anthony F. Pereira



His right hand Finger prints



His left hand Finger prints



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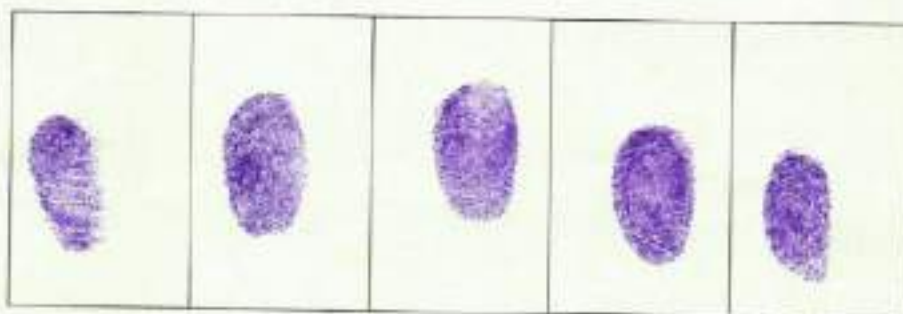
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Gracias

MRS. ANGELICA JOAN GRACIAS

Finger prints Mrs. Angelica Joan Gracias



Her right hand Finger prints



Her left hand Finger prints

Atty. Gen. Gracias *Gracias* *Shilp P.*





Gracias

Gracias

MR. ELITO MILAGRES GRACIAS

Finger prints Mr. Elito Milagres Gracias



His right hand Finger prints



His left hand Finger prints

Gracias *Gracias* *Gracias* *Gracias* *Gracias*

100

100



100

100



Apereira

MR. ANGELO JOAQUIM PEREIRA
(for self and as POA for Antoneita Baptista e Pereira)



Finger prints Mr. Angelo J. Pereira



His right hand Finger prints



His left hand Finger prints

Antoneita Baptista e Pereira *Apereira* *Apereira* *Apereira* *Apereira*



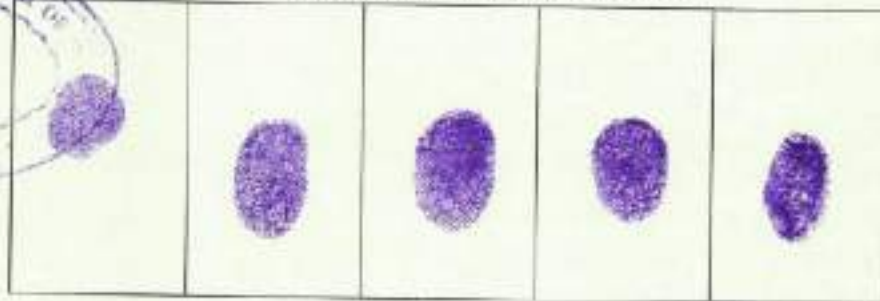


Shilpa

MRS. BASTINE SHILPA PEREIRA



Finger prints Mrs. Bastine S. Pereira



Her right hand Finger prints



Her left hand Finger prints

Shilpa *Inacio* *Print* *Shilpa* *P*



PROSPECTIVE VENDEE:



MR. LEO A. PEREIRA

(Managing Director of L & L Builders Pvt Ltd)

Finger prints Mr. Leo A. Pereira



His right hand Finger prints



His left hand Finger prints

