

4260  
For CITIZEN CREDIT<sup>TM</sup>  
CO-OP. BANK LTD.

  
Authorised Signatory


CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SARMA BEMKER CO-OP, HSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 602  
D-5/STP(V)/C.R./35/3/2011-RD

भारत 00090 NON JUDICIAL गोवा  
176422 AUG 03 2011  
16:04  
R.0250500/- PB7223  
INDIA STAMP DUTY GOA

Name of Purchaser NANU ESTATES PVT LTD.

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4281/11  
JENZIL SAVIO P. PEREIRA. 

DEED OF SALE

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THIS DEED OF SALE is made at Margao, Salcete, Goa, on this Fifth day of the month of August in the year Two Thousand Eleven (05/08/2011);

**BETWEEN**

1. Mr. **ALAN ACACIO CAMARA**, son of late Acacio Camara, aged about 52 years, Indian National, businessman, holding Income Tax PAN Card No. [REDACTED] married; and his wife,
2. Mrs. **ANA DIAS CAMARA** alias **ANA ESTEFANIA DIAS CAMARA**, daughter of late Dr. Roberto Dias, aged about 49 years, Indian National, employed, holding Income Tax PAN Card No. [REDACTED], both residing at House No. 223, Antonio C. Pacheco Road, Borda, Margao, Goa; hereinafter referred to as "the **VENDORS**" (which expression, unless repugnant to the context or meaning thereof, shall include all their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

**AND**

1. **NANU ESTATES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, with its Registered Office at 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income

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Tax PAN Card No. [REDACTED]; hereinafter referred to as "the **PURCHASER**" (which expression shall mean and include all its Directors, successors-in-office, legal representatives, attorneys, administrators, executors and assigns) OF THE SECOND PART;



WHEREAS the member No. 2 of the **VENDORS** is represented herein by her husband, the member No. 1 of the **VENDORS**, by virtue of General Power of Attorney dated 03-04-1997 executed before Mr. K. S. Angle, Notary of Margao, under his Reg. No. 3821, Notarised copy whereof is being presented before the Sub-Registrar of Salcete at Margao, Goa, at the time of presentation of this Deed before him for registration under the Indian Registration Act, 1908;

AND WHEREAS the **PURCHASER** is represented herein by its Director, **Mr. Sankalp Sandesh Naik**, son of Sandesh Krishna Naik, aged about 26 years, Indian National, businessman, married, residing at House No. 2831, "Krishnasheel", Monte-Hill, Borda, Margao, Goa, by virtue of the Resolution dated 29-11-2007 passed in the meeting of the Board of Directors of the **PURCHASER**, certified extract whereof is being presented before the Sub-Registrar of Salcete at Margao,

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*[Handwritten signature]*



Goa, at the time of presentation of this Deed before him for registration under the Indian Registration Act, 1908;

AND WHEREAS there exists at Borda in the city of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, the land denominated "**MALUPORBOLEM**" or "**MALUPORBOLEM**", popularly known as "**MARLEM**", which land, as a whole, is described in the Land Registration Office of Salcete Judicial Division under No. 550 of Book B No. 2 of New Series, enrolled in the Office of Salcete Taluka Revenue Office under Matriz No. 2842, surveyed for the purposes of City Survey of Margao under Chalta Nos. 1, 2 & 3 of P. T. Sheet No. 175, which entire property is fully described in **SCHEDULE-I** hereto;

AND WHEREAS the said entire property described in **SCHEDULE-I** hereto was initially owned by one Mr. Luciano Frederico Alvares and his wife, Mrs. Faustina Filomena de Assencao Colaco, as found inscribed under Inscription No. 132 dated 21.04.1883 at page 29 of Book G No. 1 of the Land Registration Office of Salcete Judicial Division;

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AND WHEREAS, upon death of the said Mr. Luciano Frederico Alvares, the instrument of "Justification Deed" dated 16.04.1900 was executed between his widow, by name Mrs. Faustina Filomena de Assencao Colaco and his heirs, being his children by names Mr. Caitano Francisco Alvares, Mr. Jeronimo Merciano Alvares, Mr. Pedro Martinho Alvares and Mr. Constancio Fernandes alias S. Ana Constancio Fernandes and their respective spouses, in which instrument it was declared that the said entire property exclusively belongs to the widow i.e. Mrs. Faustina Filomena de Assencao Colaco, since it was exclusively allotted to her in the Inventory Proceedings held upon death of her father by name Mr. Salvador Caitano Colaco;

AND WHEREAS, as found recorded in the provisional Inscription No. 8662 dated 31.01.1902 at pages 143 of Book G No. 10 of the Land Registration Office of Salcete Judicial Division, duly confirmed by further Inscription No. 9707 dated 04.09.1905 at page 88 of Book G No. 12 in the same Office, the said entire property was sold by the said Mrs. Faustina Filomena de Assencao Colaco (widow) to Mr. Rosario da Camara vide the Public Deed dated 11.09.1901;

AND WHEREAS, as found recorded in Inscription No. 14009 dated 01.03.1915 of Book G No. 18 of the Land



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Registration Office of Salcete Judicial Division, upon death of the said Mr. Rosario da Camara, partition of the assets left behind by him was effected vide the Public Deed drawn on 25.02.1915 at pages 41 (overleaf) to 43 (overleaf) of the Notarial Book No. 251 by the Assistant Notary of Salcete, Mr. Jose Francisco da Silva Coelho, and in such partition the entire property was allotted to his son by name Mr. Rosario Francisco Amarante Camara;

AND WHEREAS, as recorded under Inscription No. 49561 dated 05.03.1965, the said Mr. Rosario Francisco Amarante Camara also expired and in the Orfanological Inventory Proceedings filed in the Court of Judicial Division of Beira in Portugal, the said entire property was allotted to his son by name, Mr. Acacio Camara, married to Mrs. Delia Gerson Rebelo e Camara;

AND WHEREAS the said Mr. Acacio Camara expired at Margao, Goa, on 03.02.1997, leaving behind him, as his widow and moiety sharer the said Mrs. Delia Gerson Rebelo e Camara; and as his heirs, he left behind his four married children, by names (i) Mr. Aires Amarante Camara married to Mrs. Malini Sousa Camara, (ii) Mrs. Maria Ivete Camara Velho married to Carmo Sousa Velho, (iii) Mrs. Delia Virginia Camara Pinto married to Mr. Antonio Francisco Costa Pinto, and (iv) Mr. Alan

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Acacio Camara married to Mrs. Ana Dias e Camara i.e. **the VENDORS** herein, as so declared in the Notarial Deed of Declaration of Succession of Heirs (Escritura de Habilitacao) dated 03.04.1997 drawn at pages 4 onwards of Deeds of Book No. 1384 by the Notary Public Ex-Officio of Salcete at Margao;

AND WHEREAS, for the purposes of partition of the assets left behind by the said late Mr. Acacio Camara, his widow i.e. Mrs. Delia Gerson Rebelo e Camara filed in the Court of the Civil Judge, Senior Division at Margao, Inventory Proceedings No. 17/2004/A, in which the said entire property was partitioned into 8 (eight) distinct and separate plots, providing for the internal roads as shown in the Plan of the said entire property forming part of the said Inventory Proceedings;

AND WHEREAS, as per the partition of the said entire property effected in the said Inventory Proceedings 3 (three) plots identified as Plot A-1, Plot D-1 and Plot I-1 were made in the part of the entire property bearing Chalta No. 1 of P. T. Sheet No. 175; 3 (three) plots identified as Plot A-2, Plot D-2 and Plot I-2 were made in the part of the entire property bearing Chalta No. 2 of P. T. Sheet No. 175; and the entire Chalta No. 3 of P. T. Sheet No. 175, forming part of the said entire property, has been identified as Plot A-3;

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AND WHEREAS, in the said Inventory Proceedings, the Plot No. A-3 is described under Item No. 25 of the List of Assets, and the same has been allotted to **the VENDORS** herein, which plot is more fully described in the **SCHEDULE-II** hereinafter appearing;

AND WHEREAS there are mundkarial houses on the northern and southern side of the said Plot No. A3, and there is also a water well on the western side of the said Plot No. A3, allotted to **the VENDORS** herein;

AND WHEREAS some of the mundkars having houses in the said Plot No. A3 have already purchased the land beneath and around their mundkarial houses, from the Mamlatdar of Salcete/Collector of South Goa, under The Goa, Daman & Diu Mundkar (Protection from Eviction) Act, 1975, and there is a need to transfer in favour of the remaining mundkars the area of the entitlement of their purchase from the land described in the SCHEDULE-II hereto;

AND WHEREAS **the VENDORS** have earmarked the area of **1,330 square meters** out of the land described in the SCHEDULE-II hereto, which should be the land free from any encumbrances and available for the purposes of sale, such earmarked area is marked within red colour hatched lines in the



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**PLAN-A** annexed to this Deed and more fully described in the **SCHEDULE-III** hereinafter appearing and hereinafter referred to as "the subject land" for the sake of brevity and convenience;

AND WHEREAS, the **VENDORS** are desirous of selling to the **PURCHASER** and the **PURCHASER** is desirous of purchasing from the **VENDORS**, the subject land more fully described in the **SCHEDULE-III** hereto.

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

1. For a total price consideration of ₹ 1,00,00,000/- (Rupees One Crore only) paid by the **PURCHASER** to the **VENDORS** vide Cheque No. 716927 dated 05-08-2011 drawn on Syndicate Bank, Margao Branch in favour of member No. 1 of the **VENDORS**, the receipt whereof the **VENDORS** do hereby acknowledge, the **VENDORS** do hereby convey and transfer UNTO the **PURCHASER**, all that subject land described in **SCHEDULE-III** hereto and shown marked in red colour hatched lines in the **PLAN-A** annexed to this Deed, which is a distinct and separated part of the property described in **SCHEDULE-II** hereto, along with all the rights and interests held by the **VENDORS** in the subject land hereby sold, free of all encumbrances and along with all the

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easements, advantages benefits, privileges, etc. available to the subject land hereby sold and also along with all the fences, plants, trees, etc. existing therein, so that **the PURCHASER**, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the subject land hereby sold as the beneficial owner and possessor thereof, without any claim or demand or dispute from any person, either claiming through **the VENDORS** or their predecessors-in-title or from whomsoever.

2. **The VENDORS** hereby declare as follows:-

- (a) That, before execution of this Deed, **the VENDORS** have handed over to **the PURCHASER** the possession of the subject land hereby sold;
- (b) By virtue of this Deed of Sale, **the PURCHASER** shall be entitled to carry out mutation of Survey Records in order to record the name of **the PURCHASER** in the records of Form B or Form D of Margao City Survey, without any need of issuing any notice to **the VENDORS**.

It is hereby agreed and clearly understood that **the VENDORS** have agreed to sell and convey the subject land to **the PURCHASER** based on the clear and unequivocal covenant and undertaking on the part of **the PURCHASER** that **the PURCHASER** shall provide to **the VENDORS**,

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within one calendar year from the date of this Deed of Sale, a motorable approach-cum-access of six meters width, to the **VENDORS'** property which forms part of Chalta No. 2 of P. T. Sheet No. 175 of Margao city Survey (which is not being sold under this deed and hereinafter referred to as "the **VENDORS'** retained property") lying on the western side of the subject land hereby sold.

Such approach-cum-access referred hereinabove shall be of six meters width including the width of the existing road, strips for road widening reserved in the plan of partition in Inventory Proceedings No. 17/2004/A and also the additional strip of land reserved for road between the Chalta No. 2 and Chalta No. 3 of P. T. Sheet No. 175 as shown in the same plan of partition; and shall connect the 10 meters wide road which leads from the Margao-Borda main road to Nagesh Gardens to the **VENDORS'** retained property. **The PURCHASER** shall also construct a culvert of at least six meters width along the proposed approach-cum-access, since a water drain traverses a portion of the proposed approach-cum-access. Such proposed approach-cum-access is shown in blue colour shade in the **PLAN-B** annexed hereto, on which plan the proposed culvert is also indicated.





It is expressly agreed that such road to be made/widened shall be available as access on foot or by vehicles to the owners of the plots on either sides of the said road.

The consideration stipulated in Clause-1 hereinabove written has been arrived at after deducting the cost of construction of such motorable approach-cum-access and of the culvert. **The PURCHASER** shall not sell and/or otherwise dispose off the subject land hereby sold, in any manner, unless the obligation of **the PURCHASER** contained in this clause, are fully complete.

3. **The VENDORS** covenant with **the PURCHASER** as under:-

- (a) That they are the exclusive owners in possession of the subject land hereby sold and every part thereof, and that they have clear, unencumbered and valid title to the same and every part thereof;
- (b) That the subject land hereby sold is free from all encumbrances, whatsoever;
- (c) That the subject land hereby sold or any part thereof, is not subject matter of any seizure, attachment or order restraining transactions or transfer, of any Court, Tribunal,

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Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;

- (d) That the subject land hereby sold is not the subject matter of any litigation, mortgage, agreement with third parties;
- (e) That the title of **the VENDORS** to the subject land hereby sold is free, clear and marketable;
- (f) That **the VENDORS** shall indemnify **the PURCHASER** against any claims by the third party or by persons claiming through **the VENDORS**, or their predecessors-in-title, over or against the subject land hereby sold or any part thereof; and
- (g) That **the VENDORS** shall execute all further documents, which may be found necessary by **the VENDORS** to be so executed, for conferring or confirming proper and better title of the subject land hereby sold in favour of **the PURCHASER**, or for transferring all or whatever records in respect of the land hereby sold, exclusively in the name of **the PURCHASER**.

4. The market value of the subject land hereby sold is also ₹ 1,00,00,000/- (Rupees One Crore Only).

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**SCHEDULE-I**  
**(Description of the entire property)**

All that land or property denominated "**MALUPORBOULEM**" or "**MALUPORBOLEM**", popularly known as "**MARLEM**", situated at Borda in the city of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, which land, as a whole, is described in the Land Registration Office of Salcete Judicial Division under No. 550 of Book B No. 2 of New Series, enrolled in the Office of Salcete Taluka Revenue Office under Matriz No. 2842, surveyed for the purposes of City Survey of Margao under Chalta Nos. 1, 2 and 3 of P. T. Sheet No. 175, and bounded as follows:-

- East:- By the land bearing Chalta No. 30 of P. T. Sheet No. 154 of Margao City Survey which was earlier owned by heirs of Joaquim Rodrigues;
- West:- By land bearing Chalta Nos. 2, 3 & 4 of P. T. Sheet No. 176 of Margao City Survey, forming part of the hill, now owned by family of Mr. Karmali;
- North:- By the existing road and the lands bearing Chalta Nos. 43 & 44 of P. T. Sheet No. 154 of Margao City Survey, earlier owned by the heirs of Mariano

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Pereira, Minguel Francisco Noronha and Roque Clemente; and

South:- By Chalta No. 28 of P. T. Sheet No. 175 earlier owned by the heirs of Joaquim Constancio Pinto and the existing tar road under Chalta Nos. 29 and 33 of P. T. Sheet No. 175 of Margao City Survey, beyond which lie the lands bearing Chalta Nos. 30, 34, 35 & 36 of P. T. Sheet No. 175 and Chalta No. 5 of P. T. Sheet No. 175, earlier owned by the heirs of Joaquim Constancio Pinto.

**SCHEDULE-II**  
**(Description of the Plot A-3)**

All that land or property identified as Plot A-3, surveyed under Chalta No. 3 of P. T. Sheet No. 175, containing within it mundkarial houses separately surveyed under Chalta No. 56 and 57 of P. T. Sheet No. 154, Chalta Nos. 22 to 25 of P. T. Sheet No. 175 and a water well bearing Chalta No. 21 of P. T. Sheet No. 175 all of Margao City Survey, totally admeasuring 3,188 square meters; forming part of the bigger property denominated "MALUPORBULEM" or "MALUPORBOLEM", popularly known as "MARLEM", as described in **SCHEDULE-I** hereinabove, situated at Borda in the city of Margao, within the

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limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa. This Plot A-3 is bounded as follows:-

- East:- By the property bearing Chalta No. 30 of P. T. Sheet No. 154 of Margao City;
- West:- By Plot No. A-2 and 6.00 meters wide reserved road, both forming part of Chalta No. 2 of P. T. Sheet No. 175;
- North:- By the property bearing Chalta No. 44 of P. T. Sheet No. 154 of Margao City; and
- South:- By existing public road bearing Chalta No. 33 of P. T. Sheet No. 175 of Margao City.

**SCHEDULE-III**  
**(Description of the subject land hereby sold)**

All that open land area admeasuring **1,330 square meters**, derived after excluding the area sold and to be sold to the mundcars, forming part of the Plot A-3 described in the **SCHEDULE-II** hereto, particularly of the property bearing **Chalta No. 3 of P. T. Sheet No. 175**, being distinct and separated part of the bigger property denominated "**MALUPORBULEM**" or "**MALUPORBOLEM**", popularly

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*[Signature]*



known as "**MARLEM**", as described in **SCHEDULE-I** hereinabove, situated at Borda in the city of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa. This open land area of 1,330 square meters is bounded as under:-

- East:- By strip of land forming part of the same Plot A-3 bearing Chalta No. 3 of P. T. Sheet No. 175 and by mundkarial house bearing Chalta No. 56 of P. T. Sheet No. 154;
- West:- By Plot No. A-2 and 6.00 meters wide reserved road, both forming part of Chalta No. 2 of P. T. Sheet No. 175;
- North:- By the property bearing Chalta No. 44 of P. T. Sheet No. 154 of Margao City; and by strip of land forming part of the same Plot A-3 bearing Chalta No. 3 of P. T. Sheet No. 175, beyond which lies the mundkarial plots under Chalta Nos. 56 and 57 of P.T. Sheet No. 154; and
- South:- By strip of land forming part of the same Plot A-3 bearing Chalta No. 3 of P. T. Sheet No. 175, beyond which lies the mundkarial plots under Chalta Nos. 25, 24, 22 and 23 of P.T. Sheet No.175 and the water well under Chalta No. 21 of P.T. Sheet No. 175.

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*[Signature]*



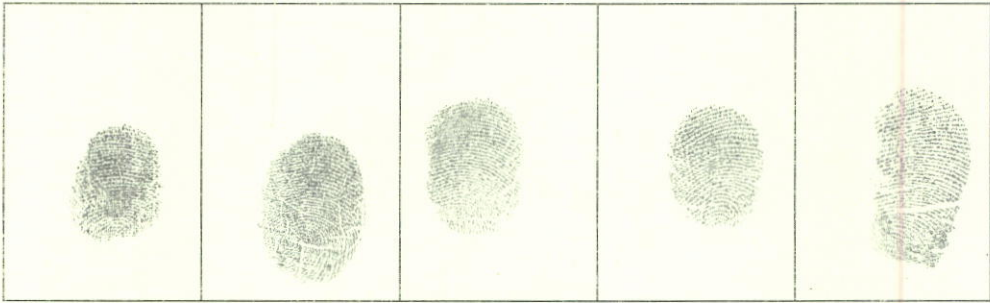


IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

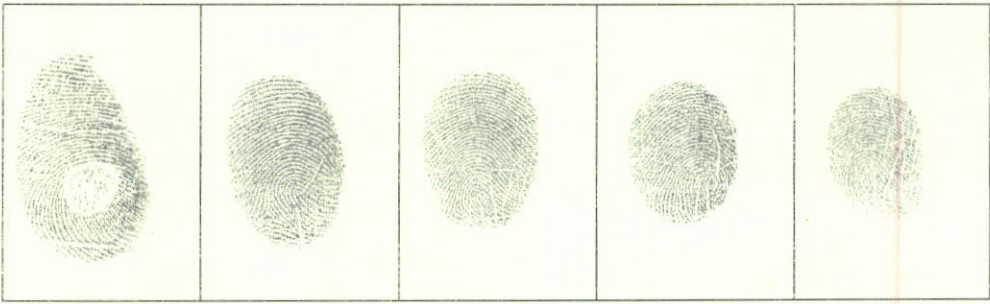


*Alan A. Camara*  
SIGNED AND DELIVERED by the  
Within named member No. 1 of the  
VENDORS, Mr. Alan A. Camara, for self  
and as Constituted Attorney for the  
Member No. 2 of the VENDORS.

*Alan A. Camara* →



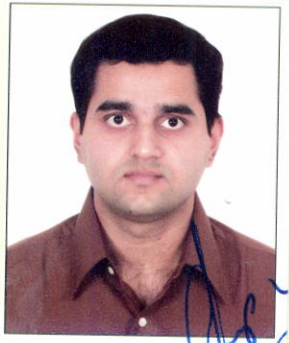
(Left hand fingers impression of Mr. Alan A. Camara)



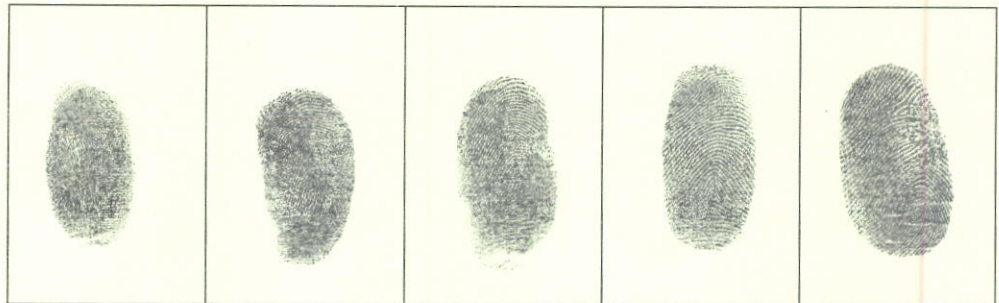
(Right hand fingers impression of Mr. Alan A. Camara)

*ck* *Alan A. Camara*

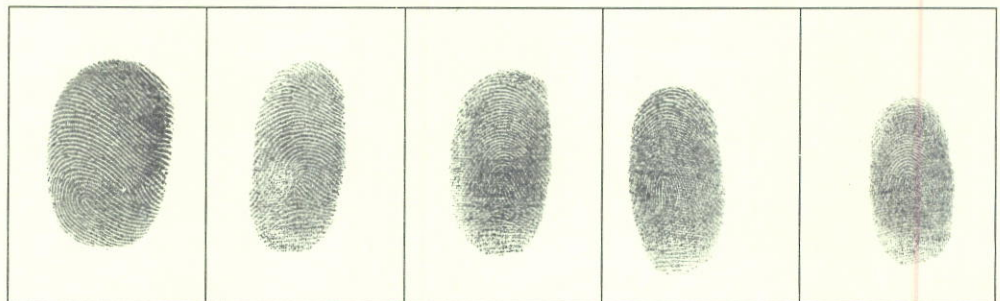




SIGNED AND DELIVERED by the  
Within named PURCHASER,  
Nanu Estates Private Limited,  
By its Director, Mr. Sankalp S. Naik



(Left hand fingers impression of Mr. Sankalp S. Naik)



(Right hand fingers impression of Mr. Sankalp S. Naik)

WITNESSES:-

1.

Name:

Neville Rodrigues

2.

Queenie E. Pereira







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. 175 / Chalta No. 3, 21, 22, 23, 24, 25

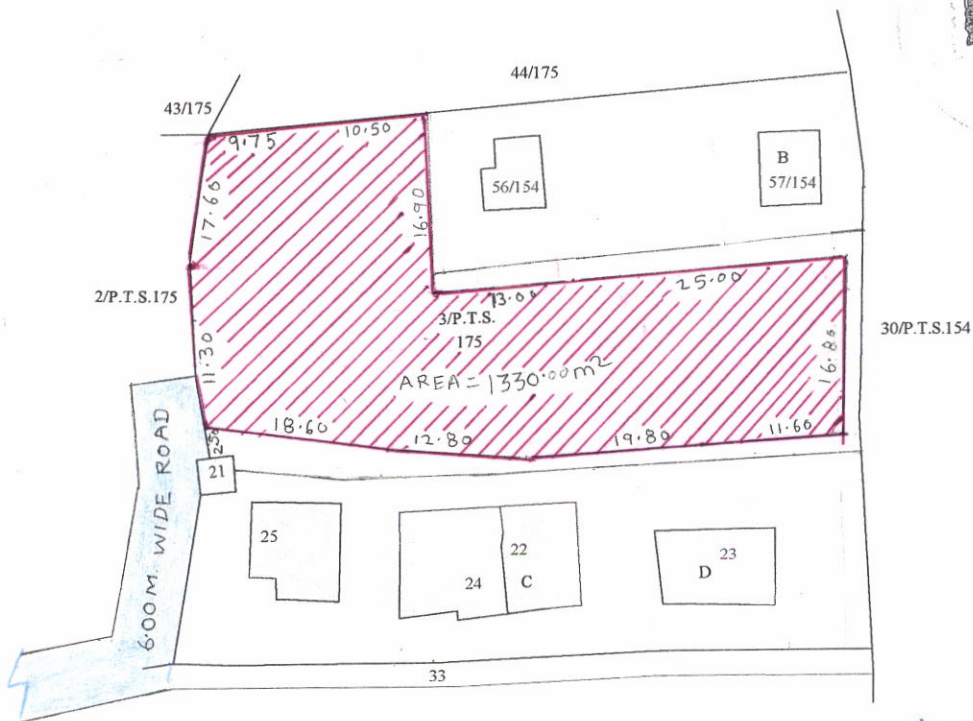
P.T. Sheet No. 154 / Chalta No. 56 & 57

Scale 1:500



PLAN- A

*Manu alda*  
*12/12/185*



Margao  
Estate  
Sapna Real

20-12-185  
Pavesh Naik (F.R.)

*As*  
*Manu alda*

Computer Generated On

Compared By :-

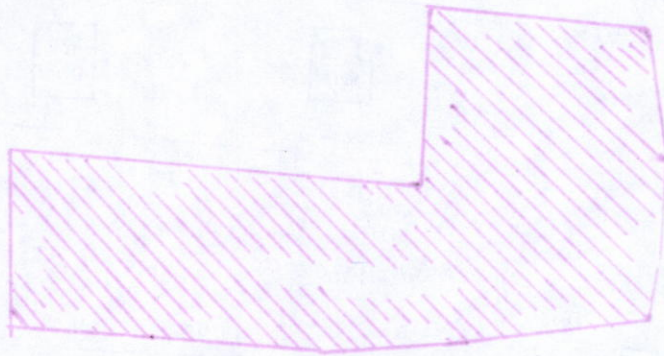
*J. E. Gopinath*  
H.S.



GOVERNMENT OF INDIA  
Ministry of Agriculture & Food  
Office of the Joint Secretary  
New Delhi

With reference to the letter  
dated 10/11/77  
from the Government of  
Kerala dated 10/11/77  
and the letter dated 10/11/77  
from the Government of  
Kerala dated 10/11/77

PLAN A



1/11/77  
1/11/77  
1/11/77



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

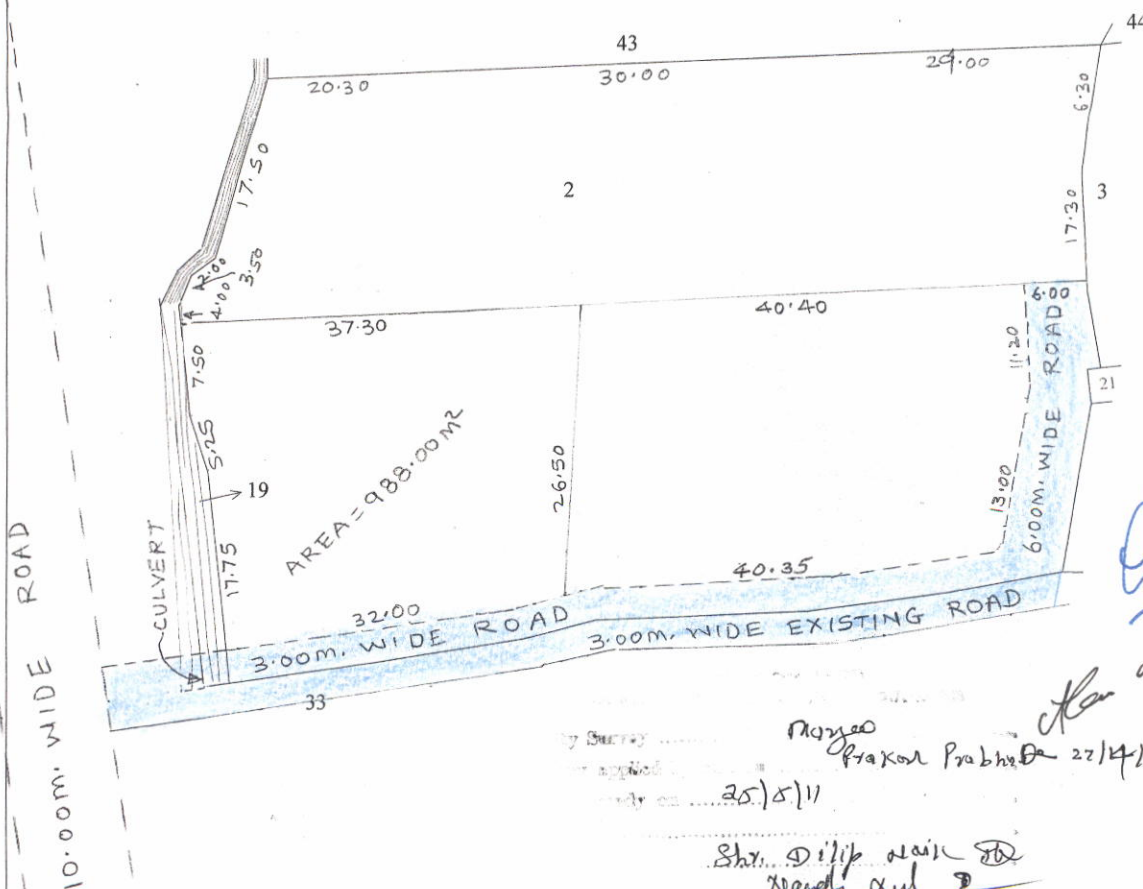
Inward No:1982



Plan Showing plots situated at  
City : MARGAO  
Taluka : SALCETE  
P.T.Sheet No. : 175/ Chalta No.2  
Scale : 1 :500

*[Signature]*  
25/5/11  
Inspector of Survey &  
Land Records.

PLAN-B



Generated By : DILIP NAIK  
On : 25-05-2011

Compared By:

GOVERNMENT OF THE STATE OF TEXAS  
COMMISSIONER OF THE GENERAL LAND OFFICE  
OFFICE OF THE COMMISSIONER  
DAVID C. HARRIS  
COMMISSIONER

WITNESSETH THAT I have read the foregoing  
and the same is correct and true to the best of my knowledge and belief.

9-14-19



11/19/19  
11/19/19  
11/19/19



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 05-08-2011 12:45:47 PM

Document Serial Number : 4281




Presented at 10:31:00 AM on 05-08-2011 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	200000.00
2	Processing Fees	470.00
	Total :	200470.00

Stamp Duty Required: 225000.00

Stamp Duty Paid: 250500.00




Jenzil Savio Peter Pereira presenter

Name	Photo	Thumb Impression	Signature
Jenzil Savio Peter Pereira, S/o. Jeremias Victor Pereira, Married, Indian, age 29 Years, Service, r/o Hno. E11, 3rd Floor, Ashad Housing Complex, Madel, Margao, Goa. 403601 As the POA for the Purchaser Sankalp Sandesh Naik vide POA dtd: 1/4/2010 executed before Sub Registrar, Salcete, Margao, Goa .Sr.No.16/2010			

Endorsements




Executant

1 . Jenzil Savio Peter Pereira, S/o. Jeremias Victor Pereira, Married, Indian, age 29 Years, Service, r/o Hno. E11, 3rd Floor, Ashad Housing Complex, Madel, Margao, Goa. 403601 As the POA for the Purchaser Sankalp Sandesh Naik vide POA dtd: 1/4/2010 executed before Sub Registrar, Salcete, Margao, Goa .Sr.No.16/2010

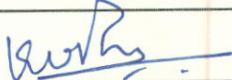
Photo	Thumb Impression	Signature
		



2 . Alan Acacio Camara , S/o. Late Acacio Camara , Married,Indian,age 52 Years,Business,r/oH.No. 223, A.C. Pacheco Road, Borda, Margao, Salcete - Goa foself & as the POA for the Vendor No.2)Ana Dias Camara alias Ana Estefania Dias Camara, vide POA dtd: 3/4/1997 executed before Notary K.S.Angle,Margao,Goa .Reg No.3871.

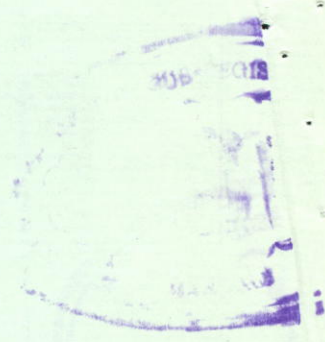
Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv.K.Nandagopal Rao , S/o.Ramkrishna Rao,Married,Indian,age 49 Years,Advcoate,r/o R/o.Margao,Salcete,Goa.	

Sub Registrar

Sub-REGISTERED  
SALCETE



①  
~~SECRET~~  
SECRET

Book-1 Document  
Registration Number MGO-BK1-04260-2011  
CD Number MGOD53 on  
Date 05-08-2011

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune