

930
186



गोवा GOA

5200
8501

040870

In No. 17 ... STo Vasco ... 14/06/2013
Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
Name of the purchaser Mineiro Ferro Arq
Residing at Chicalim ...
As there is no one single stamp paper for the value of Rs. 1,35,100/-
additional stamp paper for the completion of the value is attached along
with.

Signature of the Sub-Office holder

Signature of Purchaser

Serial No. 909/2013
Noted at the Office of the
Sub-Registrar of Mormugao
between the hours of 4:30 p.m.
H. 801 on 17-6-2013

Registration fees for Rs. _____ Ps. _____
Registration 90,000=00
Copying (Folio) 60 90=00
Copy to endorser 10=00
Postage _____
Total Rs. 90,100=00

90,000
90
10
90,100/-

James L. Xetija
Comendador
SUB-REGISTRAR
MORMUGAO

Comendador
SUB-REGISTRAR
MORMUGAO

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa on this 17th day of
June 2013. (17.06.2013)

Cont...2/-

Aernadu

Jernandes

Antigay



गोवा GOA

040869

17 STC Vasco 14/06/2013
 Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
 Name of the purchaser Mineiro Ferro Asia
 Residing at Chicolim
 As there is no one single stamp paper for the value of Rs. 135,100/-
 additional stamp paper for the completion of the value is attached along
 with.

Signature of the Notary Public

Signature of the purchaser



-2-

BETWEEN

(1) MR. RONALD XAVIER DOURADO, Son of Late Mr. Peter Dourado
 alias Mr. Pedro Joao Caetano Dourado alias Mr. Peter John Dourado, aged
 48 years, service, Bachelor, with Pan Card no. [REDACTED]

Cont...3/-

A. Fernandes

J. Fernandes

Signature



गोवा GOA

040868

17 STB Vasio 14/06/2013
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of the purchaser Mineiro Fergo Ario
Residing at Chicolim
As there is no one single stamp paper for the value of Rs. 12357.00/-
additional stamp paper for the completion of the value is attached along
with

Signature of the Sub-Registrar

Signature of Purchaser



-3-

(2A) MS. AVITA MARIA DOURADO alias MRS. AVITA FERNANDES,
Daughter of Late Mr. Peter Dourado alias Mr. Pedro Joao Caetano Dourado
alias Mr. Peter John Dourado, wife Mr. Pearson Ambroze Fernandes aged 54
years, service, Married, with Pan Card no [REDACTED], and

Cont...4/-

A Fernandes

Fernandes

Subj.



गोवा GOA

040867

No. 17 Date of issue STD Vasco 14/06/2013
Value of stamp paper Rs. 25000/- Rupees Twenty five Thousand only
Name of the purchaser Mineiro Ferro Asia
Residing at Chicla
As there is no one single stamp paper for the value of Rs. 1,35,100/-
Additional stamp paper for the completion of the value is attached with
this.

Signature of the Beneficiary owner

Signature of the Vendor

-4-

(2B) MR. PEARSON FERNANDES, Son of Mr. Ambroze Fernandes, Age [REDACTED]
years, Married, businessman, with Pan Card no [REDACTED] all Resident of
[REDACTED]
[REDACTED] hereinafter jointly called as the "VENDORS",

Cont....5/-

A Fernandes

Fernandes

M. J. S.



गोवा GOA

040866

17-06-2013 STB Vasco 14/06/2013
 Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
 Name of the purchaser Mineiro Ferro A.19
 Residing at Chicolin
 As there is no one single stamp paper for the value of Rs. 1,35,100/-
 Additional stamp paper for the completion of the value is attached herewith

[Signature]

[Signature]

-5-

(which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) the VENDOR (1) is represented by his sister and Attorney MS. AVITA MARIA DOURADO alias MRS. AVITA FERNANDES, Daughter of Late Mr. Peter Dourado alias Mr. Pedro Joao Caetano Dourado alias Mr. Peter John Dourado, wife Mr. Pearson Ambroze Fernandes aged [redacted] years, service, Married, with Pan Card no [redacted] vide Power of attorney dated 30-10-2012 executed before the Notary Adv. Sandhya S. Jain, of Nerul, Navi Mumbai under registration no. 96/2-12, of the **FIRST PART**.

Cont...6/-

[Signature: P. Dourado]

[Signature: P. Fernandes]

[Signature: atty. S.]





गोवा GOA

033919

17 Place of issue: SD Vasco Date of issue: 14/06/2013
Value of stamp paper: Rs. 10000/- (Rupees ten thousand only)
Name of the purchaser: Mineiro Ferro Asia
Residing at: Chicalim son of _____
As there is no one single stamp paper for the value of Rs. 135,100/-
Additional stamp paper for the completion of the value is attached along
with.

Signature of the Sub-official issuing

Signature of Purchaser

-6-

AND

M/s. MINEIRO FERRO ASIA, a Proprietary concern, represented by its Sole
Proprietor Mr. Ashley Joseph Lewis alias Mr. Ashley Anthony Joseph, alias
Mr. Ashley Joseph Lewis O'Brien Son of Late Mr. Theo O'Brien Joseph alias
Late Mr. Theo O'Brien Lewis, with Pan Card no. [REDACTED] age [REDACTED] years,
Business, Married, Resident [REDACTED]

[REDACTED], hereinafter called as the "PURCHASER",

Cont...7/-

Alexander

Fernandes

Signature



गोवा GOA

378695

17 570 Vasco 14/06/2013
 value of stamp paper Rs. 100/- (Rupees hundred only)
 Name of the purchaser Mineiro Ferro Asia
 residing at Chicalim
 As there is no one single stamp paper for the value of Rs. 135,00/-
 additional stamp paper for the completion of the value is attached along
 with.



Signature of the purchaser

Signature of the purchaser

-7-

(which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) the PURCHASER is represented by his Attorney Mr. Pramesh Prabhakar Xettigar, son of Mr. Prabhakar Xettigar, age 39 years, with Pan card no. [REDACTED], married, service, Resident of Flat no. [REDACTED] vide Power of attorney dated 23-04-2013 executed before the Notary Adv. Rajkumar N. Naik, of Vasco da Gama, Goa under registration no. 1634/2013 of the **SECOND PART**.

Bernardo

Fernandes

Xettigar

Cont...8/-

ALL THE ABOVE PARTIES ARE INDIAN NATIONALS.

WHEREAS there exists a Property known as "GINA" or "PENTY ANSEL GINA XIRA" or "PARTI", situated at Chicalim and registration Sub - District of Mormugao, District of South Goa, state of Goa, not described at the Land Registration office of Salcete but enrolled at Matriz under No. 79, admeasuring 850 square meters, surveyed with the name "PARTI" under Survey No. 116/5 of Chicalim Village, Mormugao Taluka and bounded as under:

- East : By the property held by the heirs of Aleixo Antonio Sequeira presently surveyed under No. 116/6 of Chicalim;
- West : By property held by the heirs of Etelvina Xavier, presently surveyed under No. 116/4 of Chicalim;
- North : By the urban property held by the heirs of the said Etelvina Xavier presently by road and
- South : by the property called Purty held by Joaquim Vicente Licurgo da Conceicao Cabral, presently surveyed under Survey No. 116/8 of Chicalim.

more particularly described in the Schedule herein written and which is better show delineated red boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written (hereinafter referred to as the "SAID PROPERTY")

AND WHEREAS at Matriz No. 79 of Chicalim ward 3rd the SAID PROPERTY is enrolled in the name of Luis Jose Augusto Cabral from Nagoa.

AND WHEREAS vide Deed of Sale dated 4th November 1976 executed before Sub-Registrar of Mormugao under No. 306 at pages 315 to 319 of Book No. I, Vol. 29 dated 5th November 1976 Smt. Maria Rita Nina Noronha e. Cabral sold the SAID PROPERTY to Smt. Luciana Piedade Dourado. Wife of Mr. Pedro Caetano Dourado

AND WHEREAS Luciana Piedade Dourado and Pedro Caetano Joao Dourado died on 03-03-1985 and 29-06-1987 respectively and accordingly a Deed of Succession was drawn before the Notary Public cum Sub-Registrar of Mormugao dated 16-06-1992 at pages 73 to 77 of Notarial Book of Deed bearing no. 160.

Cont....9/-

Abernade

Fernandes

24/11/92

AND WHEREAS Mr. Ronald Xavier Dourado and Ms. Avita Maria Dourado alias Mrs. Avita Fernandes were only declared the legal heirs of the of Mrs .Luiciana Piedade Dourado and Mr. Pedro Caetano Joao Dourado as per the Deed of succession dated 16-06-1992.

AND WHEREAS in the year 1996 Mr. Ronald Xavier Dourado and Ms. Avita Maria Dourado noticed that in the Occupants column of form I & XIV of Survey no. 116/5 of Chicalim Village Showed the name of Convent of Carmel of Chicalim was wrongly mentioned and accordingly a suit was filed at Vasco Civil Court bearing Regular Civil Suit No. 96/2003/D for deleting the name of Convent of Carmel of Chicalim which was decreed vide Judgment, Decree and Order on 23-09-2004. The VENDORS were declared Owners of the above SAID PROPERTY as per Order dated 23-09-2004.

AND WHEREAS the VENDORS have agreed to sell, transfer and assign and the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS the SAID PROPERTY under survey no. 116/5 of Chicalim Village Mormugao Taluka Goa. having an area of admeasuring 850.00 square meters which is better show delineated red boundary line in the plan annexed hereto and more particularly described in SCHEDULE for a total price consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only).

AND WHEREAS the PURCHASER through his Advocate Rajkumar N. Naik had published a Public Notice in the local namely Herald Goa edition a English daily dated 16th November 2012 inviting objection if any from general public for the purchase of the said property. From the VENDORS

AND WHEREAS no persons raised any objection for the said property purchase on the above publications the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS.

AND WHEREAS accordingly the VENDORS and the PURCHASER have agreed to for the sale of the SAID PROPERTY and would like to put down in writing as under;

Cont...10/-

A Fernandes

Fernandes

Subj. 1.

NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED UPON BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

That in pursuance of the understanding for a total consideration of the sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) the PURCHASER has paid the said sum as under to the VENDORS being the entire consideration agreed upon

Rs. 15,00,000/- vide cheque no. 985261 dated 14-01-2013 drawn on Vijaya Bank, Vasco branch in the name of MR. RONALD XAVIER DOURADO.

Rs. 25,00,000/- vide cheque no. 985257 dated 27-11-2012 drawn on Vijaya Bank, Vasco branch in the name of MRS. AVITA MARIA DOURADO.


Rs. 5,00,000/- vide cheque no. 985255 dated 05-11-2012 drawn on Vijaya Bank, Vasco branch in the name of MR. RONALD XAVIER DOURADO towards full and final settlement. The VENDORS hereby acknowledges having received the same, the receipt whereof the VENDORS does hereby admit and acknowledge the payment of the same and every part thereof forever acquit, release and discharge the PURCHASER.

That the VENDORS does hereby grant, convey, sell, transfer, assure and assign to the PURCHASER the SAID PROPERTY under Survey No. 116/5 of Chicalim Village, Mormugao Taluka more fully described in detail in the schedule hereunder written free from all encumbrances TO HAVE AND TO HOLD the SAID PROPERTY hereby conveyed or instituted or expressed so to be UNTO AND TO THE USE AND BENEFIT of the PURCHASER.

The VENDORS have in themselves a good right, full power and absolute authority to transfer and assure the SAID PROPERTY UNTO and to the USE and BENEFIT of the PURCHASER in the manner hereby done.

The VENDORS from time to time and at all times hereafter at the request of the PURCHASER sign such documents or papers and or do and execute or cause to be done and executed by others all such further and other lawful acts, deed, things, matters, conveyances and assurances in law whatsoever as the PURCHASER from time to time require them to do for the purpose of perfecting PURCHASER's title to the SAID PROPERTY and for the purpose of having the possession and ownership thereof recorded in the name of the PURCHASER in all Government records.

Cont....11/-



Remandu

Fernandes

Settling

The VENDORS further covenant with the PURCHASER that not withstanding any act, Deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them , VENDORS now do have in them good right, full power and absolute authority to grant , convey, sell , transfer and assure SAID PROPERTY hereby sold, transferred , assured , together with undivided right into the property as described in the Schedule expressed and intended so to be unto and to the use of the PURCHASER and that the PURCHASER shall at all times herein after peacefully and quietly possess and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORS or by any other person or persons whomsoever, lawfully , equitably or otherwise claiming through them.

The VENDORS further covenant with the PURCHASER to save him harmless , indemnify and keep him indemnified from or against all encumbrances , charges ,damages, liens, claims, demands and equities whatsoever and at all times hereinafter at the request of the PURCHASER to execute , make or perfect or caused to be executed, made or perfected , all such acts , deeds, things and assurances whatsoever for further and more perfectly assuring the SAID PROPERTY as aforesaid , and every part thereof, UNTO AND TO THE USE OF THE PURCHASER as shall be reasonably required .

The VENDORS do hereby further declare that they have absolute no objections for competent transferring in the survey record of right or with any other authorities either Governmental or semi governmental or private the name of the PURCHASER in the record of rights being sole owner of the SAID PROPERTY.

The VENDORS hereby confirm having received the entire consideration towards the sale of the SAID PROPERTY from the PURCHASER.

The VENDORS hereby convey there are absolute no objection for the inclusion of the name of the PURCHASER in the survey records including form I & XIV to cause mutation and such steps as may be required so as to record the SAID PROPERTY in the name of the PURCHASER.

The VENDOR have absolute no objection for deletion of their names from the occupant column in the form I & XIV .

Cont....12/-

A. Hernandez

Fernandes

W. J. J.

That the Land Revenue Fees and other taxes in respect of the SAID PROPERTY shall be borne by the PURCHASER from the date of this Deed of Sale.

The VENDORS hereby declare that they do not belong to schedule Caste to Schedule Tribe Community.

The possession of the SAID PROPERTY described in the schedule has been given to the PURCHASER by the VENDORS.

This Sale Deed is executed on a stamp paper of 1,35,100/- (Rupees One Lakh Thirty Five Thousand ^{One} ~~Two~~ Hundred Only), the present market value of SAID PROPERTY is Rs. 45,00,000/- (Rupees Forty Five Lakh Only).

SCHEDULE

ALL THAT PROPERTY known as "GINA" or "PENTY ANSEL GINA XIRA", situated at Chicalim and registration Sub-District of Mormugao, District of South Goa, state of Goa, not described at the Land Registration office of Salcete but enrolled at Matríz under No. 79, admeasuring 850.00 square meters, surveyed with the name "PARTI" under Survey No. 116/5 of Chicalim Village, Mormugao Taluka and bounded as under:

- East : By the property held by the heirs of Aleixo Antonio Sequeira presently surveyed under No. 116/6 of Chicalim;
- West : By property held by the heirs of Etelvina Xavier, presently surveyed under No. 116/4 of Chicalim;
- North : By the urban property held by the heirs of the said Etelvina Xavier presently by road and
- South : by the property called Purty held by Joaquim Vicente Licurgo da Conceicao Cabral, presently surveyed under Survey No. 116/8 of Chicalim.

IN WITNESS WHEREOF the VENDORS and the PURCHASER have signed this Deed of Sale on the day month and year first above written in presence of two attesting witnesses.

Cont....13/-

SIGNED SEALED AND DELIVERED
By the within named
"VENDORS"

A. Mendes

MRS. AVITA MARIA DOURADO
For self and as Attorney of
MR. RONALD XAVIER DOURADO



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A. Mendes

Cont....14/-

Fernandes

Autogra

SIGNED SEALED AND DELIVERED

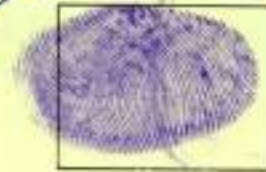
By the within named
"VENDORS"

Pearson Fernandes

MR. PEARSON FERNANDES



Pearson Fernandes



LHTI



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Pearson

Pearson Fernandes

20/11/2017

Cont...15/-

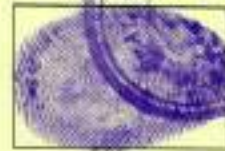
SIGNED SEALED AND DELIVERED

By the within named
PURCHASER



Xettigar P.

Mr. Pramesh Prabhakar Xettigar
as Attorney of M/s. MINEIRO FERRO ASIA

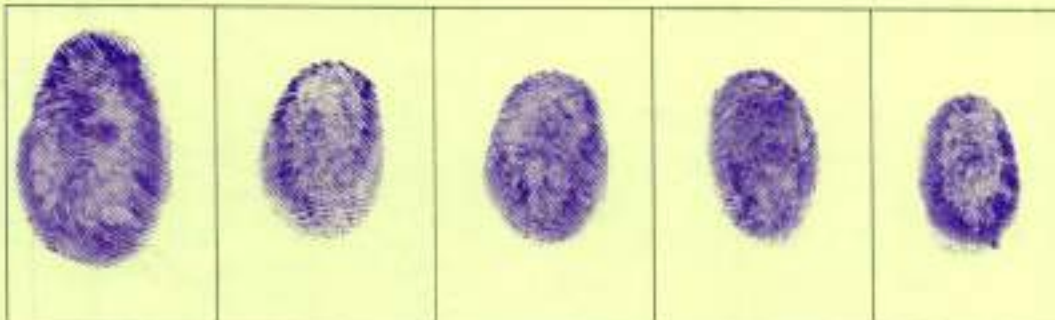


LHTI


LEFT HAND FINGER PRINTS




RIGHT HAND FINGER PRINTS



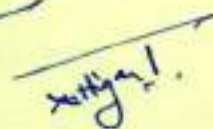
Witness:

1. Kamlesh B. Sawant 

2. Sunit Fadnis 









GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Surveys and Land Records
VASCO-GOA

Inward No. 5677



Plan Showing plots situated at
Village : CHICALIM
Taluka : MORMUGAO
Survey No./Subdivision No. : 116 / 5
Scale : 1:1000



Registered No. 970
of page 143 to 160
Book No. 2 Volume No. 1558
Date 18-06-2013
contender
Sub-Registrar

Alexander
Juanes
21/10/12

23/10/12
Compared By:

Generated By : RAJESH K. BHOMKAR
On : 23-10-2012

① Mrs. Avita Maria Dourado, alias
Mrs. Avita Fernandes, daughter of late
Mr. Peter Dourado alias Mr. Pedro Joao
Caetano Dourado alias Mr. Peter John
Dourado, wife of Mr. Pearson Ambrose
Fernandes, 51 year of age, single,
married, and resident of B/403, Shree
Radhakrishna Bldg., Plot No 33 Sector 42A,
Seawoods, Nerul, Navi Mumbai, for self
and as Attorney for Mr. Ronald Xavier
Dourado.

② Mrs. Pearson Fernandes, son of Mr. Ambrose
Fernandes, 52 year of age, married businessman,
and resident of B/403, Shree Radhakrishna
Bldg., Plot No 33 Sector, 42A, Seawoods,
Nerul, Navi Mumbai.

③ Mrs. Mineiro Ferro Asia, a Proprietary
Concern of Mr. Ashley Joseph Lewis alias
Ashley Anthony Joseph, alias Mr. Ashley Joseph
Lewis O'Brien, represented by his Attorney
Mr. Ramesh Raghavakar Xetigor, son of Mr. Raghavakar
Xetigor, 39 years, married, single, and P.O. Mangar Hill, Vasco
da Gama, Goa.
Parties 1 to 3
And All Indian Nationals

admits execution of the so called

Sale

1) Avita Maria Fernandes Fernandes

2) Pearson Ambrose Fernandes Fernandes

3) Ramesh R. Xetigor Xetigor

① Mr. Rajkumar Naik, 40 years of age. Son of late Nagba Naik. Married. Legal practitioner, Indian National. And residing at Bogmalo Vasco-da-Gama, Goa.

and known to the Sub-Registrar state. I am able to know the above document and identify them.

i) Shri Rajkumar Naik Naik

Mormugao, Goa, dated 17th June, 2013.

certified
17/6/2013

SUB-REGISTRAR
MORMUGAO

Registered No. 970
of page 143 to 160
Book No. 2 Volume No. 1556
Date 18-06-2013



certified

Note of Return!

This document will be returned on 18/06/2013

certified
SUB-REGISTRAR
MORMUGAO

921
18/6



गोवा GOA

040874

Sr. No. 18 Case No. 14/06/2013
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Minerva Ferro Asia
 Standing at Chicalim
 As there is no one single stamp paper for the value of Rs. 135/00/-
 additional stamp paper for the completion of the value is attached with
 this

[Signature]
 Signature of the Sub-Registrar

[Signature]
 Signature of the Purchaser

Serial No. 910/2013
 Presented at the Office of the
 Sub-Registrar of Mormugao
 between the hours of 4.30 p.m.
 at 4.35 p.m. on 17-6-2013

Registration	Rs.	P.
Copying (Folio)	60	90=00
Copying endorsements		90=00
Postage		10=00
Total Rs.		90,100=00

90,000
 90
 10
 90,100/-

[Signature]
 Ramesh P. Xettijar
 Camendes
 SUB-REGISTRAR
 MORMUGAO
 17/6/2013

Camendes
 17/6/2013
 SUB-REGISTRAR
 MORMUGAO

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa on this 17th day of June 2013. (17.06.2013)

Cont...2/-

[Signature]
 Almeida

[Signature]
 Fernandes

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

040875

Sr. No. 18 Date 14/06/2013
Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
Name of the purchaser Mineiro Ferro Asia
Residing at Chicalim
As there is no one single stamp paper for the value of Rs. 1,25,000/-
Additional stamp paper for the completion of the value is attached herewith
YES

Signature of the Manufacturer

Signature of the Purchaser

-2-

BETWEEN

(1) MR. RONALD XAVIER DOURADO, Son of Late Mr. Peter Dourado
alias Mr. Pedro Joao Caetano Dourado alias Mr. Peter John Dourado, aged
[redacted] years, service, Bachelor, with Pan Card no [redacted],

Cont...3/-

Alexandre

Fernandes

Support



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

040873

St. No. 18 ST0 Vasco 14/06/2013
Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
Name of the purchaser Mineiro Ferro Asta
Residing at Chicalin
to there is no one single stamp paper for the value of Rs. 1,35,000/-
Additional stamp paper for the completion of the value is attached also.
etc.

Signature of the purchaser

Signature of the purchaser

-3-

(2A) MS. AVITA MARIA DOURADO alias MRS. AVITA FERNANDES,
Daughter of Late Mr. Peter Dourado alias Mr. Pedro Joao Caetano Dourado
alias Mr. Peter John Dourado, wife Mr. Pearson Ambroze Fernandes aged [redacted]
years, service, Married, with Pan Card no [redacted] and

Cont...4/-

Avenida

Fernandes

Signature



गोवा GOA

040872

Sr. No 18. Date of issue 14/06/2013
Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
Name of the purchaser Mineiro Ferro Area
Residing at Chicalim
As there is no one single stamp paper for the value of Rs. 1,35,100/-
additional stamp paper for the completion of the value is attached & enclose
with.

Signature of the Sub-Registrar

Signature of Purchaser



-4-

(2B) MR. PEARSON FERNANDES, Son of Mr. Ambroze Fernandes, Age 52
years, Married, businessman, with Pan Card no [REDACTED] all Resident of
[REDACTED]
[REDACTED] hereinafter jointly called as the "VENDORS",

Cont....5/-

Ambroze

Fernandes

Legal



गोवा GOA

040871

18 STD Vasco 14/06/2013
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Minerva Ferro Asra
 Domicile at Chicaculum
 To there is no one single stamp paper for the value of Rs. 1,35,100/-
 additional stamp paper for the completion of the value is attached herewith.

Signature of the Notary Public

Signature of the Vendor

-5-

(which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) the VENDOR (1) is represented by his sister and Attorney MS. AVITA MARIA DOURADO alias MRS. AVITA FERNANDES, Daughter of Late Mr. Peter Dourado alias Mr. Pedro Joao Caetano Dourado alias Mr. Peter John Dourado, wife Mr. Pearson Ambroze Fernandes aged [redacted] years, service, Married, with Pan Card no [redacted] vide Power of attorney dated 30-10-2012 executed before the Notary Adv. Sandhya S. Jain, of Nerul, Navi Mumbai under registration no. 96/2-12, of the **FIRST PART**.

Cont...6/-

Remandu

Fernandes

Signature





गोवा GOA

033918

18 STB Vasco 14/06/2013
Value of stamp paper Rs. 10000/- Rupees Ten thousand only
Name of the purchaser Mineiro Ferro Asia
Residing at Chicale
as there is no one single stamp paper for the value of Rs. 135100/-
Additional stamp paper for the completion of the value is attached since
not done.

Signature of the Purchaser

Signature of the Purchaser

-6-

AND

M/s. MINEIRO FERRO ASIA, a Proprietary concern, represented by its Sole Proprietor Mr. Ashley Joseph Lewis alias Mr. Ashley Anthony Joseph, alias Mr. Ashley Joseph Lewis O'Brien Son of Late Mr. Theo O'Brien Joseph alias Late Mr. Theo O'Brien Lewis, with Pan Card no. [REDACTED], age [REDACTED] years, Business, Married, Resident [REDACTED]

[REDACTED] hereinafter called as the "PURCHASER",

Cont...7/-

Alexander

Fernandes

Signature



गोवा GOA

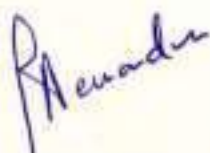
378694

Serial 18 Date 14/06/2013
 Value of stamp paper Rs. 100/- (Rupees hundred only)
 Name of the person Mineiro Leiro Asia
 Residing at Chicalim
 As there is no one single stamp paper for the value of Rs. 135,100/-
 additional stamp paper for the completion of the value is attached along
 with.

Signature of the person 

-7-

(which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) the PURCHASER is represented by his Attorney Mr. Pramesh Prabhakar Xettigar, son of Mr. Prabhakar Xettigar, age 39 years, with Pan card no. [REDACTED], married, service, Resident of [REDACTED] vide Power of attorney dated 23-04-2013 executed before the Notary Adv. Rajkumar N. Naik, of Vasco da Gama, Goa under registration no. 1634/2013 of the **SECOND PART**.







Cont...8/-

All the above parties are INDIAN NATIONALS.

WHEREAS there exists a Property known as 'GINA' or 'PURITY' situated at Chicalim, within the jurisdiction of the Village Panchayat of Chicalim Taluka and Registration Sub-District of Mormugao of South Goa, State of Goa, described at the Land Registration Office under No. 37,016 and enrolled at Matriz under No. 712, admeasuring 1,075.00 sq. meters, presently surveyed under Survey No. 116/6 of Chicalim Village, Mormugao Taluka and bounded as under:

East : By the property Gina of Francisco Augusto de Melo, presently surveyed under Survey No. 116/7 of chicalim Village;

West and South : By the properties Purty and Gina of Santana Cabral presently by Survey No. 116/5 and 116/8, respectively and

North : By top of the hill, presently road as per site plan,

more particularly described herein written which is better show delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written (hereinafter referred to as the "SAID PROPERTY")

AND WHEREAS the useful domain (that of the lease holder upon the emphytheuta) of the SAID PROPERTY described under no. 37016 known as GINA, liable to pay lease rent to the Comunidade of Chicalim, is inscribed under inscription No. 31709 dated 6.3.1940, in favour of Aleixo Antonio Sequeira by other name Aleixo Antonio da Piedade Sequeira from Raia as it was allocated to him on account of his legitime (Legitimate share) and third in the acts of Orphanological Inventory proceedings initiated upon the death of his father Eusebio Antonio Sequeira.

AND WHEREAS a certificate was issued on 31st October 2012 by the Comunidade of Chicalim mentioning that no records showing that there was any yearly lease rent payable to the Comunidade of Chicalim in respect of property "PURTY e GINA, situated at Village Chicalim by Mr. Alexio Antonio Sequeira or Mr. Alexio Antonio da Piedade Sequeira or Eusebio Antonio Sequeira or Ms. Luciana Piedade Dourado.

Cont....9/-

Alexio

Fernandes

Luciana

AND WHEREAS vide Instrument of Sale dated 15th May 1968 executed at Comarca of Salcete, City of Margao, Joint Sub-Registrar of Salcete under No. 550 at pages 395 to 397 of Book No. 1, Vol. 37 dated 18th May 1968 Luis Gonzaga da Piedade Sequeira alias Luis da Piedade Sequeira, along with his wife Ms. Hilda da Graca Lobo e Sequeira and Ms. Quiteria Filomena De Figueiredo e Sequeira sold the SAID PROPERTY to Ms. Luciana Piedade Dourado and her husband Mr. Pedro Caetano Joao Dourado.

AND WHEREAS at Matriz No. 712 the SAID PROPERTY known as GINA or PURITY situated at Chicalim is enrolled in the name of Ms. Luciana Piedade Dourado from Bombay.

AND WHEREAS Ms. Luiciana Piedade Dourado and Mr. Pedro Caetano Joao Dourado died on 03-03-1985 and 29-06-1987 respectively and accordingly a Deed of Succession was drawn before the Notary Public cum Sub-Registrar of Mormugao dated 16-06-1992 at pages 73 to 77 of Notorial Book of Deed bearing no. 160.

AND WHEREAS Mr. Ronald Xavier Dourado and Ms. Avita Maria Dourado alia Mrs. Avita Fernandes were only declared the legal heirs of the Luiciana Piedade Dourado and Pedro Caetano Joao Dourado as per the Deed of succession dated 16-06-1992.

AND WHEREAS the VENDORS have agreed to sell, transfer and assign and the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS the SAID PROPERTY under survey no. 116/6 of Chicalim Village Mormugao Taluka Goa. having an area of admeasuring 1075.00 square meters which is better show delineated red boundary line in the plan annexed hereto and more particularly described in SCHEDULE for a total price consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only).

AND WHEREAS the PURCHASER through his Advocate Rajkumar N. Naik had published a Public Notice in the local namely Herald Goa edition a English daily dated 16th November 2012 inviting objection if any from general public for the purchase of the SAID PROPERTY from the VENDORS

Cont...10/-

Alexandre

Fernandes

Rajkumar N. Naik

AND WHEREAS no persons raised any objection for the said property purchase on the above publications the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS.

AND WHEREAS accordingly the VENDORS and the PURCHASER have agreed to for the sale of the SAID PROPERTY and would like to put down in writing as under;

NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED UPON BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

That in pursuance of the understanding for a total price consideration of the sum of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) the PURCHASER has paid the said sum as under; to the VENDORS being the entire consideration agreed upon.

Rs. 25,00,000/- vide cheque no. 985258 dated 29-11-2012 drawn on Vijaya Bank, Vasco branch in the name of MR. RONALD XAVIER DOURADO.

Rs. 15,00,000/- vide cheque no. 985260 dated 01-01-2013 drawn on Vijaya Bank, Vasco branch in the name of MRS. AVITA MARIA DOURADO.

Rs. 5,00,000/- vide cheque no. 985256 dated 05-11-2012 drawn on Vijaya Bank, Vasco branch in the name of MRS. AVITA MARIA DOURADO, towards full and final settlement. The VENDORS hereby acknowledges having received the same, the receipt whereof the VENDORS does hereby admit and acknowledge the payment of the same and every part thereof forever acquit, release and discharge to the PURCHASER.

That the VENDOR does hereby grant, convey, sell, transfer, assure and assign to the PURCHASER the SAID PROPERTY under Survey No. 116/6 of Chicalim Village, Mormugao Taluka more fully described in detail in the schedule hereunder written free from all encumbrances TO HAVE AND TO HOLD the SAID PROPERTY hereby conveyed or instituted or expressed so to be UNTO AND TO THE USE AND BENEFIT of the PURCHASER.


The VENDORS have in themselves a good right, full power and absolute authority to transfer and assure the SAID PROPERTY UNTO and to the USE and BENEFIT of the PURCHASER in the manner hereby done.



Cont...11/-

The VENDORS from time to time and at all times hereafter at the request of the PURCHASER shall sign such documents or papers and or do and execute or cause to be done and executed by others all such further and other lawful acts, deed, things, matters, conveyances and assurances in law whatsoever as the PURCHASER from time to time require them to do for the purpose of perfecting PURCHASER'S title to the SAID PROPERTY and for the purpose of having the possession and ownership thereof recorded in the name of the PURCHASER in all Government records.

The VENDORS further covenant with the PURCHASER that notwithstanding any act, Deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, VENDORS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure SAID PROPERTY hereby sold, transferred, assured, together with undivided right into the property as described in Schedule expressed and intended so to be unto and to the use of the PURCHASER and that the PURCHASER shall at all times herein after peacefully and quietly possess and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.



The VENDORS further covenant with the PURCHASER to save him harmless, indemnify and keep him indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever and at all times hereinafter at the request of the PURCHASER to execute, make or perfect or caused to be executed, made or perfected, all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the SAID PROPERTY as aforesaid, and every part thereof, UNTO AND TO THE USE OF THE PURCHASER as shall be reasonably required.

The VENDORS do hereby further declare that they have absolute no objections for competent transferring in the survey record of right or with any other authorities either Governmental or semi governmental or private the name of the PURCHASER in the record of rights being sole owner of the SAID PROPERTY.

Cont...12/-

Alexander

Fernandes

withyari

The VENDORS hereby confirm having received the entire consideration towards the sale of the SAID PROPERTY from the PURCHASER.

The VENDORS hereby convey there are absolute no objection for the inclusion of the name of the PURCHASER in the survey records including form I & XIV to cause mutation and such steps as may be required so as to record the SAID PROPERTY in the name of the PURCHASER.

The VENDOR have absolute no objection for deletion of their names from the occupant column in the form I & XIV .

That the Land Revenue Fees and other taxes in respect of the SAID PROPERTY shall be borne by the PURCHASER from the date of this Deed of Sale.

The VENDORS hereby declare that they do not belong to schedule Caste to Schedule Tribe Community.

The possession of the SAID PROPERTY described in the schedule has been given to the PURCHASER by the VENDORS.

This Sale Deed is executed on a stamp paper of 1,35,100/- (Rupees One Lakh Thirty Five Thousand ^{One} ~~Two~~ Hundred Only), the present market value of SAID PROPERTY is Rs. 45,00,000/- (Rupees Forty Five Lakh Only).

SCHEDULE

ALL THAT PROPERTY known as 'GINA' or 'PURITY' situated at Chicalim , within the jurisdiction of the Village Panchayat of Chicalim Taluka and Registration Sub-District of Mormugao of South Goa, State of Goa, described at the Land Registration Office under No. 37,016 and enrolled at Matriz under No. 712, admeasuring 1075.00 sq. meters, presently surveyed under Survey No. 116/6 of Chicalim Village, Mormugao Taluka and bounded as under:

East : By the property Gina of Francisco Augusto de Melo, presently surveyed under Survey No. 116/7 of Chicalim Village;

West and South : By the properties Purty and Gina of Santana Cabral presently by Survey No. 116/5 and 116/8, respectively and

North : By top of the hill, presently road as per site plan.

Cont...13/-



IN WITNESS WHEREOF the VENDORS and the PURCHASER have signed this Deed of Sale on the day month and year first above written in presence of two attesting witnesses.

SIGNED SEALED AND DELIVERED

By the within named

"VENDORS"

Avenida

MRS. AVITA MARIA DOURADO
For self and as Attorney of
MR. RONALD XAVIER DOURADO



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Cont....14/-

Avenida

Jernandes

attestant

SIGNED SEALED AND DELIVERED

By the within named

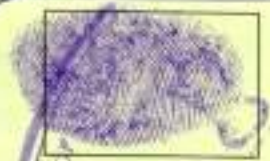
"VENDORS"

Fernandes

MR. PEARSON FERNANDES



Fernandes



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Fernandes

Fernandes

20/10/12

Cont...15/-

SIGNED SEALED AND DELIVERED

By the within named

PURCHASER



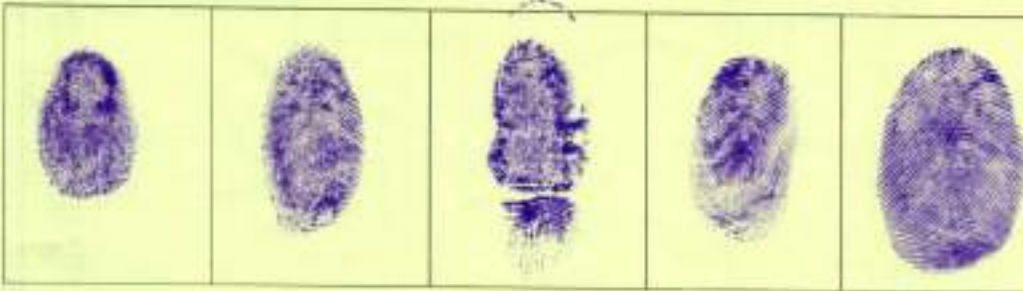
Xettigar

Xettigar

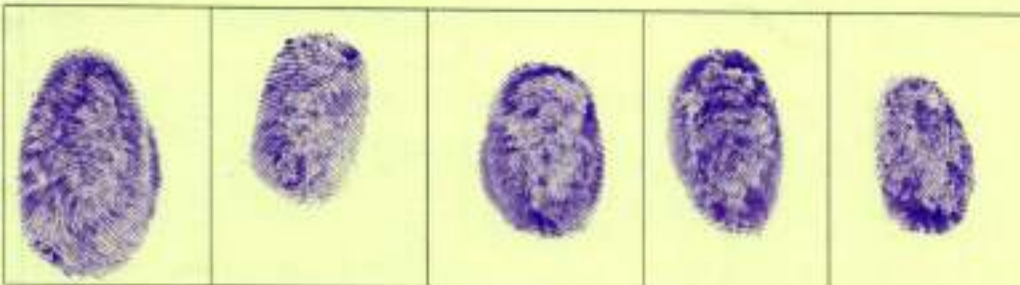
Mr. Pramesh Prabhakar Xettigar
as Attorney of M/s. MINEIRO FERRO ASIA



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Witness:

1. Kamlesh B. Sawant *[Signature]*

2. Sunil Fadnis *[Signature]*

[Signature]

[Signature]

Xettigar



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



Plan Showing plots situated at
Village : CHICALIM
Taluka : MORMUGAO
Survey No./Subdivision No. : 116/ 6
Scale : 1 : 1000

Inward No.11599



SURVEY No. 116

Alexander
Fernandes

Registered No. 971
of page 161 to 178
Book No. I Volume No. 1556
Date 18-06-2013

comendes

Sub-Registrar

Generated By : Chandrakant S.Jalmi
On : 27-10-2011

Compared By:

① Mrs. Avita Maria Dourado, alias Mrs. Avita
Fernandes, daughter of late Mr. Peter Dourado alias
Mr. Pedro Joao Chetano Dourado alias Mr. Peter
John Dourado, wife of Mr. Pearson Ambrose Fernandes,
50 years of age, single, married, and resident of
B/403, Shree Radhakrishna Bldg. Plot No 23 Sector 42A.
Seawoods, Nerul, Navi Mumbai, for self and as
Attorney for Mr. Ronald Xavier Dourado.

② Mr. Pearson Fernandes, son of Mr. Ambrose
Fernandes, 52 years of age, married, businessman,
and resident of B/403, Shree Radhakrishna Bldg.
Plot No 23, Sector 42A, Seawoods, Nerul, Navi
Mumbai.

③ M/s. Mineiro Ferro Asia, a Proprietary Concern
of Mr. Ashley Joseph Lewis, alias Mr. Ashley
Anthony Joseph, alias Mr. Ashley Joseph Lewis
O'Brien, represented by his Attorney Mr.
Pramesh Prabhakar Xetigar, son of Mr. Prabhakar
Xetigar, 39 years of age, married, single, resident
of Flat No 1 c/o. Rajput Nivas, Essen Arcade,
Mangor Hill, Vasco-da-Gama, Goa.
And all parties are Indian Nationals.

executing parties 1 to 3

admits execution of the so called

Sale

1) Avita Maria Fernandes Fernandes

2) PEARSON, AMBROZE FERNANDES
P. Fernandes

3) Pramesh P. Xetigar Xetigar

(1) Advocate Rajkumar Naik, aged 40 years, son of Late Nagba Naik, married, legal practitioner, Indian National, residing at Bogmalo, Vasco-da-Gama, Goa.

and known to the Sub-Registrar
state the above document and identify
them.

1) Shri Rajkumar Nagba Naik

Mormugao, Goa, dated 17th June, 2013.

Registered No. 971
of page 161 to 178
Book No. 1 Volume No. 1556
Date 18-06-2013

comendes
17/6/2013.

SUB-REGISTRAR
MORMUGAO



comendes
Sub-Registrar
Note of Return:

This document will be returned on 18/06/2013

comendes

SUB-REGISTRAR
MORMUGAO