



गोवा GOA

Sl. No. 87 Date of issue 19 MAR 2008 21188

Value of Stamp Rs 25000  
 Name of the Bangore Constructer P Ltd

Residing Nare Jay B-20-108

As there is no additional stamp paper attached along with

Signature of Vendor [Signature] Signature of Purchaser [Signature]

Serial No. 1790/2008  
 Presented at the Office of [Signature]  
 Sub-Registrar of Salcete  
 between the hours of 9:30 am  
 and 12:45 on 21/3/2008

Received fees for Rs. ....  
 Registration 32000.00  
 Copying 90.00  
 Postage 50.00  
1000.00

1000  
Raw Ram [Signature]

320100.00

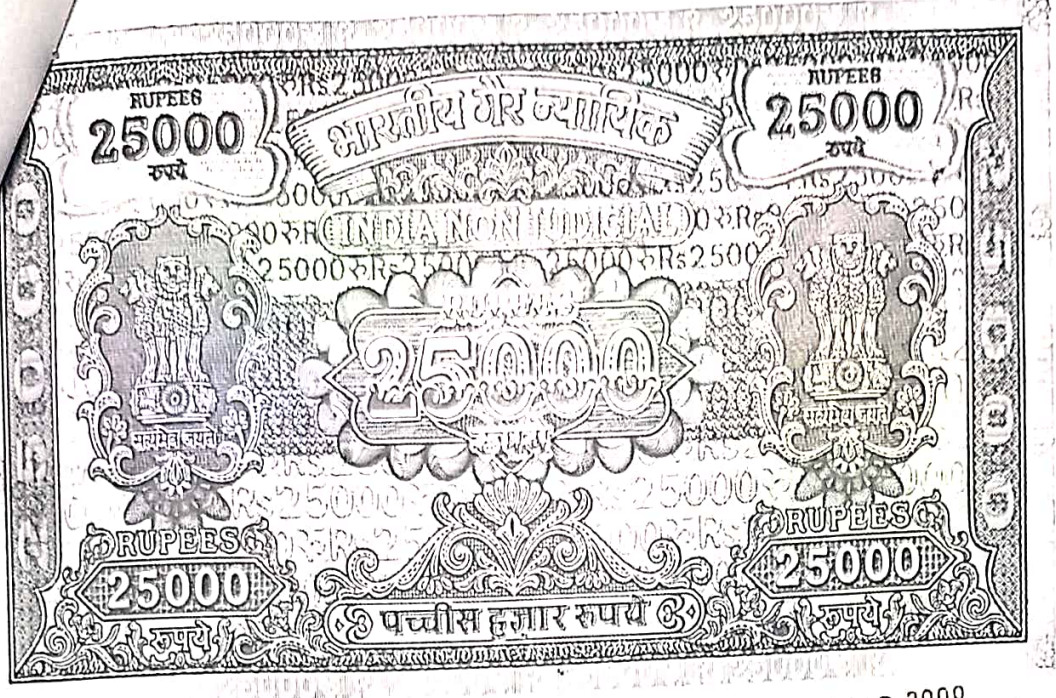
SUB-REGISTRAR  
 SALCETE

DEED OF SALE

SUB-REGISTRAR  
 SALCETE

[Signature]

[Signature]



गोवा GOA

SI No. 872 Date of issue 19 MAR 2008  
 Value of Stamp Rs 25000  
 Name of the Post Office Banque Austro-Asiatique  
 Residence Navalim  
 As the Postmaster  
 Additional [Signature]

\*\*\* 2 \*\*\*

THIS DEED OF SALE is made at Margao, Goa, on this 26<sup>th</sup> day of the month of March of the year Two Thousand Eight.

[Signature]

[Signature]



गोवा GOA

19 MAR 2008 021190

Sl. No. 872 Date of issue.....

Value of Stamp Rs. 25000

Name of the Purchaser Banque Commercial de l'Inde

Residing at Navelem

As there is no stamp duty to be paid along with this stamp

Additional stamp 320.000

Signature of the Purchaser [Signature]

Signature of the Vendor [Signature]



\*\*\* 3 \*\*\*

BETWEEN

Shri. FREDRICO LUCIANO DA PIEDADE ALVARES  
PINTO alias FREDRICO ALVARES PINTO alias

[Signature]

[Signature]



गोवा GOA

19 MAR 2008 021191

Sl. No. 872 PI. 820008 Date of issue.....  
 Value of Stamp Rs 25000  
 Name of the Purchaser Bangna Anestometa P/td  
 Residing at Navelim  
 As there is 3 20/100  
 Additional stamp paper at the rate of Rs 25000

Signature of the Purchaser [Signature]

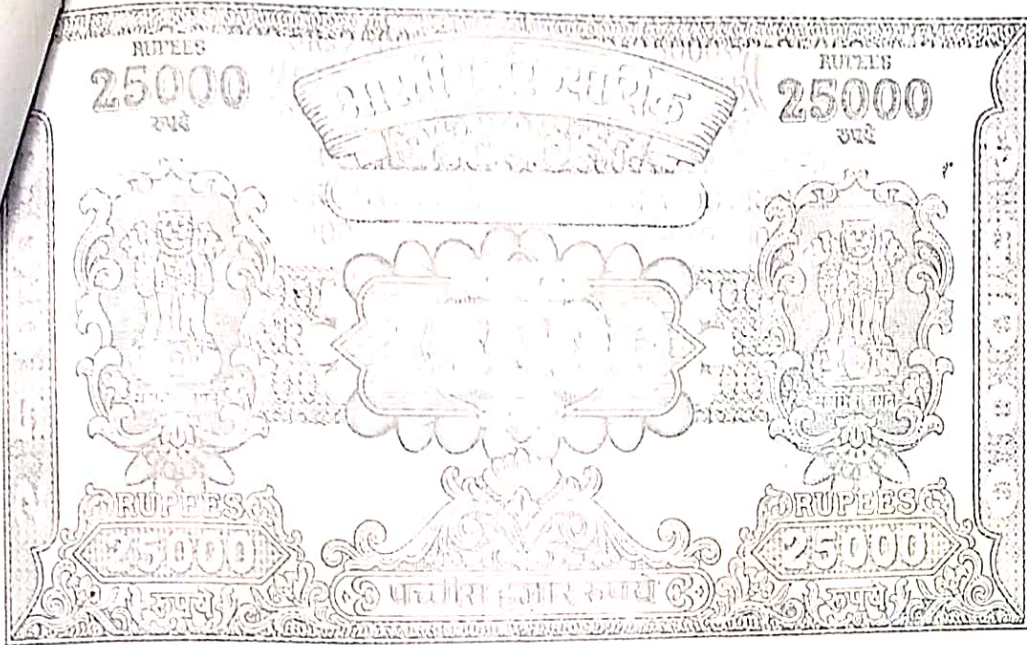


\*\*\* 4 \*\*\*

FREDRICK LUCIAN ALVARES also known as FREDRICK PINTO, son of Francisco Bernardino Vicente da Piedade Pinto alias Bernardino Pinto also known as Bernard Pinto, major, bachelor and

[Signature]

[Signature]



गोवा GOA

19 MAR 1982

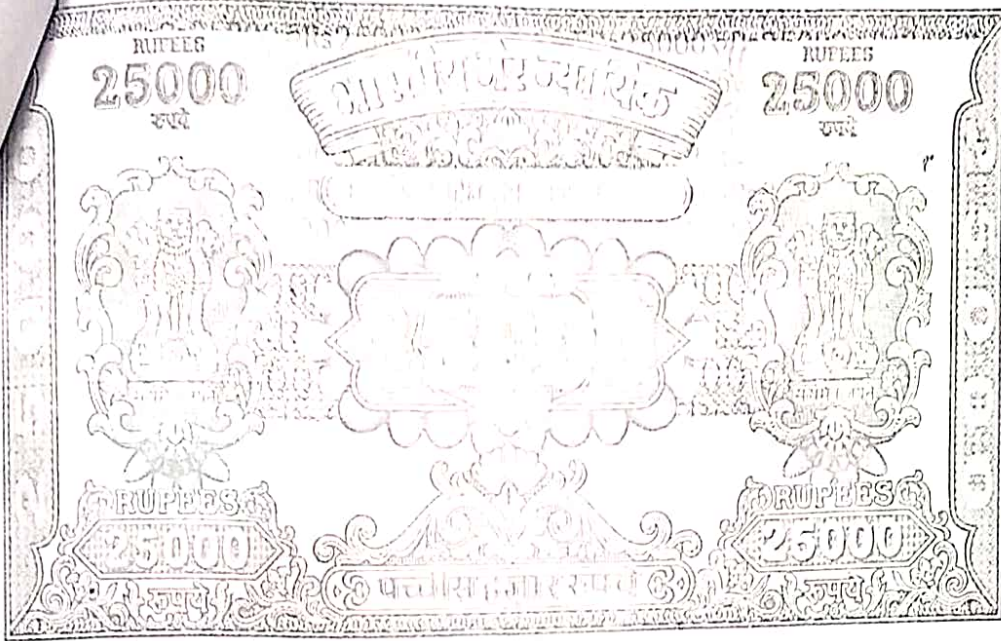
372  
R. 25000  
Bouqia Casp... P.H.H.  
Nave C.M.  
3 20.160

\*\*\* 5 \*\*\*

residing at San Antonio, U.S.A., represented herein by his duly constituted attorney Shri. Jose Savio da Piedade Albuquerque Pinto alias Savio Pinto, resident of Old Market, Margao,

Shri.

Shri.



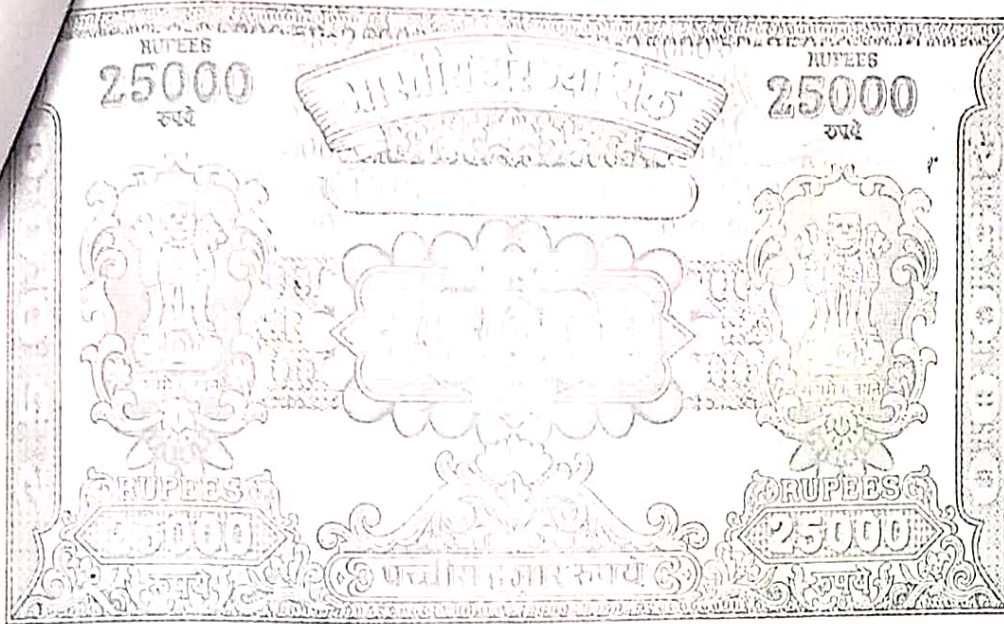
गोवा GOA 11 MAR 2003 21193  
Sl No. 872  
Value of Stamp Rs 25000  
Name of the Banque Constructeur Pvt Ltd  
Residence Navelim 3, 20, 100A  
As Purchased W W  
Admission W W  
Signature of Purchaser

\*\*\* 6 \*\*\*

Goa by virtue of the Power of Attorney dated 15/7/2006 before the Notary Public Ms. Philomena de Silva at Margao and registered under no.8174/06 (true copy whereof is annexed

*[Handwritten mark]*

*[Handwritten mark]*



गोवा GOA

872

021194

P. 25022  
Boutique Construction Pvt Ltd  
Mavelim

3 20, 100

*[Handwritten signature]*

*[Handwritten signature]*

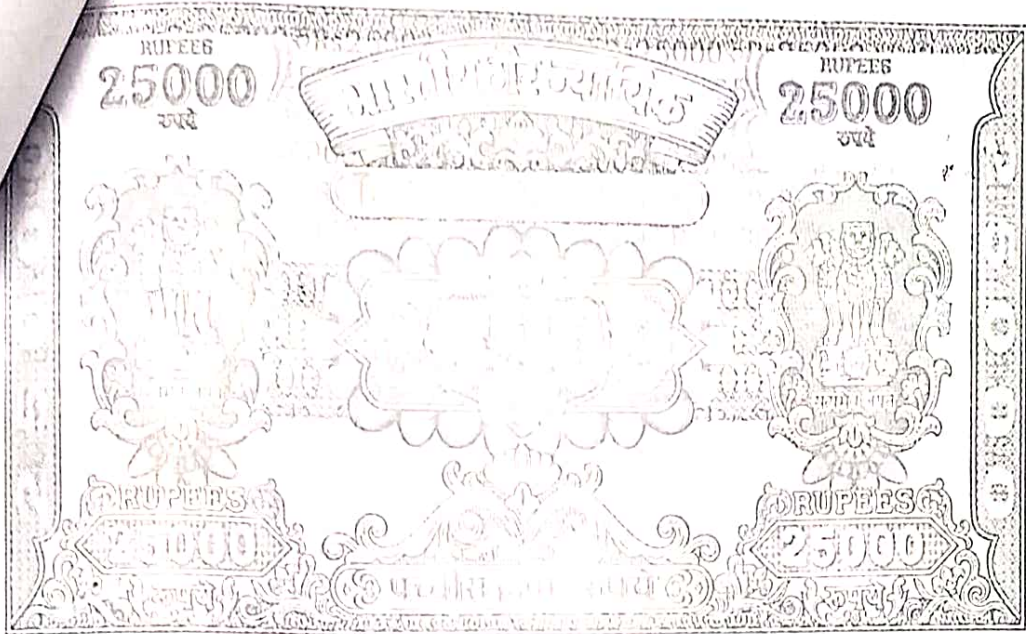
\*\*\* 7 \*\*\*

hereto) OF THE ONE PART (hereinafter referred to as the VENDOR)

AND

*[Handwritten signature]*

*[Handwritten signature]*



गोवा GOA

Sl No. 872 Date of issue 021195  
Value of the note Rs 25000  
Name of the holder Boutique Construction PVT LTD  
Residing at Navelim  
As the holder of this note is 3.20.100  
Additional W = to be taken up with

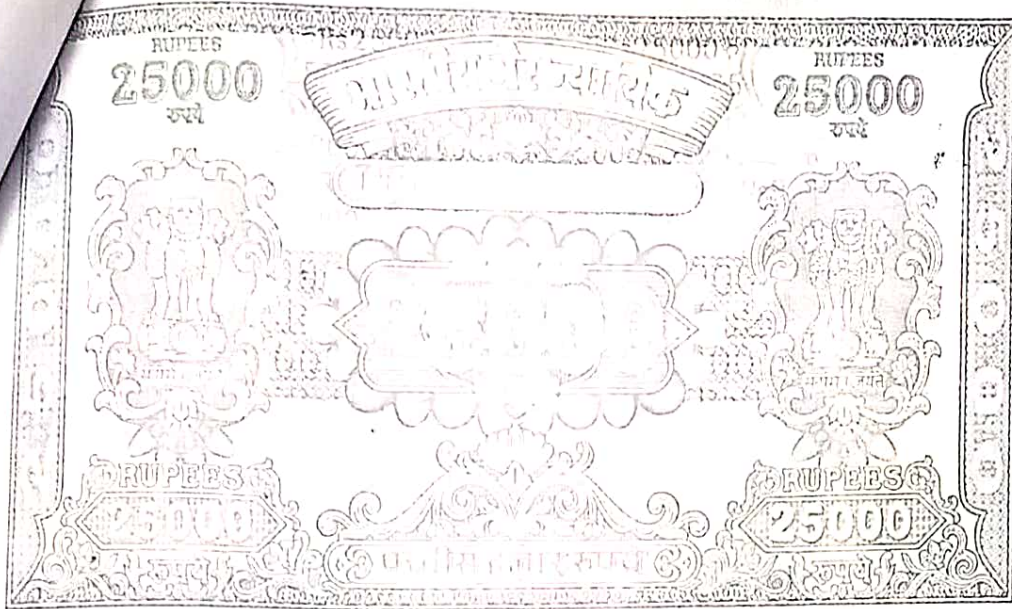
\*\*\* 8 \*\*\*

M/s. BOUTIQUE CONSTRUCTION PRIVATE LIMITED  
the company registered under the Indian  
Companies Act, having its registered office at  
"Dream Centre" 2<sup>nd</sup> Floor, Navelim Junction,

॥

॥





गोवा GOA

8/2

19 MAR 2008 021196

Rs 25000  
Boutique Construction PVT LTD  
Navelim

3.20.100

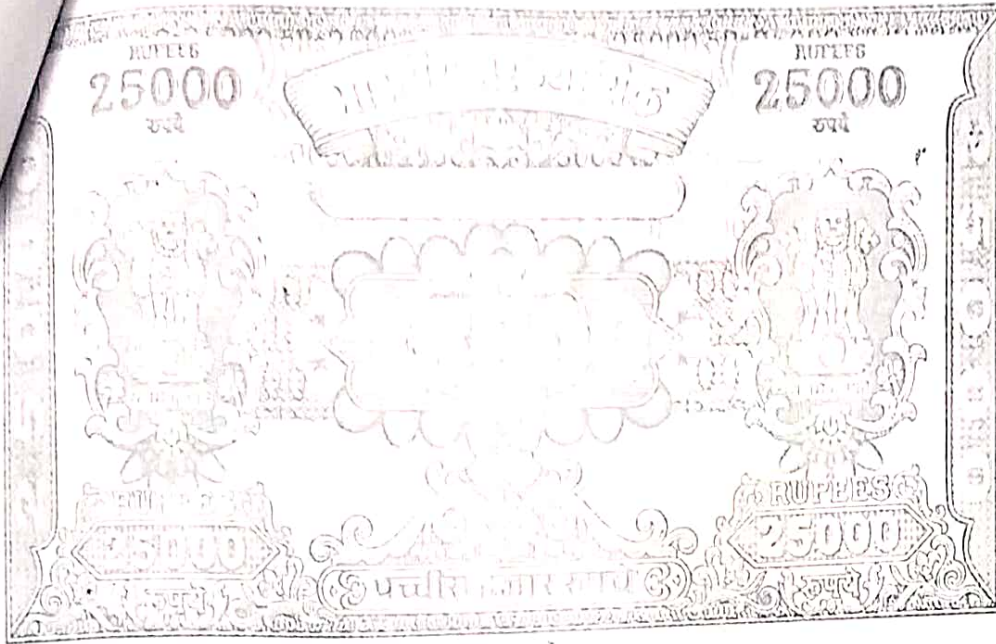
*[Handwritten signature]*

\*\*\* 9 \*\*\*

Navelim, Salcete, Goa represented herein by its Director Shri. Cajitano Mario Pereira, son of Manuel Joao Pereira major, business, resident of Sinquetim, Navelim, Salcete, Goa,

*[Handwritten signature]*

*[Handwritten signature]*

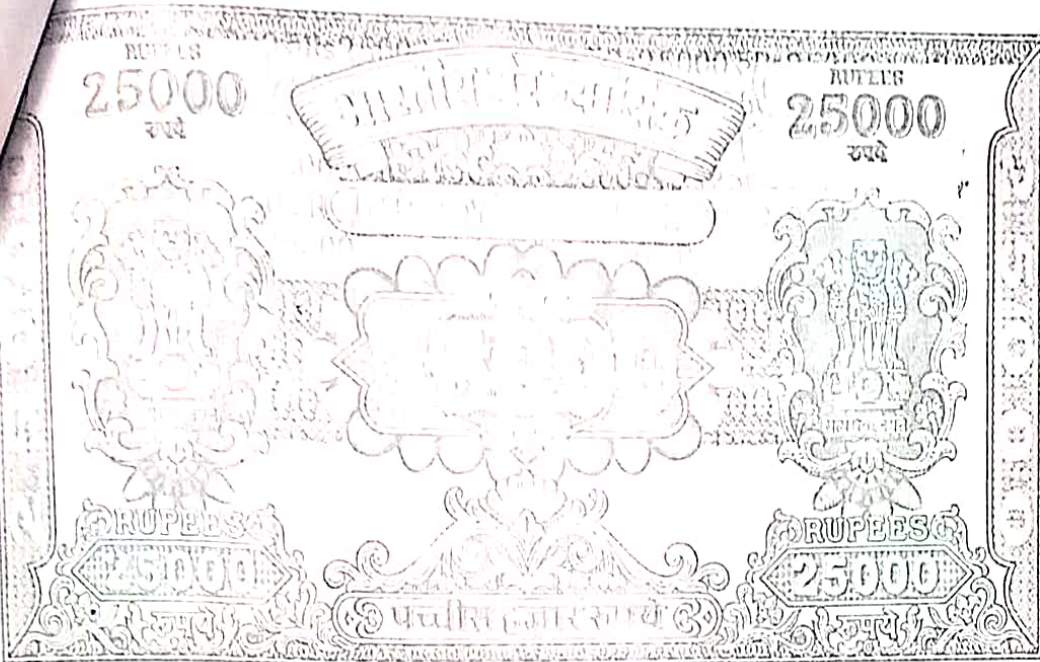


गोवा GOA 021197  
 SI No. 872 Issue.....  
 Value of bill Rs 25000  
 Name of the Boutique Construction Pvt Ltd  
 Recipient Navne Corp  
 As per 3.20/002  
 Address W Sured along with  
Signature of Purchaser

\*\*\* 10 \*\*\*

OF THE OTHER PART (hereinafter referred to as the PURCHASER)

Sir  
Date  
Signature



गोवा GOA

021198

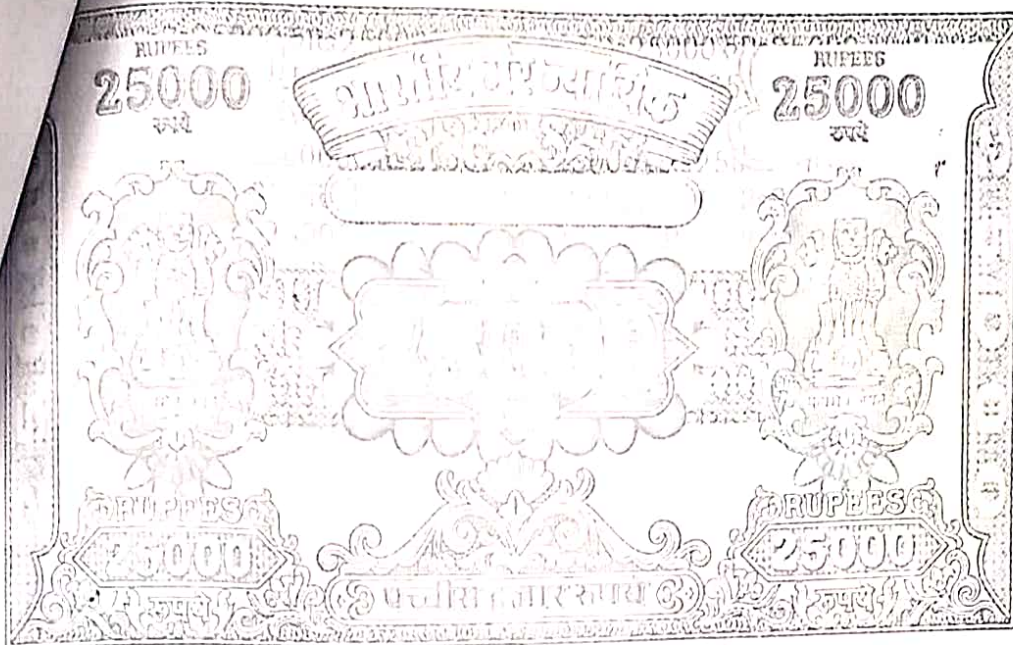
8/2  
Rs 25000  
Boutique Constructeur P. H. D.  
Navalim  
8.2.100L

\*\*\* 11 \*\*\*

WHEREAS the VENDOR is the owner in possession of and is otherwise well and sufficiently entitled to the landed property known as Navelim o Grande or "Gordara" or

8/2

8/2



L2

गोवा GOA Si. No. 872 Date of issue 021199

Value of Stamp Paper Rs 25000

Name of the Purchaser Baudique Constantine PH MD

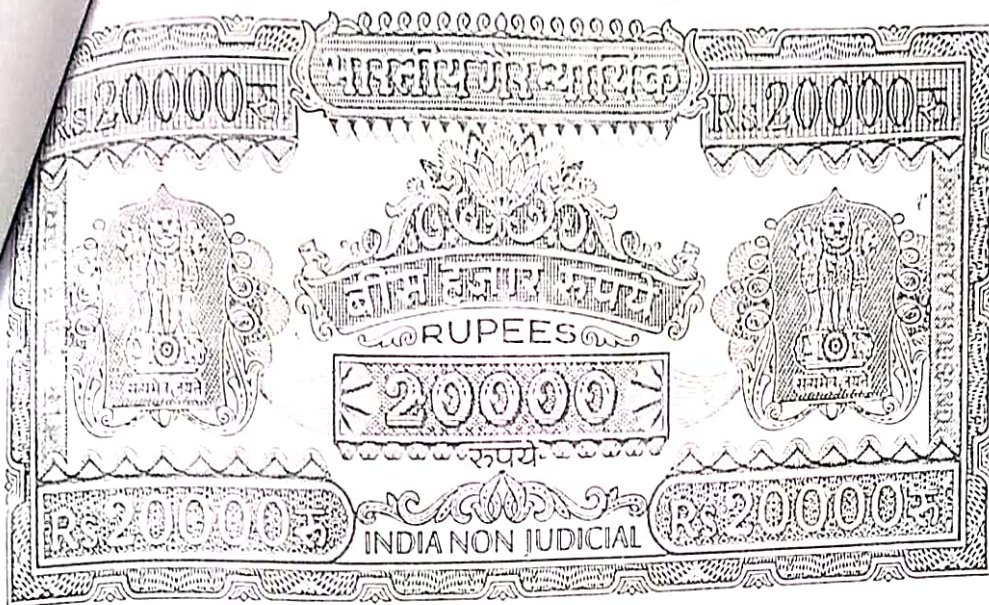
Residing at Navelim 3.20.100

As there is no stamp paper available, the value is indicated along with

Signature of the Vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_

\*\*\* 12 \*\*\*

"Gordera" situated in the village of Navelim, Salcete, Goa, presently surveyed under survey no.65/5 and 23/20 of the village of Navelim, Taluka of Salcete, more particularly described



गोवा GOA

011394

872

Rs 20000  
Banque Commerciale de l'Inde

W. a

3 20 1000



\*\*\* 13 \*\*\*

in the Schedule I below written and hereinafter referred to as said entire property.

872

Handwritten signature or mark.

भारतीय गैर न्यायिक

पचास  
रुपये

FIFTY  
RUPEES

₹.50

RS.50



INDIA NON JUDICIAL

गोवा GOA

SI No. 832 Date of issue 10.10.1958

Value of Stamp ₹.50 134257

Name of Buyer

Residence Name

As per 3.10.1958

Admitted with

[Signature] Registrar

\*\*\* 14 \*\*\*

AND WHEREAS the said entire property originally belonged to the VENDOR's parents namely his mother late Smt. Palmira Alvares Pinto alias Palmira Filomena Angelica da

[Signature]

[Signature]

भारतीय गैर न्यायिक

पचास  
रुपये

FIFTY  
RUPEES

₹.50

RS.50

INDIA

INDIA NON JUDICIAL

19 MAR 2000

गोवा GOA

134258

850  
R 50  
Bandeira Cantoneira Hotel  
Hare Ujan

3. 20.10.00

\*\*\* 15 \*\*\*

Piedade Alvares Pinto and his father Shri.  
Francisco Bernardino Vicente da Piedade Pinto  
alias Bernardino Pinto alias Bernard  
Pinto.

*[Handwritten signature]*

*[Handwritten signature]*

\*\*\* 16 \*\*\*

AND WHEREAS the VENDOR became owner in possession of the said entire property by virtue of its allotment towards his share in the inheritance upon the death of his mother said Smt. Palmira Alvares Pinto alias Palmira Filomena Angelica da Piedade Alvares Pinto, which allotment has been made by virtue of the Deed of Partition and Allotments dated 9/12/1986, registered in the Office of Sub-Registrar of Salcete at Margao under no.968 at pages 351 to 366 of Book I, Vol.12 dated 16/12/86.

AND WHEREAS the said entire property has been bifurcated by Mandopa-Navelim public road passing through the said entire property in north-east direction and thereby dividing the said entire property into two parts, one on the north of the road and surveyed under no.23/20 having area of 75.00 sq.mts and the other part on the south of the road and surveyed under no.65/5 having area of 10,325 sq.mts.





\*\*\* 17 \*\*\*

AND WHEREAS while the VENDOR is desirous to sell the said entire property the PURCHASER has approached the VENDOR with the proposal to purchase the holding under Survey no.65/5 which is major part having an area of 10,325 square meters lying on the south of the said Mandopa-Navelim public road, more particularly described in the Schedule II below written and hereinafter referred to as the said property, the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said property on the terms and condition mutually agreed by and between the parties and as stipulated below:-



NOW THIS DEED OF SALE witnesses as follows:-

1. In pursuance to the aforesaid Agreement and in consideration of the sum of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs only) paid by the PURCHASER to the VENDOR by three cheques namely Cheque No.315403 for Rs.70,00,000/- (Seventy Lakhs only), Cheque No.315404 for Rs.20,00,000/- (Twenty Lakhs only) and Cheque No.315405 for Rs.70,00,000/

*[Handwritten signature]*

*[Handwritten signature]*

\*\*\* 18 \*\*\*

(Rupees Seventy Lakhs only) all drawn on Corporation Bank, Margao Branch (the receipt whereof the VENDOR doth hereby admit and acknowledge) and further agreeing to give one four bedrooms flat, having a super built up area of not less than 180 sq.mts., (hereinafter referred to as "the said Flat") in the proposed project to be constructed in the said property as and when such project is completed, the VENDOR doth hereby sell, grant, convey and transfer unto the PURCHASER the said property more particularly described in the Schedule II below and shown in the annexed plan with red border line, with all right, title, benefits and advantages, liberties, easements, privileges, appendages and appurtenances whatsoever TO HAVE and TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred free from all encumbrances, charges and liens whatsoever UNTO the PURCHASER absolutely forever.



2. The VENDOR covenant that he has clear and marketable title in respect of the said pro-

*[Handwritten signature]*

*[Handwritten signature]*

perty and besides him there are no other persons who have any interest, title and right in respect of the said property.

3. The VENDOR covenant that he shall sign and execute all such documents to grant all such licences and no objection certificates and to better the title of the PURCHASER by way of transfer in the survey records of the said property as and when he may be called upon to do so.

4. That if by any defect in the title of the VENDOR the PURCHASER is deprived of the said property or any part thereof, the VENDOR shall make good any loss that the PURCHASER may suffer on that account and in case of any lawful claim by any third party whomsoever to the said PLOT, the VENDOR shall pay to the PURCHASER all the damages incurred therefore.

5. That the terms "VENDOR" and the "PURCHASER" herein used shall unless inconsistent with the meaning or context thereof include as well as the heirs, successors, administrators, executors and assigns of the respective parties.

*[Handwritten mark]*

*[Handwritten signature]*

\*\*\* 20 \*\*\*

SCHEDULE I

Entire property known as Navelim o Grande or "Gordara" or "Gordera" situated in the village of Navelim within the limits of the village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South-Goa and State of Goa, described in the Land Registration Office of Salcete under No.539 at folio 71 of Book B No.2 (new series), enrolled in the Land Revenue Office of Salcete under Matriz No.1375 and originally bounded on the east by properties of Caetano Vicente Colaco and of the heirs of Salvador Jose Faleiro; on the west by public road; on the north by property of Anastasio Saude Furtado and on the south by the property of the heirs of Francisco Luis Santana Mergulhao and presently bifurcated by Mandopa-Navelim public road passing through the said entire property in north-east direction and thereby dividing the said entire property into two parts, surveyed under no.23/20 and 65/5 of the village of Navelim, Taluka of Salcete.

*[Handwritten mark]*

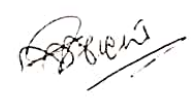
*[Handwritten signature]*

\*\*\* 21 \*\*\*

SCHEDULE II

Property admeasuring 10,325 square meters, which is the major portion of the said entire property described in the Schedule I above, surveyed under Survey No.65/5 of the Village of Navelim, Taluka of Salcete, bounded on the east by properties surveyed under nos.65/6 and 65/7 and partly Mandopa Navelim road; on the west by public road (N.H.17); on the north by properties surveyed under nos. 65/1, 65/2 and 65/3 and partly by Mandopa-Navelim road and on the south by property surveyed under No.66 all of the village of Navelim, Taluka of Salcete.

IN WITNESS WHEREOF the VENDOR and PURCHASER have set their hands and signed Deed of Sale on the date and place first above written.

\*\*\* 22 \*\*\*

VENDOR



*J.S.P.*

JOSE SAVIO DA PIEDADE  
ALBUQUERQUE PINTO  
Attorney of the Vendor

*J.S.P.*

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*J.S.P.*

*Albuquerque*

\*\*\* 23 \*\*\*

PURCHASER



*[Handwritten signature]*

*[Handwritten signature]*

M/s. BOUTIQUE CONSTRUCTION  
PRIVATE LIMITED represented  
by its Director Shri. Caji-  
tano Mario Pereira.



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



Witnesses:

1. Keena fernandes *[Signature]*

2. Ria D'silva *[Signature]*

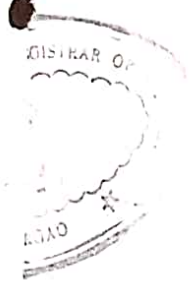
*[Handwritten mark]*

*[Handwritten signature]*

Executing Parties:-

1- Shri Jose Savio da Piedade Albu-  
querque Pinto alias Savio Pinto, 1/10  
Old Market, Mangao Goa, as attor-  
ney & vendor.

2- M/s Boutique construction private  
limited having its registered of-  
fice at a dream center 2nd floor,  
Navelim Junction, Navelim, Salcete  
Goa, represented herein its direct-  
or Shri Cajitane Mario Pereira, 1/10 Ma-  
nuel Jour Pereira, Major, business, 1/10  
singhetim, Navelim, Salcete, Goa.



Executing party i/o .....  
No. 1/202 .....  
.....  
Witness, etc. of the so called  
Sale deed ..... doc.

For and in behalf of the said Shri Jose Savio da Piedade Albuquerque Pinto & Shri



For and in behalf of the said Shri Jose Savio da Piedade Albuquerque Pinto & Shri

Shri Ignatius Miranda, Son of  
Jose Manuel, Miranda, Major of  
age married, Indian National  
Service, residing at Doanapur

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

Mangao dated 31/3/2008.

SUB-REGISTRAR  
SALCETE





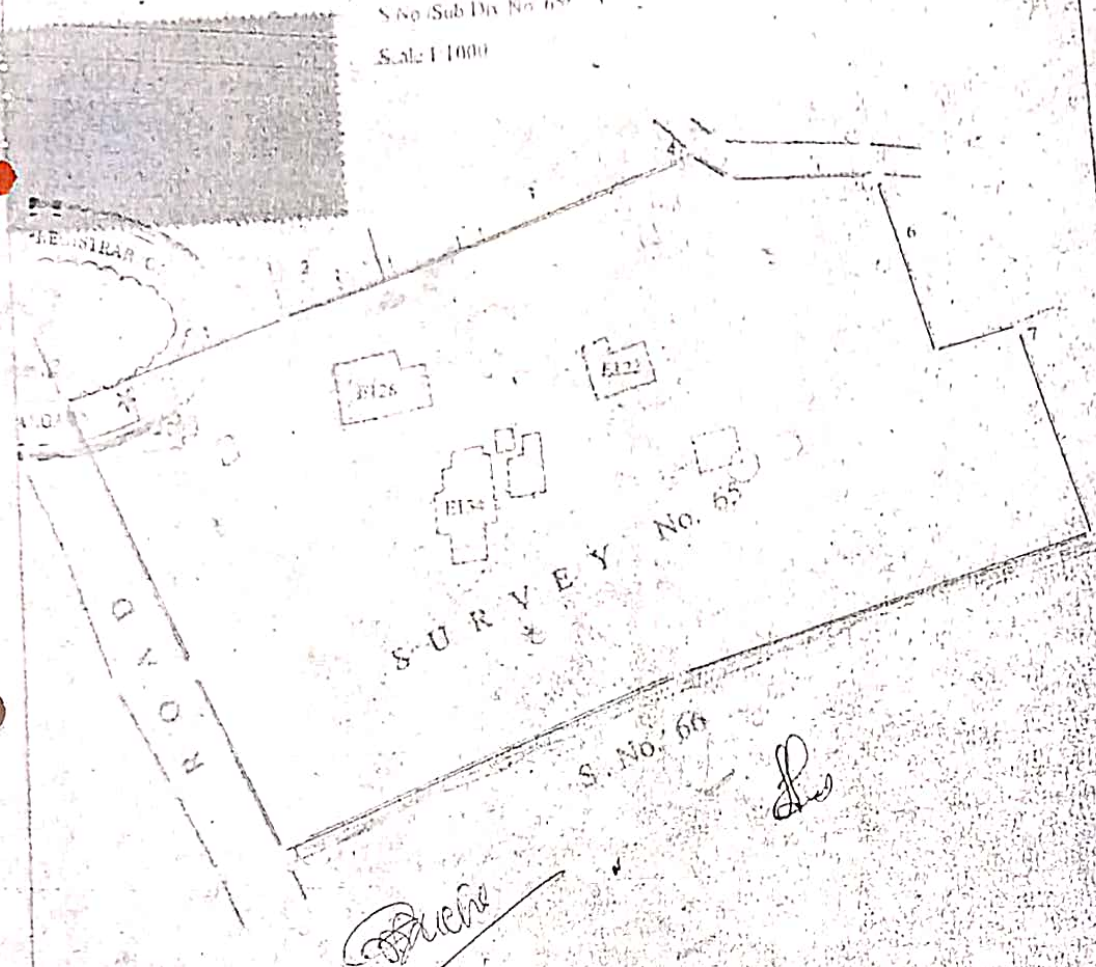
29

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



Plan showing plots situated at  
N. V. Village  
Sol. et. Taluka  
S. No. (Sub Div. No. 66) 3  
Scale 1:1000

IS & LR

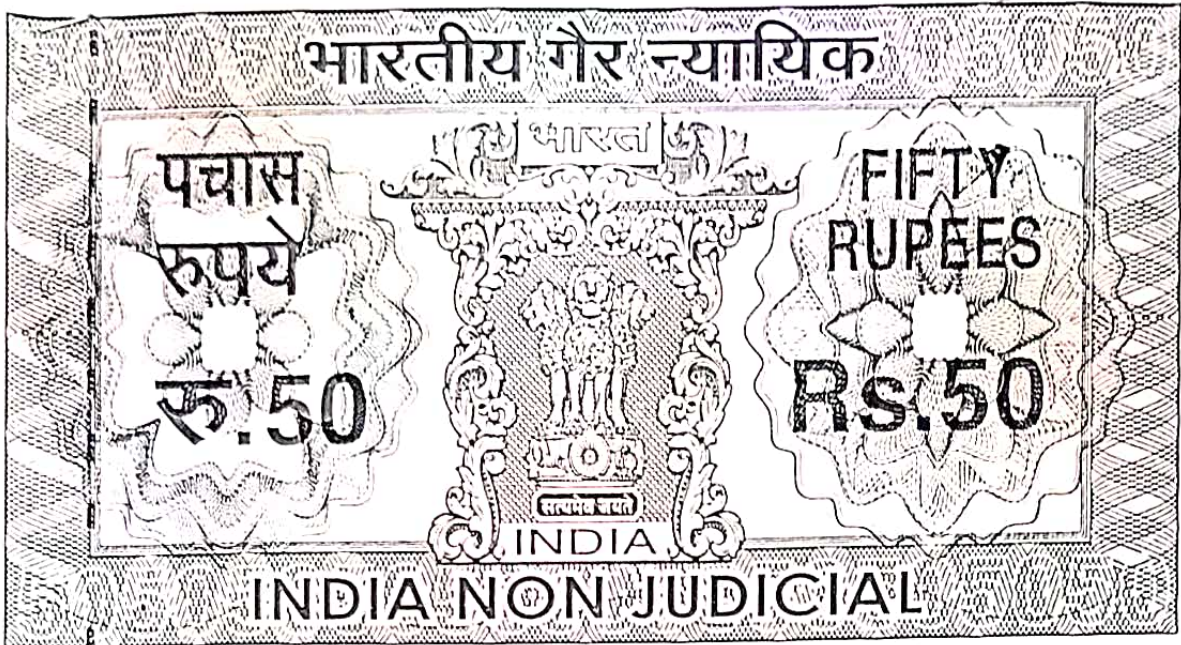


Computer Generated by

On 08-5-2006

Checked by

*[Handwritten signature]*



गोवा GOA

677

4/08/09 192850

50/-  
*Quickway Builders Pvt Ltd*  
*Navelim*  
 50/-

*[Signature]*

Serial No. 3718/2009  
 Presented at the Office of ~~the~~  
 Sub-Registrar of Salcete  
 between the hours of 9:30 am  
12:45 on 05/8/2009  
 noon.

Received fees for Rs. .... N. R.  
 Registration ..... 50.00  
 Copying ..... 20.00  
 Copy & Endorsement ..... 20.00  
 Postage ..... 10.00  
 Total Rs. 90.00

*[Signature]*  
 SUB-REGISTRAR,  
 SALCETE

*[Signature]*

SUB-REGISTRAR,  
 SALCETE

DEED OF RECTIFICATION,  
 RATIFICATION & CONFIRMATION

THIS DEED is made at Margao, Goa, on this 05th  
 day of August, 2009 - BY

*[Signature]*

M/S. QUICKWAY BUILDERS PRIVATE LIMITED (formerly BOUTIQUE CONSTRUCTION PRIVATE LIMITED) a company, registered under the Indian Companies Act, 1956, having its registered office at "Dream Centre", 2nd floor, Navelim Junction, Navelim, Salcete, Goa, represented herein by its Director, MR. CAJITANO MARIO PEREIRA alias MARIO PEREIRA, son of Manuel Joao Pereira, major of age, married, businessman, resident of Sinquetim, Navelim, Salcete, Goa, hereinafter referred to as the "EXECUTANT";



WHEREAS by Deed of Sale dt.26th March 2008 registered in the office of the Sub-Registrar of Salcete, Margao under No.1920 at pages 99 to 125 of Book No.I Vol.2913 dt.08.04,2008 (hereinafter referred to as the "principal deed") the executant purchased from Mr. FREDRICO LUCIANO DA PIEDADE ALVARES PINTO alias FREDRICO ALVARES PINTO alias FREDRICK LUCIAN ALVARES also known as FREDRICK PINTO, son of Francisco Bernardino Vincente da Piedade Pinto alias Bernardino Pinto also known as Bernard Pinto from Margao, Goa at present at

*[Handwritten signature]*

- 3 -

San Antonio, U.S.A, property surveyed under No.65/5 of Navelim village of Salcete Taluka, having an area of 10,325 sq. mts, forming major part of the property known as "NAVELIM O GRANDE" or "GORDARA" or "GORDERA", situated at Navelim, within the area of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.539 at folios 71 of Book B No.2 of new series and enrolled in the Land Revenue Office of Salcete under Matriz No.1375;



AND WHEREAS the EXECUTANT, the PURCHASER in said principal deed, which is a company incorporated under Companies Act, 1956 was formerly known as "BOUTIQUE CONSTRUCTIONS PVT. LTD" which name was changed to "QUICKWAY BUILDERS PVT.LTD" vide fresh Certificate of Incorporation issued on 13th February 2009 by Registrar of Companies, Goa Daman and Diu, Panaji; ↓

AND WHEREAS the EXECUTANT now intend to rectify, ratify and confirm the said principal deed by

*Devi's*

82

incorporating such change in name of the PURCHASER.

NOW THIS DEED WITNESSETH AS UNDER :

1. The EXECUTANT hereby confirm the said principal deed for all purposes as if the said deed has been signed and executed by them under such change in name.

2. The name of the EXECUTANT/PURCHASER shall be read as "QUICKWAY BUILDERS PRIVATE LIMITED" instead of "BOUTIQUE CONSTRUCTIONS PRIVATE LIMITED".

3. That as rectified, ratified and confirmed the principal deed shall remain in full force and effect.

IN WITNESS WHEREOF the EXECUTANT hereto have hereunto set and subscribed his hands and signature on the day, month, year and place first hereinabove mentioned.



SAL  
CET

81

EXECUTANT:



*Mario Pereira*

*Mario Pereira*

CAJITANO MARIO PEREIRA,  
Director,  
QUICKWAY BUILDERS PRIVATE LIMITED



right hand finger prints



left hand finger prints

*Mario Pereira*

WITNESSES:

1. Ria D'Silva R. Silva

2. Keena Fernandes Keena

Keena



Executing Party

1. M/S. QUICKWAY BUILDERS PRIVATE LIMITED (formerly BOUTIQUE CONSTRUCTION PRIVATE LIMITED), having its registered office at "Dream Centre", 2<sup>nd</sup> floor, Navelim Junction, Navelim, Salcete, Goa, represented herein by its Director, Mr. Cajitano Mario Pereira alias Mario Pereira, major of age, married, businessman, resident of Sinquetim, Navelim, Salcete, Goa.

Executing party No. 1

Rectification and Confirmation

Mario Pereira Pereira

Margao dated 6/8/2009.

SUB-REGISTRAR SALCETA

Registered No. 3603  
at pages 119 to 126  
Book No. 1 Volume No. 350  
date 14/08/2009

M  
Sub-Registrar

