

(Rupees Nine Lakhs Only)

CERTIFIED TRUE COPY

6

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

भारत 04022
105286

NON JUDICIAL
AUG 14 2014



16:59

D-5/STP(V)/C.R./35/33/2011-RD

Rs.0900000/- PB7122

INDIA STAMP DUTY GOA

Name of Purchaser:

M/S PRABHU REALTORS

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

भारत 04024
187287

NON JUDICIAL
AUG 14 2014



16:59

D-5/STP(V)/C.R./35/33/2011-RD

Rs.0400000/- PB7122

INDIA STAMP DUTY GOA

(Rupees Four Lakhs Only)

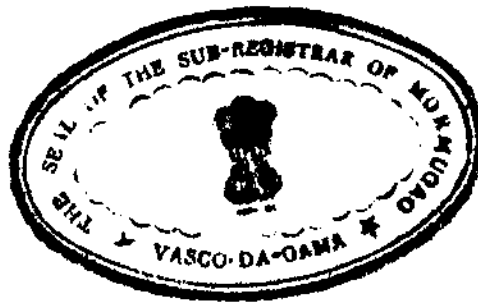
M/S PRABHU REALTORS

Name of Purchaser:

FOR CITIZEN CREDIT CO-OP BANK LTD

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AUTHORIZED SIGNATORY



(Rupees Nine Lakhs Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
भारत 04023
101286
NON JUDICIAL
AUG 14 2014
16:59
Rs.0900000/- PB7122
D-5/STP(V)/C.R./35/33/2011-RD

INDIA STAMP DUTY GOA

M/S PRABHU REALTORS

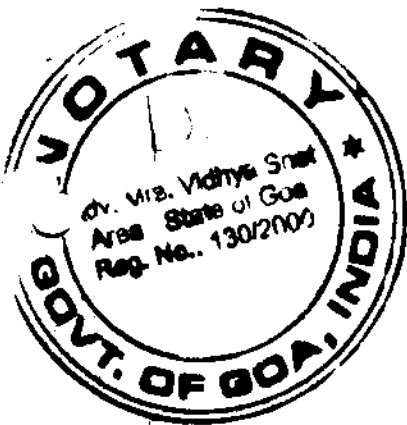
Name of Purchaser:

FOR CITIZEN CREDIT CO-OP BANK LTD

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AUTHORIZED SIGNATORY

1269/14



Amit C. Prabhu

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DEED OF SALE

THIS DEED OF SALE is made in this city of Mormugao, Taluka and Sub-District of Mormugao, District of North-Goa, State of Goa, on this 14th day of August, 2014 BY and BETWEEN:

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1. Mr. **ANTONIO PEREIRA** alias **ANTONIO EUTIQUIO DAS MERCES PEREIRA** alias **ANTHONY PEREIRA**, son of late Dr. Xavier Pereira, aged 73 years, Advocate, holding PAN Card bearing No. ASLPP1903A, bachelor, resident of House No. 485, Carmona, Salcete-Goa;

2. Mrs. **MARIA LOURDES PEREIRA** alias **ANA MARIA LOURDES DE SILVEIRA PEREIRA** alias **ANA MARIA LOURDES PEREIRA**, widow of late Mr. Paul Pereira, aged 69 years, housewife, holding PAN Card bearing No. AUKPP4419Q, resident of House No. 7, Kirbhat, Nuvem, Salcete-Goa;

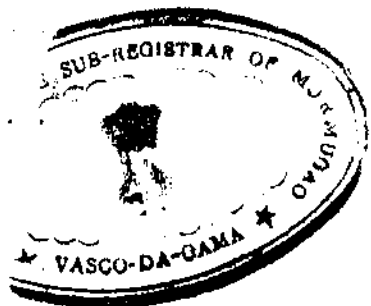
3. Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**, Daughter of Late Mr. Paul Pereira, aged 46 years, occupation service, holding Pan Card bearing No. AAHIPP3678F, married and her husband,

4. Mr. **APOLINARIO WILFRED FERNNADES** alias **WILFRED FERNANDES**, son of late Wolfango Fernandes, aged 56 years, occupation service, holding PAN Card bearing No. AAHPF3677M, both nos. 3 and 4 are resident of House No. 164, Siolim, Bardez, Goa.

5. Mr. **XAVIER PEREIRA**, son of late Mr. Paul Pereira, aged 44 years, occupation service, holding PAN Card bearing No. BQM002368H, married and his wife,

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6. Mrs. **ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA** alias **ABIZAI PROVIDENCA PEREIRA**, daughter of late Mr. Indalancio Thomas Aquino Carvalho Fernandes, aged 38 years, housewife, holding PAN Card bearing No. BQMPT2367J,

7. Mr. **SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA**, son of late Mr. Paul Pereira, aged 40 years, occupation service, holding PAN Card bearing No. ANJPV9031G, bachelor, all nos. 5 to 7 are resident of Solitaire Villa, Kirbhat, Nuvem, Salcete, Goa, all Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **ONE PART**



AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

(i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 32 years, businessman, bachelor,



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(ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 65 years, Occupation business, marital status married,

(iii) Smt. **MEENA C. PRABHU**, wife of Shri. Chandrakant Prabhu, aged 60 years, Occupation business and

(iv) Mr. **SUMIT CHANDRAKANT PRABHU**, son of Shri. Chandrakant Prabhu, aged 29 years, businessman, bachelor, all r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all Indian Nationals hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators and assigns) of the **SECOND PART**.

AND

1. Mrs. **CINTIA VEROMILDES ADU ZINDA DO SALDANHA** alias **CINTHIA SALDANHA** alias **CINTHIA SALDANA E PEREIRA**, wife of late Shri. Tolentino Pereira, aged 75 years, housewife, holding PAN Card bearing No. ACJPC5585B,

2. Mr. **XAVIER ANTONIO SAVIO SALDANHA PEREIRA** alias **SAVIO PEREIRA**, son of late Tolentino Pereira, aged 41 years, occupation business, holding PAN Card bearing no.

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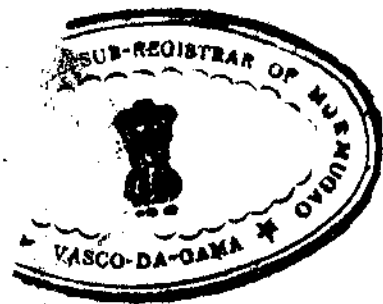


ANQPP7679F, bachelor, both member Nos. 1 and 2 are resident of House No. 132, Near Primary Health Centre, Cansaulim, Salcete, Goa;

3. Mrs. **NATASHA PEREIRA**, daughter of late Tolentino Pereira, aged 40 years, occupation service, holding PAN Card bearing No.BVDPP1659R, married and her husband;

4. Mr. **NICOLAU LLYOD CARVALHO** alias **LLYOD CARVALHO**, son of Shri. Jacint Carvalho, aged 47 years, occupation Service, both member Nos. 3 and 4 are resident of H. No. 132, Near Health Centre, Cansaulim, Salcete Taluka, Goa, hereinafter referred to as "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **THIRD PART**.

WHEREAS the member nos. 1 of the CONFIRMING PARTY is represented herein by her attorney member no. 2 of the CONFIRMING PARTY vide General Power of Attorney dated 25/01/2012, executed before Notary Shri. Virendra Kumar Desai, under his Reg. No. 256, while the member no. 3 and 4 of the CONFIRMING PARTY are also represented herein by member no. 2 of the CONFIRMING PARTY vide General Power of Attorney dated 25/01/2012, executed before Notary Shri. Virendra Kumar Desai under his Reg. No. 257. The



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certified copies of which are filed in this office along with this deed.

AND WHEREAS there exists a property known as "ASSOY", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Taluka Revenue Office under Matriz Nos. 673 (with House bearing Matriz No. 26), 674, 675 and 677, more particularly described in the SCHEDULE-A hereunder written and hereinafter referred to as "SAID ENTIRE PROPERTY".

AND WHEREAS the SAID ENTIRE PROPERTY was purchased by Mr. Manoel Costancio da Costa married to Mrs. Maria Ritinha Rodrigues, by Deed dated 14/08/1880.

AND WHEREAS the Said Entire Property has been enrolled under four different Matriz numbers, three being 673, 674 and 677 and the fourth as "Aforamento" under Matriz No. 675 and in all these Matriz the 2/3rd share is originally enrolled in the name of Mrs. Maria Ritinha Rodrigues for herself and as representative of her Children and remaining 1/3rd share in the name of Shri. Luiz Fonseca da Costa from Assoi.



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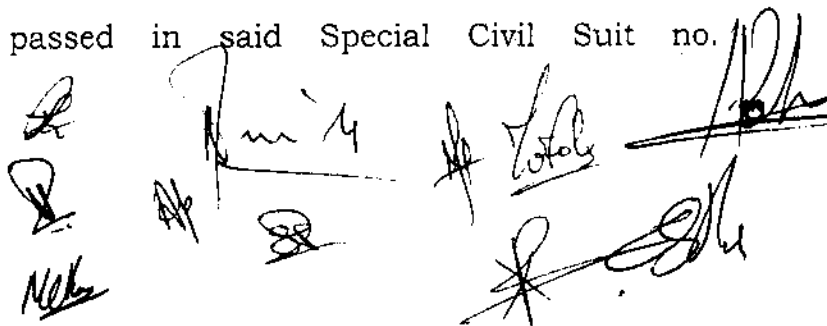
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AND WHEREAS a part of the Said Entire Property admeasuring 12,262.00 sq. metres corresponding to and forming part of the property surveyed without any special name under survey No. 13/4 of Dabolim Village, Mormugao Taluka, is more particularly described in the SCHEDULE-B hereunder written and hereinafter referred to as "SAID PROPERTY".

AND WHEREAS Mr. Assis Adolf Costa, grandson of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues, along with others, filed a suit before the Court of Civil Judge Senior Division at Margao Viz. Special Civil Suit No. 44/1969 against Mr. Luis Fonseca da Costa and another and by Decree dated 15/10/1971 passed in above suit the SAID PROPERTY was allotted to the legal heirs of Shri. Bernardino Teotonio Costa, son of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues.

AND WHEREAS the legal heirs of said Shri. Bernardino Teotonio Costa filed a suit for partition of the estate (which included amongst others the Said Property) left behind by said Bernardino Teotonio Costa before the Court of Civil Judge Senior Division at Vasco-da-Gama viz. Special Civil Suit no. 29/1986/A.

AND WHEREAS by Preliminary Decree dated 08/10/1986 and Judgment dated 09/10/2006 and Decree dated 16/10/2006 passed in said Special Civil Suit no.



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S. P. Rodrigues




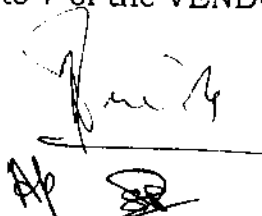



29/1986/A, the SAID PROPERTY amongst other properties were partitioned between the legal heirs of Bernardino Teotonio Costa.

AND WHEREAS aggrieved by the aforesaid Judgment and Decree, one of the heir of Shri. Bernardino Teotonio Costa by name Mr. Alvarao Teotonio Rebello e Costa and his wife Mrs. Avita Barreto Costa filed an appeal before the Court of Adhoc District Judge-1, FTC-I, South Goa, Margao under Regular Civil Appeal No. 427/2010/FTC-I.

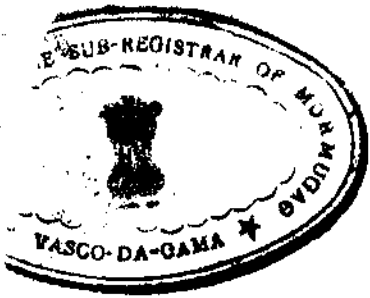
AND WHEREAS as per the Report prepared by E. B. Pereira on 09/01/2009, the parties in the above appeal filed consent terms and accordingly the Court of the Adhoc District Judge-I, FTC-I, South Goa decreed the appeal on 17/09/2010.

AND WHEREAS by virtue of Judgment and Decree dated 17/09/2010 passed in Regular Civil Appeal No. 427/2010/FTC-I on the basis of the Consent Terms, the Said Property was numbered as F-1 (consisting of four plots numbered as Plot No. F-1a, Plot No. F-1b, Plot No. F-1c and Plot No. F-1d) as a whole admeasuring an area of 12,262.00 sq. metres forming part of the property surveyed Survey No. 13/4 of Dabolim Village, was allotted to the following individuals jointly:

- (i) Mr. Tolentino Pereira and his wife the member no. 1 of the CONFIRMING PARTY
- (ii) Member no. 1 to 7 of the VENDORS

SP/10/10



This Plot No. F-1 totally admeasuring 12,262.00 Sq. metres corresponds to the SAID PROPERTY as described in the SCHEDULE B hereunder written.

AND WHEREAS said Tolentino Pereira expired 25/12/2011 leaving behind member No. 1 of the CONFIRMING PARTY herein as his widow and moiety holder and member no. 2 to Member No. 4 of the CONFIRMING PARTY herein as his sole and universal heirs as declared by Deed of Succession dated 19/01/2012, duly drawn in the office of the Ex-officio Notary Public Salcete, at folios 50 to 51 of Deeds Book No. 1571.

AND WHEREAS the members of the CONFIRMING PARTY not willing to continue with the joint ownership of the SAID PROPERTY, the VENDORS and CONFIRMING PARTY decided to separate the share of the CONFIRMING PARTY in the Said Property and in pursuance to the oral understanding and partition arrived at between the VENDORS and CONFIRMING PARTY in the year 2012, the CONFIRMING PARTY is allotted Plot No. F1-b admeasuring 3501.00 Sq. meters of the Said Property towards their share in the Said Property and thus separating the share of the CONFIRMING PARTY by meets and bounds from the remaining three plots of the Said Property which are retained jointly by the VENDORS.



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AND WHEREAS in view of above understanding and oral partition, the VENDORS are the exclusive owners of the Plot No. F-1a admeasuring 3502.00 Sq. meters, Plot No. F-1c admeasuring 3358.00 Sq. meters and Plot No. F-1d admeasuring 1900.00 Sq. meters.

These three plots being Plot Nos. F-1a, F-1c and F-1d taken together are hereinafter referred to as "SAID PLOTS" and are more particularly described in the SCHEDULE C hereunder written.

AND WHEREAS the VENDORS have now approached the PURCHASER expressing their willingness to sell the SAID PLOTS and have made following representations to the PURCHASER:

i) that they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOTS" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOTS".

ii) The "SAID PLOTS" are not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;

iii) The "SAID PLOTS" or any of them are not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.



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[Signature] *[Signature]* *[Signature]* *[Signature]*
[Signature]
[Signature]

iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOTS" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PLOTS" and/or deal with it in any manner whatsoever.

v) That there is no legal bar or impediment for this transaction and that the "SAID PLOTS" is free from encumbrances, liens and/or charges.

vi) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PLOTS";

vii) That neither the "SAID PLOTS" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.



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viii) That neither the "SAID PLOTS" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

ix) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOTS"

x) That no person has any right of access through the "SAID PLOTS" or part thereof, nor does any access, public or private, exist through the same;

xi) That there are no dues or any other liability outstanding in respect of the "SAID PLOTS".

xii) That in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the "SAID PLOTS", the VENDORS and each of them, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the "SAID PLOTS" from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title,



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claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

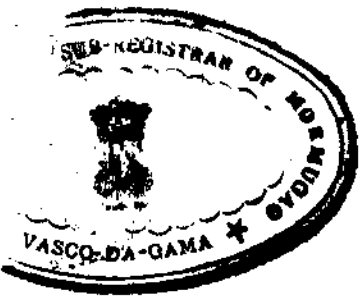
xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOTS" unto and to the use of the PURCHASER.

xv) That the "SAID PLOTS" are under settlement zone and does not fall under any zone prohibited for development.

xvi) That they intend to sell the SAID PLOTS for a total consideration of Rs. Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lakh Only).

xvii) That in terms of oral partition as mentioned above, the CONFIRMING PARTY has no right, title or interest of whatsoever nature in the SAID PLOTS.

AND WHEREAS in order to get confirmed the said fact of oral partition, the PURCHASER approached the CONFIRMING PARTY, who confirmed that vide Oral Partition between the



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Vendors and the CONFIRMING PARTY, their rights in the SAID PROEPRTY have been settled by separately allotting Plot No. F-1b of the Said Property to them and that they have no right in the Said Plots and also represented that they have no objection in case of sale of the SAID PLOTS by the VENDORS and in fact suo moto represented that they shall join the present sale deed and in facts joins the same.


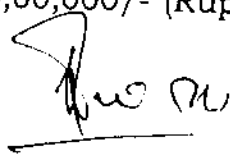

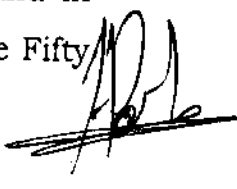
AND WHEREAS solely relying upon the representations and declarations made by the VENDORS and that of the CONFIRMING PARTY herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the "SAID PLOTS" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOTS" to the PURCHSER for a total consideration Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lakh Only), which is its fair market value.




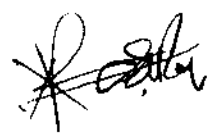
AND WHEREAS VENDORS now execute this Deed to transfer the right, title, interest, ownership, possession in the "SAID PLOTS" in favour of the PURCHASER and the CONFIRMING PARTY confirms the same.


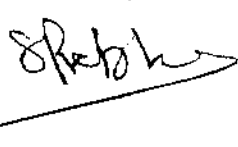
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 5, 50,00,000/- (Rupees Five Crore Fifty



Lakh Only), paid by the PURCHASER unto the VENDORS in the following manner at their requests:

(i) a sum of Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only) to the member no. 1 of the VENDORS in the following manner:

a) a sum of Rs. 35,00,000/- vide Cheque No. "003850" dated 04/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

b) a sum of Rs. 15,00,000/- vide Cheque No. "003936" dated 08/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

c) a sum of Rs. 1,00,00,000/- vide Cheque No. "004116" dated 04/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

d) a sum of Rs. 50,00,000/- vide Cheque No. "004117" dated 04/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

e) a sum of Rs. 34,75,000/- vide Cheque No. "004118" dated 04/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

f) a sum of Rs. 37,50,000/- vide Cheque No. "004119" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

g) a sum of Rs. 2,75,000/- towards TDS payment.

(ii) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 2 of the VENDORS in the following manner:

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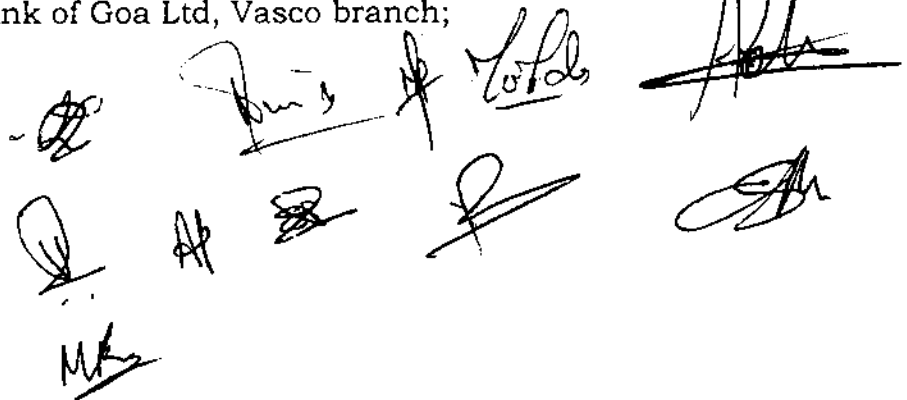
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- a) a sum of Rs. 12,50,000/- vide Cheque No. "003837" dated 27/06/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- b) a sum of Rs. 20,00,000/- vide Cheque No. "003939" dated 08/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- c) a sum of Rs. 26,18,750/- vide Cheque No. "107810" dated 30/07/2014 drawn on Development Credit Bank Ltd, Vasco branch;
- d) a sum of Rs. 9,37,500/- vide Cheque No. "004123" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- e) a sum of Rs. 68,750/- towards TDS payment.

(iii) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 3 and 4 of the VENDORS in the following manner:

- a) a sum of Rs. 12,50,000/- vide Cheque No. "003838" dated 27/06/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- b) a sum of Rs. 29,31,250/- vide Cheque No. "004111" dated 02/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- c) a sum of Rs. 16,87,500/- vide Cheque No. "004173" dated 30/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;





SR Babu

d) a sum of Rs. 9,37,500/- vide Cheque No. "004120" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

e) a sum of Rs. 68,750/- towards TDS payment.

(iv) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 5 and 6 of the VENDORS in the following manner:

a) a sum of Rs. 12,50,000/- vide Cheque No. "003848" dated 04/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

b) a sum of Rs. 46,18,750/- vide Cheque No. "004175" dated 30/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

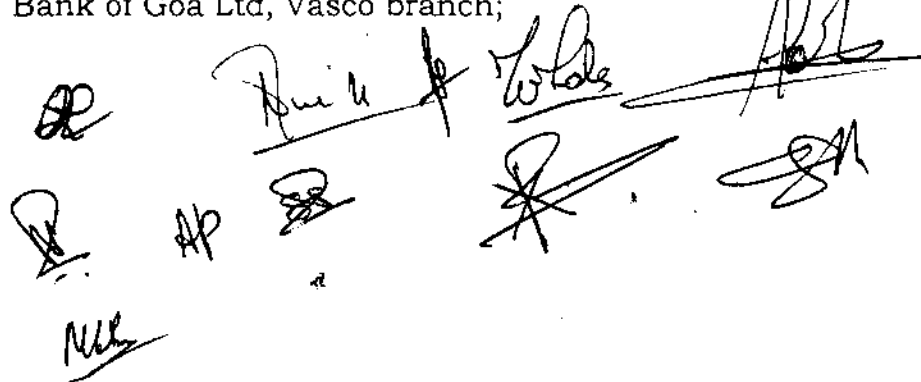
c) a sum of Rs. 9,37,500/- vide Cheque No. "004121" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

d) a sum of Rs. 68,750/- towards TDS payment.

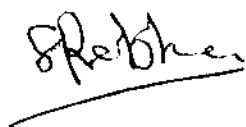
(v) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 7 of the VENDORS in the following manner:

a) a sum of Rs. 12,50,000/- vide Cheque No. "003849" dated 04/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

b) a sum of Rs. 46,18,750/- vide Cheque No. "004176" dated 30/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;



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2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOTS" unto the PURCHASER and the PURCHASER has taken the possession of the "SAID PLOTS".

3. The VENDORS do hereby now declare that they have absolute rights and title to convey the "SAID PLOTS" to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the "SAID PLOTS" hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or CONFIRMING PARTY and or any persons from/under them.

4. The VENDORS and the CONFIRMING PARTY covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOTS" unto the PURCHASER and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required; That the representations and declarations made by the VENDORS and CONFIRMING PARTY unto the PURCHASER herein



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21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

9. In case the PURCHASER is deprived from possessing and enjoying the SAID PLOTS and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDORS or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., the VENDORS shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PLOTS, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOTS from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to



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indemnify the VENDORS for any such settlement made by them with the third party.

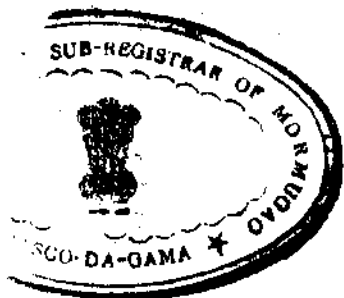
11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOTS. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOTS hereby sold.

12. The CONFIRMING PARTY consents and confirms the present sale and declares that in view of oral partition as mentioned in the recital clause, they have no share, right, title or interest in the SAID PLOTS.

SCHEDULE-A

(Of the SAID ENTIRE PROPERTY)

ALL THAT landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not



Handwritten signatures and initials of the parties involved in the transaction, including the vendors, purchaser, and confirming party.

described in the Land Registration Office of Salcete, but enrolled in the Taluka Revenue Office under Matriz Nos. 673 (with House bearing Matriz No. 26), 674, 675 and 677, surveyed under Survey No. 4/2, 9/1, 9/4, 12, 13/1, 13/4, 14 and 52/1 all of Dabolim Village, Mormugao Taluka and bounded as under:

- On the East : by top of hill;
- On the west : by the property of heirs of Paulo Antonio Conceicao de Lourenco Alvares, Pundolica Naique, Seguna Naique, Antonio Mascarenhas and Filippe Azaredo or his brother Salvador Azaredo and others
- North : by property of said Azaredo Slope of Assoichipaz which separates Assoi ward from Naquelim composed of coconut groves; and
- On the South : by top of the hill.



SCHEDULE-B

(Of the SAID PROPERTY)

ALL THAT landed property identified as F-1 consisting of Four Plots F-1a, F-1b, F-C and F-d totally admeasuring 12262.00 Sq. meters, forming part of the property under Survey No. 13/4 of Dabolim Village which survey number forms part of the Said Entire Property described in



SCHEDULE A herein above written and the Said Property is bounded as under:

On the East : by road and Survey No. 14/1 of Dabolim Village;

On the West : by 10.00 meters wide road.

On the North : by "Mubeen Hotel" Survey No. 13/5;

On the South : by National Highway NH17B.

SCHEDULE C
(OF THE SAID PLOTS)
Of the Plot No. F-1a

ALL THAT PLOT F-1a admeasuring 3502.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

On the East : Plot No. F-1b of the Said Property;

On the West : by 10.00 meters wide road and Chicalim-Dabolim Station Road;

On the North : by the property under Survey No. 13/5;

On the South : by the Plot No. F-1c of the Said Property.

The SAID PLOT is shown in the plan annexed hereto which forms the part of these presents.

S. Robh



Of the Plot No. F-1c

ALL THAT PLOT F-1c admeasuring 3358.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

- On the East : by the property under survey no. 14/1 of Dabolim Village;
- On the West : by 10.00 meters wide road and Chicalim-Dabolim Station Road;
- On the North : partly by Plot No. F-1a and partly by Plot F-1b of the Said Property;
- On the South : by the Plot No. F-1d of the Said Property.





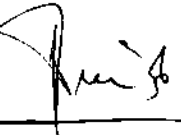



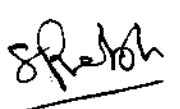
The SAID PLOT is shown in the plan annexed hereto which forms the part of these presents.

Of the Plot No. F-1d

ALL THAT PLOT F-1d admeasuring 1900.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

- On the East : by the property under survey no. 14/1 of Dabolim Village;
- On the West : by Chicalim-Dabolim Station Road;
- On the North : by Plot No. F-1c of the Said



Property;

On the South : by National Highway NH17B.

The SAID PLOT is shown in the plan annexed hereto which forms the part of these presents.

All the Said three Plots taken together admeasuring 8760.00 Sq. meters are bounded as under:

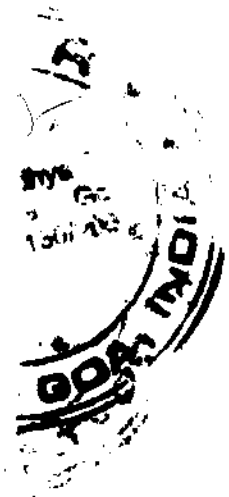
On the East : partly by Plot No. F-1b and partly by property under survey no: 14/1 of Dabolim Village;

On the West : by road;

On the North : partly by Plot No. F-1b and partly by property under survey no. 13/5 of Dabolim Village; and

On the South : by National Highway NH17B.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.



Handwritten signatures and initials of the parties to the document, including names like 'NCS', 'AP', and 'Rabbin'.

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED VENDORS:

Mr. **ANTONIO PEREIRA** alias **ANTONIO EUTIQUIO DAS MERCES PEREIRA** alias **ANTHONY PEREIRA**

The member no. 1 of the VENDORS

The party of the first part

In the presence of.....

Antonio Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. ANTONIO PEREIRA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. ANTONIO PEREIRA

Antonio Pereira

AP

MER

Antonio Pereira

Antonio Pereira

Antonio Pereira

Antonio Pereira



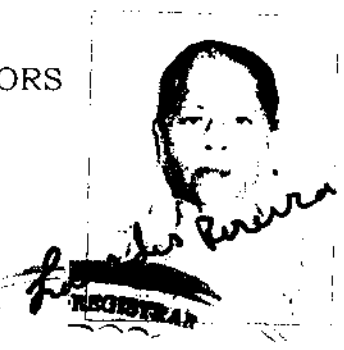
Mrs. **MARIA LOURDES PEREIRA** alias **ANA MARIA LOURDES DE SILVEIRA PEREIRA** alias **ANA MARIA LOURDES PEREIRA**

The member no. 2 of the VENDORS

The party of the first part

In the presence of....

Maria Lourdes Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MARIA LOURDES PEREIRA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MARIA LOURDES PEREIRA**

[Handwritten signatures and initials]

NEB

SRobb



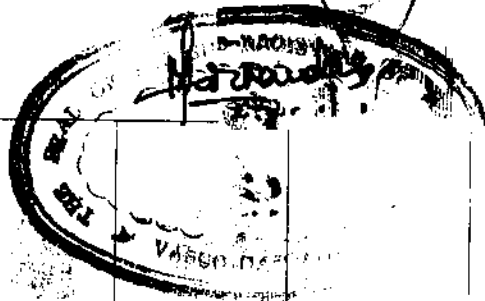
Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**

The member no. 3 of the VENDORS

The party of the first part

In the presence of....

Malvina Viegas Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**.

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**

[Handwritten signatures and initials]

R. Ap. R. X. Sh. S. P. B. i.



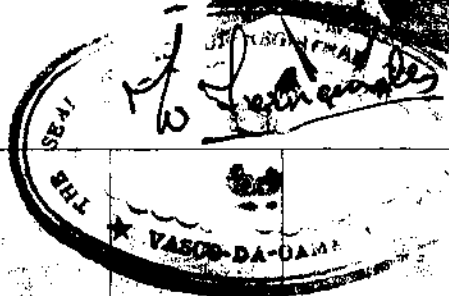
Mr. **APOLINARIO WILFRED FERNADES** alias
WILFRED FERNANDES

The member no. 4 of the VENDORS

The party of the first part

In the presence of....

Wilfred Fernandes



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. **APOLINARIO WILFRED FERNADES** alias **WILFRED FERNANDES**.

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. **APOLINARIO WILFRED FERNADES** alias **WILFRED FERNANDES**



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 [Signature] [Signature] [Signature]
 [Signature] [Signature] [Signature]

Mr. **XAVIER PEREIRA**

The member no. 5 of the VENDORS

The party of the first part

In the presence of.....



Xavier Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. **XAVIER PEREIRA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. **XAVIER PEREIRA**

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[Handwritten signatures]

[Handwritten signature]



Mrs. **ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA** alias **ABIZAI PROVIDENCA PEREIRA**

The member no. 6 of the VENDORS

The party of the first part

In the presence of.....

*Abizai Providencia
Pereira*



Little finger	Ring finger	Middle finger	Index finger.	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA alias ABIZAI PROVIDENCA PEREIRA.

Thumb	Index finger	Middle finger	Ring finger	Little finger

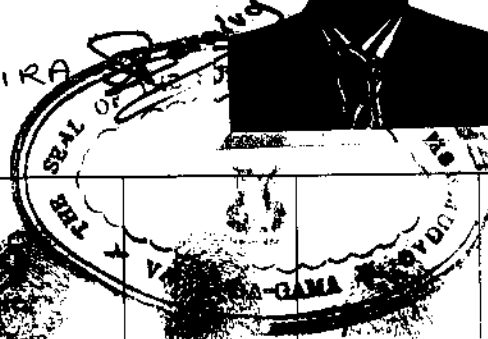
RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA alias ABIZAI PROVIDENCA PEREIRA.

Handwritten signatures and initials:
AP
MS
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]



Mr. **SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA**
 The member no. 7 of the VENDORS
 The party of the first part
 In the presence of.....

SUNIL VIEGAS PEREIRA



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. **SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA**.

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. **SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA**

[Handwritten signatures and initials]

MCS *HP* *SP* *[Signature]* *[Signature]*

[Signature] *[Signature]*

[Signature]



**SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER:**

M/s. PRABHU REALTORS

Through its partners

Shri. AMIT C. PRABHU

Partner No. (i) of the Purchaser

The party of the second part

In the presence of.....

For PRABHU REALTORS

Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSIONS OF Shri.
AMIT C. PRABHU.**

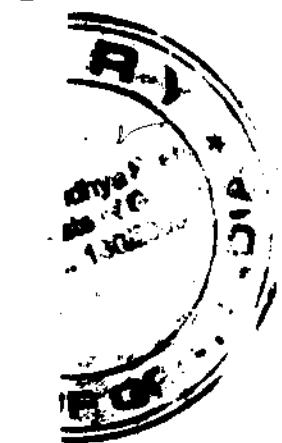
Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri.
AMIT C. PRABHU**

[Handwritten signatures and initials]

[Handwritten initials: MCB, AP, etc.]

[Handwritten signature: S. Prabhu]



Shri. CHANDRAKANT S. PRABHU

Partner No. (ii) of the Purchaser

The party of the second part

In the presence of....

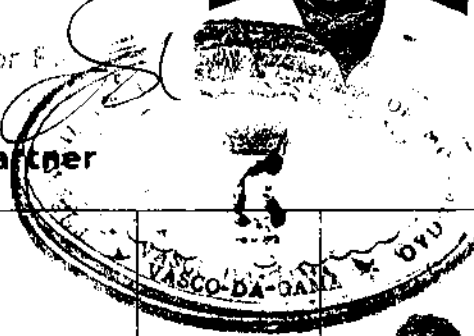







For PRABHU REALTORS


Partner






For

Partner












				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **Shri.**
CHANDRAKANT S. PRABHU

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **Shri.**
CHANDRAKANT S. PRABHU



Smt. MEENA C. PRABHU

Partner No. (iii) of the Purchaser

The party of the second part

In the presence of.....



For PRABHU REALTORS

Meena

Partner

For PRABHU

Meena

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Smt. MEENA C. PRABHU

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Smt. MEENA C. PRABHU

Meena *Meena* *Meena* *Meena* *Meena*

Meena *Meena* *Meena* *Meena* *Meena*

Meena *Meena* *Meena* *Meena* *Meena*

Meena *Meena* *Meena* *Meena* *Meena*



Shri. SUMIT C. PRABHU

Partner No. (iv) of the Purchaser

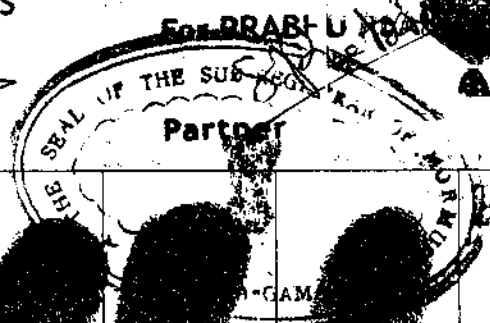
The party of the second part

In the presence of.....



For PRABHU REALTORS

Partner SP Prabhu



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Shri.
SUMIT C. PRABHU

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri.
SUMIT C. PRABHU



SP Prabhu

AP

SP

SP Prabhu

SP Prabhu

SIGNED, SEALED AND DELIVERED BY THE WITHINANMED CONFIRMING PARTY:

Mr. XAVIER ANTONIO SAVIO SALDANHA PEREIRA alias SAVIO PEREIRA

For self and as attorney of Member nos 1, 3 and 4 of the Confirming Party

The party of the Third Part

In the presence of.....

Savio Pereira



R.



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. XAVIER ANTONIO SAVIO SALDANHA PEREIRA alias SAVIO PEREIRA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. XAVIER ANTONIO SAVIO SALDANHA PEREIRA alias SAVIO PEREIRA

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[Signature]

[Signature]

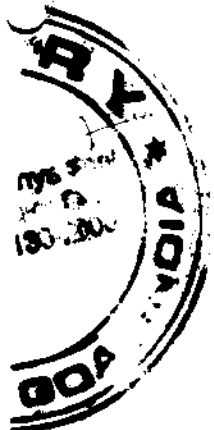
[Signature]

[Signature]


[Signature]


[Signature]

[Signature]



Witnesses:

1. Name : Mr. ANAND. S. CHARI
 Father's Name : Mr. SHAMRAO. S. CHARI
 Address : H. No - 6/175, Gotton, Cuncolim, Goa
 Signature : 

2. Name : Sanjog V. Per
 Father's Name : Late. Shri. Vishwas Rai
 Address : Curvem Sengvem Goa
 Signature : 

















Sketcher

Sketcher

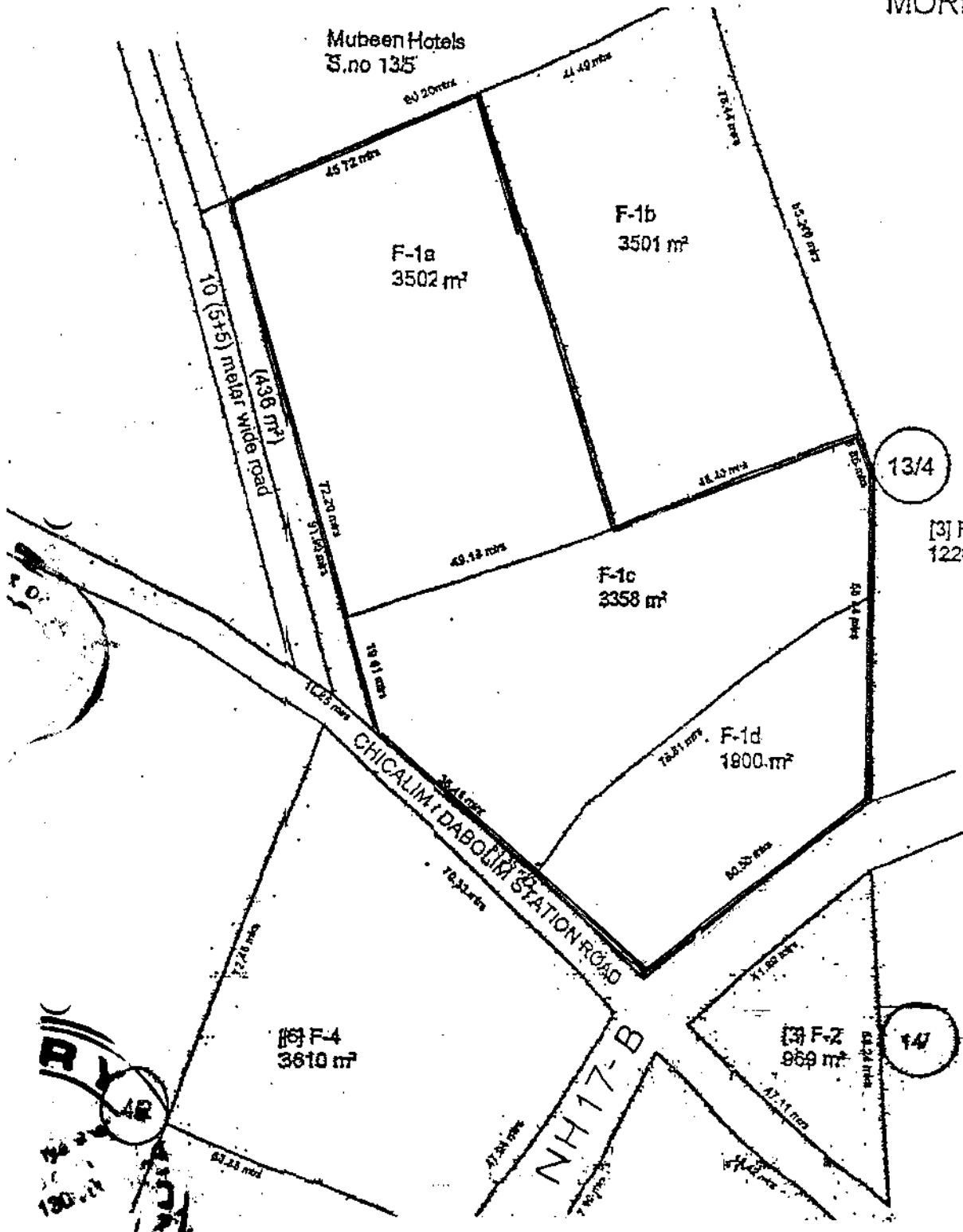


F	Parties	P. Nos.	Area (sq.mtrs.)	**S.no
1	Third Party [Alice](F1a to F1d)	F-1	12262	13/4
2	Third Party [Alice]	F-2	969	14/
3	Third Party [Alice] (F3a to F3c)	F-3	8819	52/1
4	Fixth Party [Lira]	F-4	3610	4/2
5	Sxth Party [Lira]	F-5	3828	4/2
			29488	



SCALE 1:1000

S. No. ** DABOLIM VILLAGE,
MORMUGAO TALUKA



13/4

[3] F-1
12262 m²

14/

[3] F-2
969 m²

[6] F-4
3610 m²



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Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 18-08-2014 03:10:46 PM

Document Serial Number : 1269

Presented at 11:43:00 AM on 18-08-2014 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2,00,000.00
2	Processing Fees	560.00
	Total :	2,00,560.00

Stamp Duty Required: 2200000.00 Stamp Duty Paid: 2200000.00

Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, UnMarried, Indian, age 32 Years, Business, r/o Wristling Woods Plot no. E-17 Vasant Nagar Gogol Margao Goa			

Endorsements




Executant

1. Mr Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, s/o late Tolentino Pereira, UnMarried, Indian, age 41 Years, Business, r/o House No. 132 Near Primary Health Centre Cansaulim Goa for self and power of attorney for Confirming Party Nos. 1, 3, and 4 executed before Notary Virendra Kumar P. Desai Margao under No. 257 dt 25/1/2012.




Photo	Thumb Impression	Signature



2 . Mr Antonio Pereira alias Antonio Eutiquio Das Merces Pereira alias Anthony Pereira, s/o late Mr. Xavier Pereira, UnMarried, Indian, age 73 Years, Advocate, r/o House No. 485 Carmona Salcete Goa

Photo	Thumb Impression	Signature
		



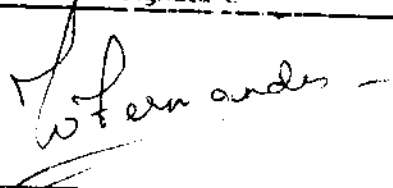
3 . Mrs Maria Lourdes Pereira alias Ana Maria Lourdes De Silveira Pereira alias Ana Maria Lourdes Pereira, widow of late Mr Paul Pereira, widow, Indian, age 69 Years, House-Wife, r/o House No.7 Kirbhat Nuvem Salcete Goa

Photo	Thumb Impression	Signature
		




4 . Mrs Malvina Viegas Pereira alias Malvina Viegas Pereira Fernandes, d/o Late Mr Paul Pereira, Married, Indian, age 46 Years, Service, r/o House No 164 Siolim Bardez Goa Pan Card No. AAHIFP3673F

Photo	Thumb Impression	Signature
		

5 . Mr Apolinario Wilfred Fernandes alias Wilfred Fernandes, s/o late Wolfango Fernandes, Married, Indian, age 56 Years, Service, r/o House No 164 Siolim Bardez Goa

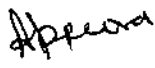
Photo	Thumb Impression	Signature
		

6 . Mr Xavier Pereira, s/o late Mr Paul Pereira, Married, Indian, age 44 Years, Service, r/o Scitair Villa Kirbhat Nuvem Salcete Goa

Photo	Thumb Impression	Signature
		





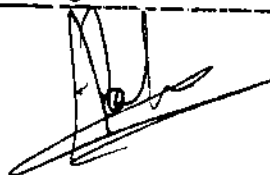
7 . Mrs Abizai Providencia Viegas Fernandes E Pereira alias Abizai Providencia Pereira, d/o late Indalancio Thomas Aquino Carvalho, Married, Indian, age 38 Years, House-Wife, r/o Solitaire Villa Kirbhat Nuverm Salcete Goa

Photo	Thumb Impression	Signature
		




8 . Mr Sunil Viegas Pereira alias Sunil Pereira, s/o late Mr Paul Pereira , UnMarried, Indian, age 40 Years, Service, r/o Solitaire Villa Kirbhat Nuverm Salcete Goa

Photo	Thumb Impression	Signature
		



9 . Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, UnMarried, Indian, age 32 Years, Business, r/o Wristling Woods Plot no.E-17 Vassant Nagar Gogol Margao Goa

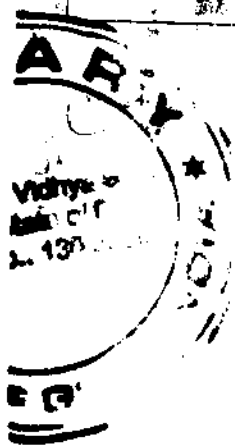
Photo	Thumb Impression	Signature
		

10 . Shri Chandrakant S Prabhu, s/o Shri Shrikrishna Prabhu, Married, Indian, age 65 Years Business, r/o Wristling Woods Plot no.E-17 Vassant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature
		

11 . Smt Meena C Prabhu, w/o Shri Chandrakant Prabhu, Married, Indian, age 60 Years, Business, r/o Wristling Woods Plot no.E-17 Vassant Nagar Gogol Margao Goa

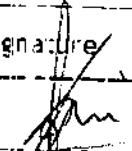
Photo	Thumb Impression	Signature
		



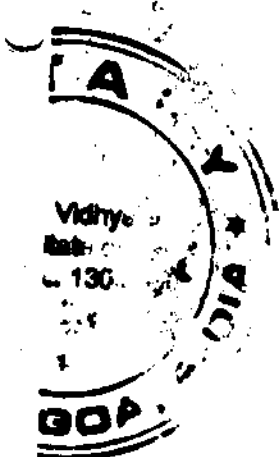
12 . Mr Sumit Chandrakant Prabhu, s/o Shri Chandrakant Prabhu, UnMarried, Indian, age 29
Years, Business, r/o Wristling Woods Plot no. E-17 Vasant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Mr Sanjog Pai , s/o Vishwas Pai, UnMarried, Indian, age 24 Years. Service, r/o Kurpem Sanzuem Goa	

ebMendes
18/8/2017
Sub-Registrar
MARGAO
GOA



CERTIFIED TRUE COPY

Book-1 Document:
Registration Number MOR-BK1-01239-2014
CD Number MORD5 on
Date 18-08-2014

Camendes
18/8/2014
Sub-Registrar (Mormugao)

Scanned By - *Ketan K. Khant*

Signature:- *Khant*

Designed and Developed by C-DAC, ACTS, Pune

NOTARIAL NOTARIAL



NOTARIAL NOTARIAL

[Signature]
Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZAR,
VASCO-DA-GAMA, GOA-403802
PH: 0832-2514130
Date: *08/06/2015*
Reg. No: *13580/2015*

