

(Rupees: Six lakhs fifty three thousand five hundred Only)

For **CITIZENCREDITTM**
Co-operative Bank Ltd.



Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BERRIER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682
D-5/STP(V)/C.R./35/3/2011-80

भारत 01792 NON JUDICIAL गोवा
119422 JUN 07 2012
2010 00 00 00 00 00 00 15:54
R.0653500/- PB7223
INDIA STAMP DUTY GOA

3585/12

Name of Purchaser, M/s. NANU ESTATES Pvt. LTD.



Tezil Suro Pereira *Pereira*

DEED OF SALE

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THIS DEED OF SALE is made at Margao, Goa, on this 22nd day of the month of June, of the year 2012;

BETWEEN

1. **Mrs. BENEDITA FATIMA FERNANDES** alias BERNANDINA FATIMA FERNANDES also known as BERNADITA FATIMA FERNANDES, daughter of late Benjamin Pidade Fernandes, and widow of late Sebastiao Fernandes, aged about 62 years, housewife, Indian National, holding Income Tax PAN Card No. [REDACTED] and resident of House No. 528, Mungul, Margao, Salcete, Goa-403 601;
2. **Mr. JERRY FERNANDES**, son of late Sebastiao Fernandes, aged about 27 years, Indian National, service, holding Income Tax PAN Card No. [REDACTED] bachelor, resident of House No. 528, Mungul, Margao, Salcete, Goa-403 601;
3. **Mrs. FIONA FERNANDES** alias FIONA DA LIMA, daughter of late Sebastiao Fernandes, aged about 33 years, Indian National, housewife, holding Income Tax PAN Card No. [REDACTED], married; and her husband,
4. **Mr. ROQUE LINO DA LIMA**, son of Amancio Luis Da Lima, aged about 40 years, Indian National, service, holding

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Income Tax PAN Card No. [REDACTED], both residents of House No. 110, Pedda, Marago, Goa; all hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and 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 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. 4 of the VENDORS is represented herein by his mother-in-law and Constituted Attorney, **Mrs. Benedita Fatima Fernandes**, the Member No. 1 of the VENDORS, by virtue of Power of Attorney executed on 13-06-2012 before Dinen K. Bordoloi, Vice-Consul, Consulate General of India, Dubai (U.A.E.), and certified by the Addl. Collector of

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South Goa, Margao, on 19-06-2012; a Notarised true Xerox copy whereof is being presented to the Sub-Registrar of Salcete alongwith this Deed, at the time of presentation of this Deed before the said Sub-Registrar for the purposes of Registration thereof under the Indian Registration Act, 1908;

AND WHEREAS the PURCHASER is a Company incorporated under The Companies Act, 1956, and it is being represented herein by its Director, **Mr. Narayan Krishna Naik**, son of Crisna Nanu Naik, aged about 61 years, India National, businessman, resident of [REDACTED]; by virtue of Resolution dated 29-11-2007 of the Board of Directors of the PURCHASER, a true copy whereof is being presented to the Sub-Registrar of Salcete along with this Deed, at the time of presentation of this Deed before the said Sub-Registrar for the purposes of Registration thereof under the Indian Registration Act, 1908;

AND WHEREAS there exists in the village of Benaulim, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, the property denominated "**NELLE PELADDEM**" or even "**PARVODDEM**" or even "**PEDAIR**", which property is hereinafter referred to as "the erstwhile entire property", for the purposes of brevity and convenience;

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AND WHEREAS the erstwhile entire property stands described in the Land Registration Office of Salcete under **Description No. 410** of Book-B. No. 2 of the new series and enrolled for the purposes of Portuguese Land Revenue Records of Village of Benaulim under **Matriz No. 730**, originally surveyed under **Survey No. 241/1** of village Benaulim, but presently surveyed under Survey Nos. 241/1, 241/1-A, 241/1-B, 241/1-C, 241/1-D, 241/1-E, 241/1-F, 241/1-H, 241/1-I, 241/1-J and 241/7 of the same village, and bounded as under:-

- East:- By the property "Pedda" of Lusitano Joao Manuel da Silva;
- West:- By the property "Peddem" of Fabrica of the Church of Benaulim;
- North:- By the property "Peddem" of Ligorio Baretto; and
- South:- By the property "Peddem" of the heirs of Joaquim Xavier Alemao;

AND WHEREAS the erstwhile entire property was initially owned by one Maria Rosalia Fernandes on account of the grant on Emphytheusis basis from the Government Treasury Department on payment of Annual Foro of 28 Annas and odd payable in the Government Treasury;

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AND WHEREAS, upon death of the said Maria Rosalia Fernandes, the assets left behind by her were partitioned in the Inventario (Succession) Proceedings filed in the Court of Judicial Division of Salcete, in which partition the erstwhile entire property was finally allotted to her heir, Mr. Jose Florencio Pereira, and accordingly inscribed in his favour under Inscription No. 46 of Book F. No. 1 at page-13 (overleaf), in the Land Registration Office of Salcete w.c.f. 09-07-1883;

AND WHEREAS the erstwhile entire property was attached by the Court of Judicial Division of Salcete at Margao, in the Execution filed by one Mr. Caetano Manuel De Silva against the said owner, Mr. Jose Florencio Pereira, as contemplated under Inscription No. 388 at page 119 of Book-F No. 1 of the Land Registration Office of Salcete, dated 28-01-1887, and the said property was thereafter auctioned by the said court, in which auction the same was purchased by Mr. Filipe Neri Floriano Alvares and consequently inscribed in his favour under Inscription No. 23090 dated 23-06-1930 of Book-G. No. 28 of the same Land Registration Office;

AND WHEREAS the said owner, Mr. Filipe Neri Floriano Alvares expired, and upon his death, Orfanalogical Inventory was initiated in the Court of Judicial Division of Salcete at Margao, in which erstwhile entire property was allotted to Mr. Humberto

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Ligorio dos Santos Alvares and accordingly inscribed in his name under Inscription No. 23091 dated 23-06-1930 of Book-G. No. 28 of the Land Registration Office of Salcete;

AND WHEREAS the said owner, Mr. Humberto Ligorio dos Santos Alvares, expired on 28-05-1975, upon whose death Inventory Proceedings No. 20/76 were initiated in the Court of the Civil Judge, Senior Division, at Margao, by his widow, Mrs. Clotildes Monica R. C. Alvares, in which Inventory Proceedings, the erstwhile entire property was listed under Item No. 9 of the List of Assets and vide the Final Order dated 05-07-1977 the erstwhile entire property was allotted to his heiress, namely, Mrs. Maria Guilhermina Tereza Rebello, who was married to Dr. Desire Joseph Anthony Rebello;

AND WHEREAS as declared by the said Mrs. Maria Guilhermina Tereza Rebello in the Deed of Sale executed by her on 18-02-2002 duly registered with the Sub-Registrar of Salcete, under No. 1727 at pages 57 to 100 of Book - I Volume 1337 on 28-05-2002 in respect of another property at Borda, Margao, Goa, the marriage between the said Mrs. Maria Guilhermina Tereza Rebello and Dr. Desire Joseph Anthony Rebello was not in the Regime of Communion of Assets, since the said Dr. Desire Joseph Anthony Rebello was not the native of Goa, Daman and Diu, but was the native outside such territories but of the Indian Union, being the

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native of Kallianpur in the State of Karnataka, for which reason the assets of one spouse does not get communicated to the other spouse;

AND WHEREAS, for the above stated reason, the said Mrs. Maria Gulhermina Tereza Rebello, became sole and exclusive owner of the erstwhile entire property, on account of the allotment made in her favour in the said Inventory Proceedings No. 20/1976;

AND WHEREAS vide the Deed of Sale dated 13-03-1996, duly registered in the Office of the Sub-Registrar of Salcete under No. 628 at pages 189 to 215 of Book No. I, Volume No. 586 on 15-03-1996, the said owner, Mrs. Maria Guilhermina Tereza Rebello, sold a distinct and separated part of the erstwhile entire property, being the land described in the **SCHEDULE-A** hereafter written, in favour of Mrs. Benedita Fatima Fernandes, being the member No.1 of the **VENDORS** herein;

AND WHEREAS in the said Deed of Sale dated 13-03-1996 the said distinct and separated part of the erstwhile entire property, sold to Mrs. Benedita Fatima Fernandes, is identified as Plot No. 12 and mentioned as having an area of 12,000 square meters, but in the PLAN annexed to the said Deed of Sale depicting the said Plot No. 12 and other plots of the erstwhile entire property, it is

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mentioned that the area of the said Plot No. 12 sold thereunder is only 11,203 square meters, and it is also wrongly shown as proposed to have been purchased by a person named Vicente;

AND WHEREAS vide the Deed of Sale dated 23-04-1999 duly registered in the office of the Sub-Registrar of Salcete under No. 911 at pages 334 to 361 of Book No. I, Volume No. 950 on 29-04-1999, the said Mrs. Benedita Fatima Fernandes i.e. the member No. 1 of the VENDORS along with her husband, Mr. Sebastiao Fernandes, sold to Mrs. Carminha Fernandes and her husband, Mr. Vicente Rodrigues, an area of 3,000 square meters lying on the north-east corner of the said Plot No. 12 of the erstwhile entire property i.e., of the land described in the **SCHEDULE-A** hereto, and provided a common access to the said area of 3,000 square meters on the northern periphery of the said Plot No. 12 of the erstwhile entire property;

AND WHEREAS the balance area of the said Plot No. 12 or may be of the land described in the **SCHEDULE-A** hereto, after excluding or deducting therefrom the said plot of an area of 3,000 square meters sold to Mrs. Carminha Fernandes and her husband, Mr. Vicente Rodrigues and also the area of 288 square meters of the common access road provided on the northern periphery and which access is available to the said area sold to Mrs.

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Carminha Fernandes and her husband, is the land described in the **SCHEDULE-B** hereinafter written;

AND WHEREAS, subsequently, on 03-01-2002, the said Mr. Sebastiao Fernandes, i.e. husband of Mrs. Benedita Fatima Fernandes, expired, leaving behind him his widow being said Mrs. Benedita Fatima Fernandes viz., the member No. 1 of the VENDORS, as his moiety sharer, and as his exclusive heirs left behind him, his 3 daughters, being Mrs. Fiona Fernandes married to Mr. Roque Menino Dalima, Mrs. Ana Catarine Fernandes married to Mr. David Fernandes and Ms. Valancia Fernandes (spinster), and one son namely Mr. Jerry Fernandes, as so declared in the Deed of Succession drawn by the Notary Public Ex-Officio of Salcete Judicial Division, on 17-01-2011 at pages 31 and 32 of his Notarial Book No. 1558;

AND WHEREAS, the said three daughters/heirs of late Sebastiao Fernandes, namely, Mrs. Fiona Fernandes, Mrs. Ana Catarine Fernandes along with her husband Mr. David Fernandes and Ms. Valancia Fernandes (spinster), have relinquished and ceded their rights to the inheritance left behind by the said Mr. Sebastiao Fernandes, specifically under Article No. 2029 of the Portuguese Civil Code in force in the State of Goa, vide the Deed of Relinquishment drawn on 17-01-2011 by the said Notary

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Public Ex-Officio of Salcete Judicial Division, at pages 27 (reverse) to 28 of his Notarial Deeds Book No. 1558;

AND WHEREAS, husband of said daughter, Mrs. Fiona Fernandes did not participate in the said Deed of Relinquishment and, hence, the relinquishment made by her, being only by one of the spouses without accompaniment of the other spouse is not valid; and, as such, the said Mrs. Fiona Fernandes and her husband, Mr. Roque Menino Dalima, have joined herein as members No. 3 and 4 of the VENDORS herein;

AND WHEREAS, consequently, the said remaining part of Plot No. 12 of the erstwhile entire property, which part is specifically and fully described in the **SCHEDULE-B** hereto and hereinafter referred to as "the subject land" for the sake of brevity and convenience, belongs exclusively to Mrs. Benedita Fatima Fernandes (widow), her son, Mr. Jerry Fernandes and her daughter, Mrs. Fiona Fernandes alongwith her husband, Mr. Roque Menino Dalima, who are the VENDORS herein;

AND WHEREAS under the 'Agreement for Sale' dated 30th day of the month of August of the year 2011, duly registered in the office of the Sub-Registrar of Salcete at Margao, under No. MGO-BK1-0478-2011 in Book No. 1, CD No. MGOD54 on 30-08-2011, the VENDORS had agreed to sell unto the

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PURCHASER the subject land, for a total price consideration of ₹ [REDACTED] (Rupees [REDACTED]), out of which the Member No.1 of the VENDORS have already received a sum of ₹ 50,00,000/- (Rupees Fifty Lacs Only) from the PURCHASER and Member No. 3 and 4 of the VENDORS have already received a sum of ₹ 25,00,000/(Twenty Five Lacs Only) from the PURCHASER.

AND WHEREAS at the time of execution of the said Agreement for Sale dated 30-08-2011, the subject land formed an integral part of Survey No. 241/1 of Village Benaullim, but subsequently pursuant to Order dated 13-10-2011, of the Sub-Divisional Office and Dy. Collector of Margao in case No. LRC/PART/586/2011/1, the area of the subject land i.e. 7,879 square meters has been separately surveyed under Survey No. 241/1-J and recorded in the name of the Member No. 1 of the VENDORS as its Occupant.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER the subject land described in the SCHEDULE-B hereto, being the said remaining part of the Plot No. 12 of the erstwhile entire property.

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NOW THIS DEED WITNESSES AS UNDER:-

1. That for a total price consideration of ₹ [REDACTED] (Only), which amount the VENDORS do hereby acknowledge to have received in the manner stated hereinafter, and for which payment the VENDORS do hereby discharge the PURCHASER, the VENDORS do hereby CONVEY, TRANSFER and CONFIRM UNTO the PURCHASER by way of absolute sale all that subject land described in the SCHEDULE-B hereto, along with all that is standing or contained therein and with all rights, interests, advantages, benefits, privileges, easements, etc. whatsoever available to the land hereby sold or to the holder thereof, free of all encumbrances and as absolute owner thereof, without any demand or claim from whomsoever, including the person or party claiming through the VENDORS or their predecessors in title, so that the PURCHASER shall HOLD, HAVE, POSSESS and ENJOY the subject land hereby sold along with all such rights, interests, advantages, benefits, privileges, easements, etc., from today and for all times hereinafter.

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2. Shares of the VENDORS in the said total price consideration of ₹ [REDACTED] is as under:-

Name of the VENDOR/S	Share	Share in the price consideration (₹)
Mrs. Benedita Fatima Fernandes, Member No. 1 of the VENDORS:	1/2	[REDACTED]/-
Mr. Jerry Fernandes, Member No. 2 of the VENDORS:	1/4	[REDACTED]/-
Mrs. Fiona Fernandes and her husband, Mr. Roque Lino Da Lima, Members No. 3 and 4 of the VENDORS:	1/4	[REDACTED]
	Total	[REDACTED]/-

3. The above said total price consideration of ₹ [REDACTED]/- is paid by the PURCHASER to the VENDORS in the following manner :-

To the Member No. 1 of the VENDORS:-

1.	Cheque No. 717080 dated 30-08-2011 drawn on Margao branch of Syndicate Bank, in favour of Member No. 1 of the VENDORS:	[REDACTED]/-
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2.	Cheque No. 299289 dated 22/06/2012 drawn on Margao branch of Syndicate bank in the name of Member No. 1 of the VENDORS:	₹ [REDACTED] /-
	Total:	₹ [REDACTED] /-

The Member No. 1 of the VENDORS does hereby acknowledge having received the total price from the PURCHASER, and she does hereby discharge the PURCHASERS from such payment.

To the Members No. 3 and 4 of the VENDORS:-

1.	Cheque No. 717084 dated 30-08-2011 drawn on Margao branch of Syndicate Bank, in favour of Member No. 3 of the VENDORS:	₹ [REDACTED] /-
2.	Cheque No. 299290 dated 22/06/2012 drawn on Margao branch of Syndicate bank in the name of Member No. 3 of the VENDORS:	₹ [REDACTED] /-
	Total:	₹ [REDACTED] /-

The Member No. 3 and 4 of the VENDORS do hereby acknowledge having received the total price from the PURCHASER, and they do hereby discharge the PURCHASER from the payment thereof.

4. To the Member No. 2 of the VENDORS:-

(a) The Member No. 2 of the VENDORS does hereby

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authorise the PURCHASER to retain a sum of ₹ 40,83,250/- (Rupees Forty Lacs Eighty Three Thousand Two Hundred Fifty Only) out of the share of Member No. 2 of the VENDORS in the above said total price consideration, to be utilised by the PURCHASER for constructing on ownership basis for the Member No. 2 of the VENDORS, one residential bungalow of three bedrooms self-contained arrangement, having 140.00 square meters of built-up area approximately, to be constructed in the subject property, in respect of which separate agreement shall be executed between the PURCHASER and the said Member No. 2 of the VENDORS on obtaining approval of plans and construction licence by the competent authorities;

- (b) The Member No. 2 of the VENDORS does hereby further authorise the PURCHASER to retain the remaining sum of ₹ [REDACTED] (Rupees [REDACTED] Thousand [REDACTED] Hundred [REDACTED] Only) out of the share of Member No. 2 of the VENDORS in the above said total price consideration, to be utilised by the PURCHASER for constructing on ownership basis for the member No. 2 of the VENDORS, one residential bungalow of three bedrooms self-contained arrangement, having 140.00 square

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meters of built-up area approximately, to be constructed in the subject property, in respect of which separate agreement shall be executed between the PURCHASER and the said Member No. 2 of the VENDORS on obtaining approval of plans and construction licence by the competent authorities;

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5. Both the above referred two bungalows shall be situated at the western most part of the subject land hereby sold;
 6. The Member No. 2 of the VENDORS do hereby undertake to bear and pay the necessary stamp duty, registration charges for drawing necessary Agreement for the construction of bungalows stated hereinabove;
 7. The Member No. 2 of the VENDORS further do hereby undertake to bear and pay the service tax @ 3.09% on the value of the above said two bungalows or any increased thereon, at the time of execution of such separate Agreements;
 8. The Member No. 2 of the VENDORS do hereby undertake to bear and pay to the PURCHASER, all the amounts as may be mentioned in the said separate Agreements for construction and sale of the two bungalows mentioned hereinabove, towards the contribution for the expenses for formation of the

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society or any other entity for the maintenance of common amenities to be provided in such project; towards membership fee of such entity; towards Infrastructure Tax; towards increase in service tax and/or infrastructure tax or any other taxes if any; towards electricity and water connection deposits and charges; towards house-tax levy for such bungalows, etc.

9. The VENDORS do hereby declare and acknowledge to have handed over to the PURCHASER, the vacant possession of the subject land hereby sold.

10. The VENDORS covenant to the PURCHASER as follows:-

- (a) That the subject land hereby sold or any part thereof, is not subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government;
- (b) That the subject land hereby sold or any part thereof, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (c) That the subject land hereby sold or any part thereof, is not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum,

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arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;

- (d) That the subject land hereby sold or any part thereof, is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands;
- (e) That the title of the VENDORS, up to the time of execution of this deed, in respect of the subject land hereby sold or any part thereof, is subsisting, clear, free and marketable;
- (f) That the VENDORS have not entered into any other agreement or transaction with any party whomsoever, in relation to the subject land hereby sold or any part thereof;
- (g) That there are no encumbrances, charges, liens etc., against the subject land hereby sold or any part thereof;
- (h) That in the event the PURCHASER is deprived of the subject land hereby sold or any part thereof, on account of any claims made by any person, the VENDORS shall indemnify the PURCHASER against all losses which may be suffered by the PURCHASER;

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- (i) That there are no other persons having any rights, interests, claims whatsoever, in relation to the subject land hereby sold or any part thereof.

11. The lump-sum price herein fixed and paid is based on the fact that the area of the subject land hereby sold admeasures 7,879 square meters (seven thousand eight hundred seventy nine square meters), forming part of the Plot No. 12 which in turn forms part of the erstwhile bigger property bearing Survey No. 241/1 of village Benaullim of Salcete Taluka. However, on actual measurement of the subject land hereby sold, if the area is found to be more, such excess area shall belong to the PURCHASER and such excess area shall also be deemed to have been sold by the VENDORS to the PURCHASER under this Deed for no additional consideration. Similarly, if on actual measurement the area of the land hereby sold is found less than 7,879 square meters (seven thousand eight hundred seventy nine square meters), then the VENDORS shall not be liable to refund to the PURCHASER any amount/price for the shortfall of area.

12. The VENDORS do hereby irrevocably grant their NOC to the PURCHASER to get the survey records corrected/mutated/partitioned in this regard by filing necessary applications

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before the concerned authorities, and without any reference or notice to the VENDORS.

13. For the purpose of stamp duty, market value of the subject land hereby sold is [REDACTED] - and stamp duty thereon @ 3% works out to ₹ [REDACTED] /-. The PURCHASER has already paid the stamp duty of ₹ [REDACTED] /- under the 'Agreement For Sale' dated 30/8/2011 duly registered in the office of the Sub-Registrar of Salcete at Margao, under No. MGO-BK1-04748-2011 in Book No. 1, CD No. MGOD54 on 30-08-2011. Therefore, after retaining a sum of ₹100/- as the stamp duty for the Agreement, balance stamp duty of ₹ [REDACTED] /- is paid herewith.

14. The VENDORS do hereby declare that the subject land hereby sold is not subject to any occupational or other rights or interests of any member/s of Scheduled Caste or Scheduled Tribes.

15. The market value of the subject land hereby sold is also ₹ [REDACTED] /-.

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SCHEDULE-A
(Description of the Plot No. 12)

ALL THAT land forming a distinct and separated part of the erstwhile entire property denominated "NELLE PELADDEM" or even "PARVODDEM" or even "PEDAIR", herein above described in the recitals hereto, forming a distinct and separated part of the land described under No. 410 of Book-B. No. 2 of the new series of Land Registration Office of Salcete, enrolled for the purposes of Portuguese Land Revenue Roll under Matriz No. 730 pertaining to Benaulim village in the Salcete Taluka Revenue Office, erstwhile surveyed under old Survey No. 241/1, but presently surveyed into different parts under sub-divisions 1, 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-H, 1-I, 1-J and 7 of Survey No. 241 of Benaulim village. This distinct and separated part of the erstwhile entire property, actually has an area of 11,203 square meters, and is bounded as under:-

East:- By balance part of the erstwhile entire property denominaed "NELLE PELADDEM" or even "PARVODDEM" or even "PEDAIR", forming part of the Survey No. 241/1 belonging to Mrs. Maria Guilhermina Tereza Rebello;

West:- By balance part of the erstwhile entire property denominaed "NELLE PELADDEM" or even

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"PARVODDEM" or even "PEDAIR", forming part of the Survey No. 241/1, being the Plot No. 4, 6.00 meters wide internal access road, beyond which lie Plot No. 5 under Survey No. 241/1-A, Plot No. 6 under Survey No. 241/1-H, Plot No. 10 forming part of Survey No. 241/1, and Plot No. 11 surveyed under Survey No. 241/1-D all of village Benaullim;

North:- By Plot No. 4 forming part of Survey No. 241/1 and said 6.00 meters wide internal access road, beyond which lie Plot No. 3 forming part of Survey No. 241/1 and Plot No. 5 surveyed under No. 241/1-A. and property of Joaquim Santana Fernandes bearing Survey No. 232/9 of village Benaullim; and

South:- By property of Cipriano Pereira bearing Survey No. 241/3 of Benaullim Village.

SCHEDULE-B

(Description of the subject land hereby sold)

ALL THAT distinct and separated part of the land described above in **SCHEDULE-A** hereto and also of the erstwhile entire property described in the rectials hereof, having a total area of

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7,879 square meters (seven thousand eight hundred seventy nine square meters), erstwhile forming part of Survey No. 241/1 of village Benaolim, but presently exclusively allotted Survey No. 241/1-J of Benaolim Village, and bounded as follows:-

East:- By Survey No. 241/1 of Benaolim village;

West:- By the 6.00 metres wide internal access road forming part of Survey No. 241/1 of Benaolim Village;

North:- By Survey No. 241/1 of Benaolim Village, and

South:- By Survey No. 243/3 and Survey No. 241/1 of Benaolim Village.

This part of land hereby sold is shown with red colour hatched lines in the said PLAN annexed hereto and forming integral part hereof.

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

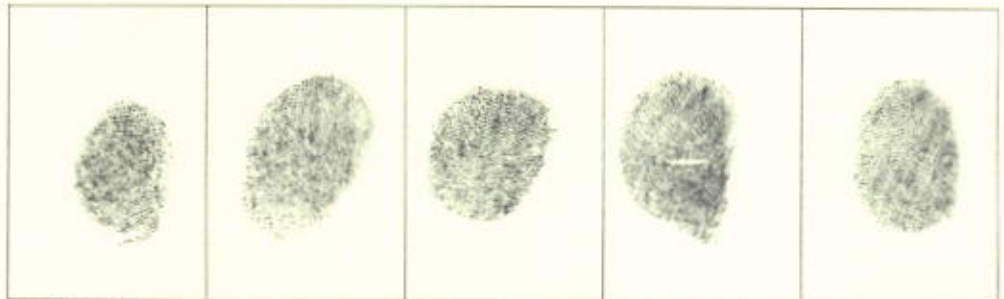


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SIGNED AND DELIVERED by the within named Member No. 1 of the VENDORS, **Mrs. Benedita Fatima Fernandes**, for self and as Constituted Attorney for the Member No. 4 of the VENDORS.



Left hand fingers impression of Mrs. Benedita Fatima Fernandes



Right hand fingers impression of Mrs. Benedita Fatima Fernandes

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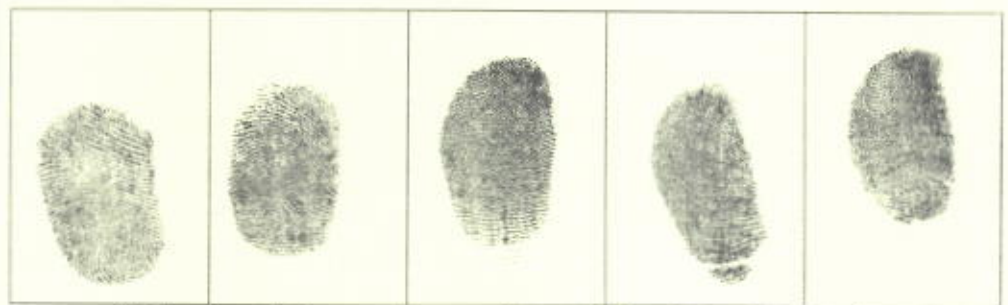





SIGNED AND DELIVERED by
the within named Member No. 2
of the VENDORS,
Mr. Jerry Fernandes



Left hand fingers impression of Mr. Jerry Fernandes



Right hand fingers impression of Mr. Jerry Fernandes

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Fiona
 SIGNED AND DELIVERED by
 the within named Member No. 3
 of the VENDORS,
Mrs. Fiona Fernandes
 alias **Fiona Da Lima**



Left hand fingers impression of Mrs. Fiona Fernandes alias Fiona Da Lima



Right hand fingers impression of Mrs. Fiona Fernandes alias Fiona Da Lima

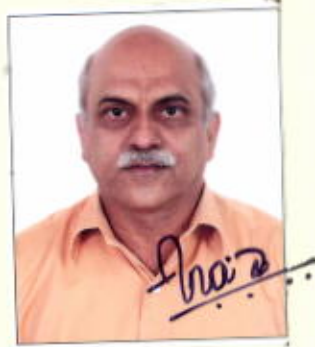
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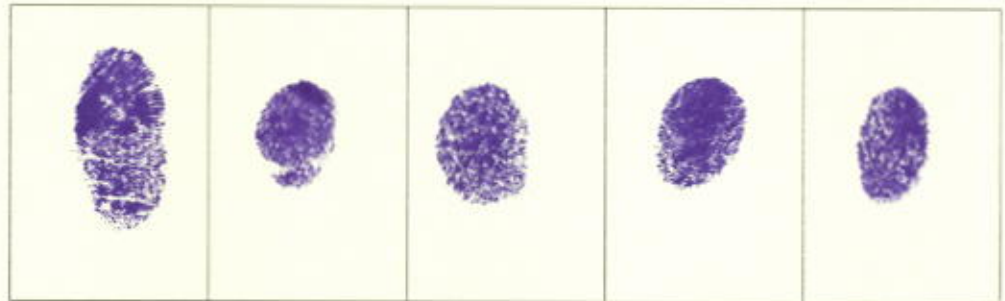
[Signature]



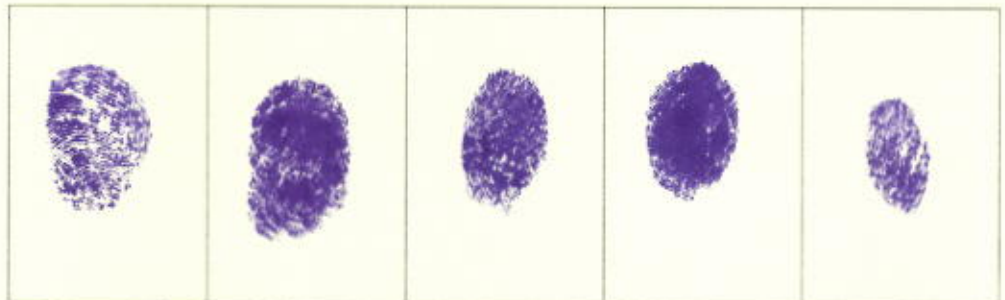


Naik

SIGNED AND DELIVERED by the
within named PURCHASER,
Nanu Estates Private Limited,
by its Director, **Mr. Narayan K. Naik**



Left hand fingers impression of Mr. Narayan K. Naik



Right hand fingers impression of Mr. Narayan K. Naik

WITNESSES:- 1. Yeh 2. Reemalakkar

Name: Adv. Melvin D'Souza Adv. Reema Palekar

Bernadine

Shiva

Shiva

A





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

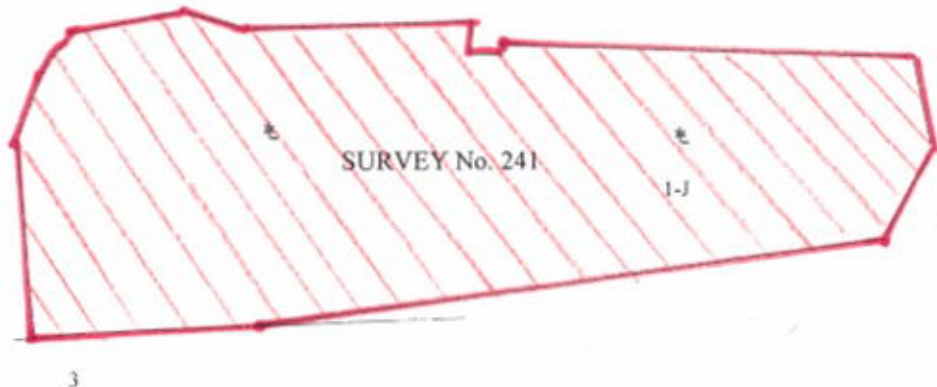


Plan Showing plots situated at
Village : BENAULIM
Taluka : SALCETE
Survey No./Subdivision No. : 241/ 1-J
Scale : 1 : 1000

Inward No: 5187

[Signature]
17/10/11

Inspector of Survey &
Land Records.



Bernadine
Quind

Inai

Generated By : Mathukar.N.Joshi
On : 17-10-2011

Compared By:

[Signature]
17/10/11



Field

Area

10.2.20



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 22-06-2012 12:01:19 PM

Document Serial Number : 3585

Presented at 11:49:00 AM on 22-06-2012 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1633300.00
2	Processing Fees	450.00
	Total :	1633750.00

Stamp Duty Required: 578320.00

Stamp Duty Paid: 653500.00

Jenzil Savio Peter Pereira presenter

Name	Photo	Thumb Impression	Signature
Jenzil Savio Peter Pereira ,S/o.Jeremias Victor Pereira , Married,Indian,age 30 Years,Service,r/oH.no.E11,3rd Floor,Ashad Housing Complex,Madel,Margao,Goa.403601. As a Special Power of Attorney Holder of Narayan Krishna Naik,Director of Nanu Estates Pvt Ltd,having its office at Margao,Goa vide POA dtd:1/4/2010 executed before Sub Registrar,Salcete,Goa. under Reg No.16/2010.			

Endorsements

Executant

1 . Benedita Fatima Fernandes , W/o. Late Sebastiao Fernandes , widow,Indian,age 61 Years,House-Wife,r/oH.No. 528, Mungul, Margao, Salcete - Goa For Self as Vendor No. 1 and as constituted Attorney of Vendor No. 4, by POA dated 18/11/2010 executed before the Vice Consul, Consulate General of India, Dubai (U.A.E) and Stamped by Addl. Collector of South Goa dated 22/12/2010.

Photo	Thumb Impression	Signature





Bernadis





2 . Jenzil Savio Peter Pereira , S/o. Jeremias Victor Pereira, Married, Indian, age 30 Years, Service, r/o H.no. E11, 3rd Floor, Ashad Housing Complex, Madel, Margao, Goa. 403601. As a Special Power of Attorney Holder of Narayan Krishna Naik, Director of Nanu Estates Pvt Ltd, having its office at Margao, Goa vide POA dtd: 1/4/2010 executed before Sub Registrar, Salcete, Goa. under Reg No. 16/2010.

Photo	Thumb Impression	Signature
		

3 . Jerry Fernandes , S/o. Late Sebastiao Fernandes , UnMarried, Indian, age 26 Years, Service, r/o H.No. 528, Mungul, Margao, Salcete - Goa

Photo	Thumb Impression	Signature
		

4 . Fiona Fernandes , D/o. Late Sebastiao Fernandes , Married, Indian, age 32 Years, House-Wife, r/o H.No. 118, Pedda, Margao, Salcete - Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Jovito Fernandes , S/o. Pedro Jose Fernandes , UnMarried, Indian, age 37 Years, Business, r/o Per - Seralim, Salcete - Goa	

Sub-Registrar

**SUB-REGISTRAR
SALCETE**

Denotation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 326660/- has been paid Thereon


**SUB-REGISTRAR
SALCETE**



Book-1 Document
Registration Number MGO-BK1-03570-2012
CD Number MGOD61 on
Date 22-06-2012

Sub-Registrar (Salcete/Margao)

Scanned By:- madhu

SUB-REGISTRAR
SALCETE

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

MGOD61