

AXIS BANK LTD
SIRGONKAR ROAD, PANAJI
GOA (INDIA)

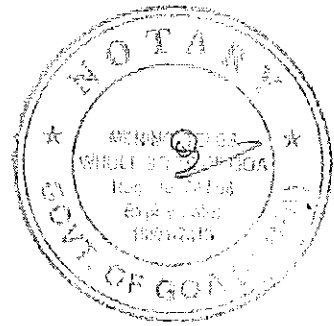
BRANCH #2832
121552
R. 10231004-405740
INDIA STAMP DUTY GOA



NAME: Tropical Residences Goa LLP
ADDRESS: Sandra (w) Mumbai
THROUGH: For AXIS BANK LTD.
SIGNATURE: [Signature]
RECEIPT NO: AXISB/2818

Authorized Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.

56



S. de. 21/1/14
SEAL OF THE SUB-REGISTRAR OF PANAJI

DEED OF SALE

THIS DEED OF SALE is made at Mapusa,
Goa, on this *Twenty ninth* day of the

[Signature]

Armando Marcie D'Souza
P. A. I. M.



month of April of the year Two Thousand
and Eleven (29/04/2011)

BETWEEN

(1) DR. MILOT FARIA, 48 years of age, son
of Late Alfred Faria and Late Mafalda Faria,
U.S.A national, Person of Indian Origin, PAN
Card No. AAAPF1615L, and his spouse (2)
MRS. GAIL FARIA, 45 years of age, daughter
of Robert Barron and Annarita Barron, U.S.A.
national, both residing at 416 Court Street,
Paintsville, Kentucky, 41240, USA, (3) MRS.
JOAN OLIVE FARIA, 76 years of age, wife of
Late Ayres Peter Anthony Faria, Canadian
national, Person Of Indian Origin, residing at
46 Quaker Crescent, Hamilton, Ontario,
Canada, L8W 1H5 (4) MR. CHRISTOPHER
AJAY FARIA, 51 years of age, son of Late

[Handwritten signatures]
 Marie D'Saige
 Lenee Jane [unclear]


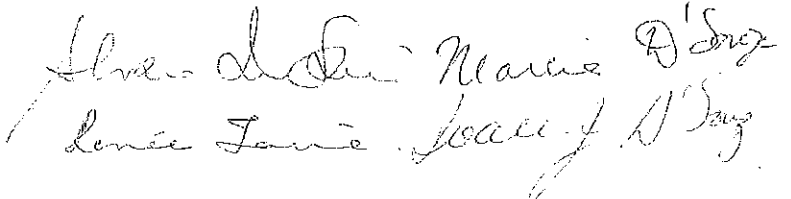
58

Ayres Peter Anthony Faria and Joan Olive Faria, Canadian national, Person of Indian Origin, his spouse (5) MRS. MARJORIE LAURA FARIA, 43 years of age, wife of Mr. Christopher Ajay Faria, U.S.A. national, , both residing at 536 Chancellor Circle, Avon Lake, Cleveland, Ohio, 44012, U.S.A, (6) MRS. RENEE SAVITA FERREIRA, 52 years of age, daughter of Late Ayres Peter Anthony Faria and Joan Olive Faria, Canadian national, Person of Indian Origin, her spouse (7) MR. OLAVO JOHN FERREIRA, 52 years of age, son of John Ferreira , Canadian national, Person of Indian Origin, , both residing at 1430 Kimberley Drive, Oakville, Ontario, L6H2Y4, Canada, (8) MR. JONATHAN DEV FARIA, 46 years of age, son of Late Ayres Peter Anthony Faria and Joan Olive Faria, Canadian national, Person of Indian Origin,



John Ferreira
Renee Savita Ferreira
Marjorie Laura Faria
Jonathan Dev Faria


residing at 46 Quaker Crescent, Hamilton, Ontario, Canada, L8W 1H5 (9) MS. RAQUEL KARINA FARIA, 43 years of age, daughter of Late Ayres Peter Anthony Faria and Joan Olive Faria, Canadian national, Person of Indian Origin, residing at 46 Quaker Crescent, Hamilton, Ontario, Canada, L8W 1H5, all the above-mentioned Vendors are herein represented in this Deed by their duly constituted Power of Attorney Mr. Alvaro Ivo Faria, Indian National, PAN No. AAIP10242A, himself the Vendor No.10 herein, vide Powers of Attorney dated 29.07.2010, 18.11.2010, 14.07.2010, 29.10.2010, 05.10.2010, 01.10.2010 and 18.10.2010 respectively (10) MR. ALVARO IVO FARIA, 82 years of age, Son of Late Milot Faria and Late Angelica Faria, Indian National, PAN No. AAIP10242A, and his



spouse (11) MRS. RENEE FARIA, 79 years of age, daughter of late Antonio Julius Gonsalves, Indian National, PAN No. AAACPF4047B , both residing at 1583, B.B. Borkar Road, Alto Porvorim, Goa, 403 521

(12) MRS. MARCIA D'SOUZA, 76 years of age, daughter of Late Milot Faria and Late Angelica Faria, Indian national, PAN No. AGXPD0814A and her spouse, (13) MR. IVAN D'SOUZA, 78 years of age, son of late Celestino Sousa, Indian national, PAN No. AAHPD0219P, both residing at Pricel Holme, Behind Sacred Heart Church, St. Cruz West, Mumbai- 400 054 all of them herein after referred to as the VENDORS (which expression, unless repugnant to the context or meaning thereof, shall include their respective heirs, successors, executors, legal


 *Ivan D'Souza*
Marcia D'Souza
Leticia Jane Lourenco

representatives, assignees and administrators)
of the FIRST PART.

61

A N D

TROPICAL RESIDENCES GOA LLP, a
Limited Liability Partnership incorporated
under the provisions of the Limited Liability
Partnership Act, 2008, bearing LLP Identity
Number: AAA-3827, having its registered
office at C-604, Kanti Apartments, Mount
Mary Church Road, Bandra (West), Mumbai
, Maharashtra -400050, represented herein by
its duly Designated Partner, Shri Satyendra
, Jagannath Sonar, son of Late Shri Jagannath
Keshav Sonar, aged 45 years, r/o C-604, Kanti
Apartments, Mount Mary Church Road,
Bandra (West), Mumbai -400050, having its
PAN as AAGFT8069E, herein after referred to

 *Alberto de Seno* *Marcie D'Souza*
Genevieve Lane *Lucas J. D'Souza*

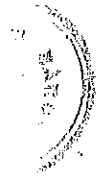
62

as the PURCHASER, (which expression shall unless repugnant to the context shall mean and include its successors in interest, administrators, executors and assigns) of the SECOND PART.

AND


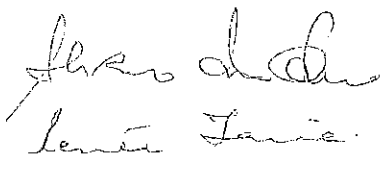
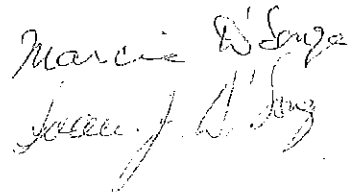
(1) MRS. LILIA INEZ LOURDES MENDONCA , 80 years of age, daughter of Late Milot Faria and Late Angelica Faria, British national, Person of Indian Origin, and her spouse (2) MR. FRANSISCO ASSISI MENDONCA , 85 years of age, son of late Ligorio Mendonca, British national, Person of Indian Origin, both residing at 24, Arras Avenue, Morden, Surrey, London, SM46DF, represented in this Deed by their duly constituted Power of Attorney Mrs Marcia

[Handwritten signatures]
Marcia D'Souza
Louise Jane Joyce J W/Souza



D'souza vide Power of Attorney dated 13th September, 2010 executed before the High Commission of India at London, herein after referred to as the **CONFIRMING PARTIES**, (which expression shall unless repugnant to the context or meaning thereof, shall mean and include their heirs, legal representatives, administrators, assignees and executors) of the **THIRD PART**.

WHEREAS, the Vendors and the Confirming Parties are the absolute and exclusive owners of an inherited residential immovable property known as 'Liwrañt' also known as " Malocinachem Batta' situated at Livramento ward of Sangolda village, Bardez Taluka, Goa, admeasuring an area of 5,850 sq. metres and surveyed in the Record of Rights under Survey No.75/24 of Village Sangolda,


 Marcia D'Souza
 Leneia Janis

64

Bardez Taluka, which property forms a distinct and independent property by itself.

WHEREAS the said property is more particularly described in the Schedule I hereunder written and delineated in green colour contour lines on the plan annexed hereto and is hereinafter referred to as "the larger property".

AND WHEREAS the said larger property originally belonged to Maria Ritinha Coutinho, landlady, resident of Livramento, Sangolda, Bardez, Goa, who died as a spinster on 15.04.1972 leaving behind her sister, Maria Matildes Coutinho, as her only heir and successor to the said property by virtue of a Public Will dated 11.01.1967 registered with the Office of the Notary Ex-Officio, Bardez, under No. 71 at pages 77 to 79v dated 11.01.1967.

 *Maria Ritinha Coutinho*
Senhor João de Sá

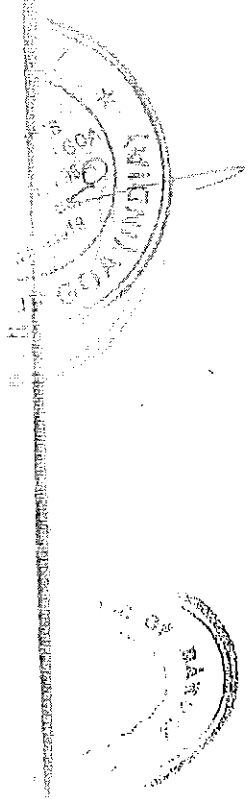


AND WHEREAS the said larger property was recorded in the Record of Rights, Form I & XIV of Survey No.75/24 of Village Sangolda in the name of the said Maria Ritinha Coutinho.

AND WHEREAS the said Maria Matildes Coutinho, upon whom the said larger property devolved, also died in the status of a spinster on 28.08.1975, leaving behind neither ascendants nor descendants but however leaving behind a Public Will dated 12.04.1971 registered with the Office of the Notary Ex-Officio, Bardez, under No. 82 at pages 57 to 59v dated 12.04.1971.

AND WHEREAS by virtue of the said Public will dated 12.04.1971, the said larger property devolved unto her cousin, Maria Angelica Pinto do Rosario e Faria, widow of

[Handwritten signatures]
[Signature] Maria d'Almeida Marcia d'Almeida
[Signature] Maria Faria *[Signature]* Joao J. d'Almeida



Dr.Milot Faria, resident of Mapusa, Bardez,
Goa.

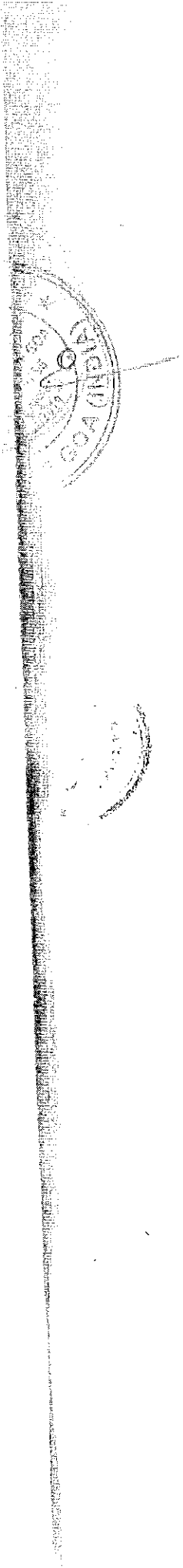
66

AND WHEREAS the said Maria Angelica Pinto do Rosario e Faria thus became the sole and exclusive owner of the said larger property upon the demise of Maria Matildes Coutinho on 28.08.1975.

AND WHEREAS the said Maria Angelica Pinto do Rosario e Faria died on 29.12.1983 leaving behind her a Public Will dated 23.08.1983 registered with the Office of the Notary Ex-Officio, Bardez, under No. 124 at pages 14 to 16 dated 23.08.1983.

AND WHEREAS by virtue of the said Public Will, the said larger property devolved unto the following persons in the manner stated in the said Will , viz.,

[Handwritten signatures and names]
Senhor D. Luis Marcio D'Sa
Senhor Jaime. Senhor J. N. Souza



(a) to her daughter, Lilia Mendonca: the whole house situated in the said property along with surrounding plot with total area of 1,000 square metres in area;

(b) and the remaining portion of the said larger property in the following manner:(1) one fourth to the sons of Alfred Faria, viz. Milot and Andre (2) one fourth to her son, Aires Faria (3) one fourth to her son, Alvaro Faria and (4) one fourth to her daughter, Marcia D'souza.

AND WHEREAS the said larger property surveyed under Survey No.75/24

[Signature] Aires Faria Marcia D'Souza
Lilia Faria. *[Signature]*

67

thus presently stands recorded in the Record of Rights, Form I & XIV in the names of Alvaro Faria, Lilia Faria, Marcia Faria alias Marcia D'souza, Milot Faria, Andre Faria and Aires Faria.

AND WHEREAS out of the persons, one of them viz. Andre Faria died without getting married i.e. in the status as bachelor, on 01.03.1988.

AND WHEREAS Aires Faria alias Ayres Faria died on 02.05.1997 leaving behind the Vendor no. 3 as his moiety holder and Vendors Nos. 4 to 9 as his only heirs.

AND WHEREAS the Vendors Nos. 1 to 9 above-named and the Confirming Parties, though foreign nationals, are Persons of Indian Origin and spouses of Persons of Indian Origin and have a right, title and interest in the said larger property by virtue

[Handwritten signatures]
 Alvaro de Sousa Marcia D'Souza
 Lilia Faria Joao J. N. Souza

of the law of inheritance and also by the law of succession as applicable in the State of Goa.

AND WHEREAS in the circumstances narrated above, the said larger property today belongs to the following persons who are in possession thereof as exclusive owners of the said property, viz. Dr. Milot Faria, Mrs. Gail Faria, Mrs. Lilia Mendonca, Mr. Francisco Mendonca, Mrs. Joan Faria, Mrs. Renee Ferreira, Mr. Olavo Ferreira, Mr. Christopher Faria, Mrs. Laura Faria, Mr. Jonathan Faria, Ms. Raquel Faria, Mr. Alvaro Faria, Mrs. Renee Faria, Mrs. Marcia D'Souza and Mr. Ivan D'Souza.

AND WHEREAS a portion of the said larger property consisting of an old residential house with the plot surrounding the same (and inclusive of the area on which the house stands) admeasuring in total an

Goa *Alvaro D. Souza* *Marcia D'Souza*
Renee Faria *Juan F. D'Souza*

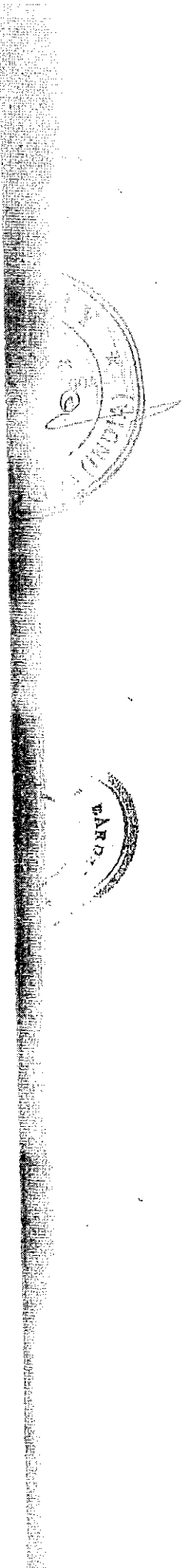
70

area of 1000 square metres of land belongs exclusively to the said Confirming Parties, i.e. Mrs Lilia Mendonca and her husband Francisco Mendonca in terms of the said Will dated 23.08.1983.

AND WHEREAS the balance 4,850 square metres area out of the said larger property belongs exclusively to the Vendors herein.

AND WHEREAS out of the said area of 4,850 square metres belonging to them, the said Vendors have physically separated there from, by metes and bounds with a physical stone boundary/compound wall, an area of 3900 square metres of land and constituted the same into a distinct and independent plot of land with its own independent exclusive access, which plot of land is hereinafter referred to as the "said property", more

[Handwritten signatures and names]
Lilia Mendonca, Francisco Mendonca, Jose J. D. Silva



71

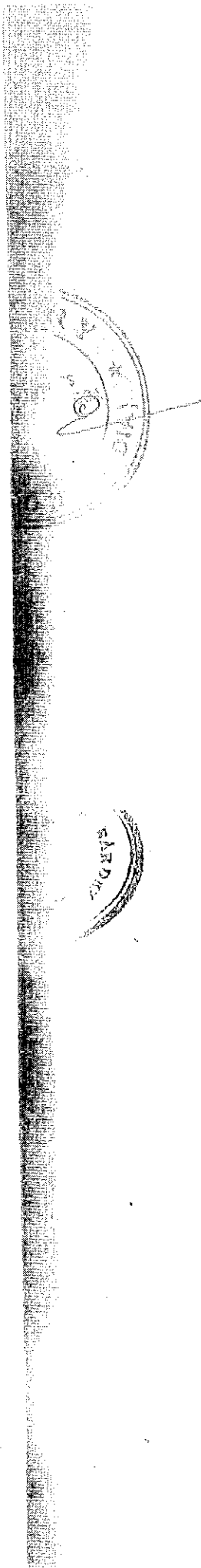
particularly described in the Schedule II hereunder written and delineated in red colour contour lines on the plan annexed hereto.

AND WHEREAS the Vendors being desirous of selling the said inherited residential property as physically separated and have been approached by the Purchaser who is desirous of purchasing the same on mutually agreed terms and conditions.

AND WHEREAS the Confirming Parties have no objection to the said sale by the Vendors to the Purchaser and confirm and consent to the same.

AND WHEREAS the Vendors have made several representations to the Purchasers and the parties have had negotiations and discussions with each other and in pursuance thereof the Vendors have

James de Souza
Marie de Souza
James de Souza



agreed to sell and the Purchaser, relying upon the said representations, has agreed to purchase the said property, more particularly described in the Schedule II hereunder written and delineated in red colour contour lines on the plan annexed hereto, on certain terms and conditions as mutually agreed.

AND WHEREAS the Vendors have represented to the Purchaser that there is a ten metres wide access to the said property hereby conveyed from the main public road by way of and through the property bearing Survey no.75/1 of village Sangolda.

AND WHEREAS the name of the Comunidade of Sangolda is recorded in the Occupants' column of the survey records in the respect of the property bearing Survey No.75/1 of Village Sangolda and the name of

Almeida de Sousa
Almeida de Sousa
Almeida de Sousa

one Late Dattaram Shabi Tendulkar is found recorded in the tenants column thereof.

AND WHEREAS the legal heirs of the said Late Dattaram Shabi Tendulkar have issued their separate Declarations cum Consent/NOC's for Access acknowledging and confirming the existence of the said access as well as their Consent/No objection to the continuance and use of the same by the occupants/owners of the said property hereby conveyed.

AND WHEREAS the Vendors and the Confirming Parties have represented, covenanted and confirmed to the Purchaser that they have no right of way/ access or any other right, easement or other encumbrance on or in respect of the property hereby conveyed and that the access to their part/portion of the said larger property is

Govd *Shree J. B. Marie D'Souza*
Senec Lane. J. B. D'Souza

through a separate access /road including through Survey No. 75/3 which is otherwise a public road and is shown as an access to their said portion.

AND WHEREAS, the Purchasers have in exercise of due diligence published, through their Advocate, a Public Notice in the Daily newspaper 'The Navhind Times', edition of Friday 10.12.2010, calling for objections, if any, from the general public to the proposed purchase.


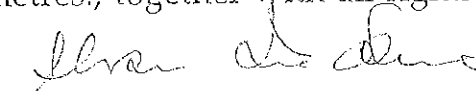
AND WHEREAS, no objections were received from any person within 15 days of the public notice period and thereafter till date and as such it is presumed that no other person has any claim or objection to the proposed sale of the said property.

For Sale of the said property
Mercie D'Souza
Senec Faria . *Josua J. D'Souza*

NOW THEREFORE THIS DEED OF

SALE WITNESSES AS UNDER:


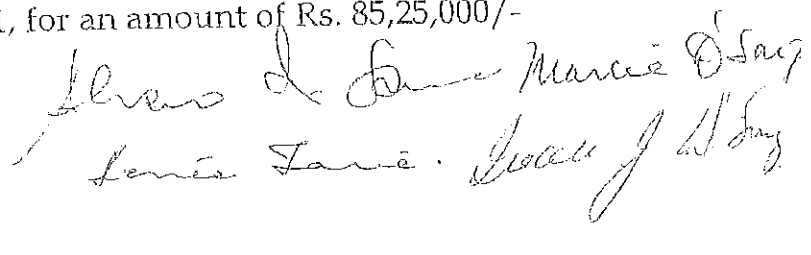
1. Pursuant to the above said Agreement and in consideration of sum of Rupees Three Crores Forty One Lakhs Only (Rs.3,41,00,000/-) paid by the Purchaser to the Vendors, in the manner stated in clause 2 hereunder, the receipt whereof the Vendors do hereby acknowledge and admit, the Vendors as absolute owners in possession of the said immovable property, do hereby convey, grant, assure and transfer by way of SALE unto the Purchaser, free from all encumbrances, all that land, more particularly described in the Schedule-II hereunder written, and as delineated in red contour lines on the plan annexed hereto, admeasuring 3900 square metres., together with all rights,

  Marcie D'Souza
 Anne Marie D'Souza

liberties, easements, privileges, appendages, culverts, structures and appurtenances whatsoever in or to the said property hereby conveyed TO HAVE AND TO HOLD the said land unto the use of the Purchaser as absolute owner thereof, free from all encumbrances and without any claim, demand whatsoever from or by the Vendors herein or any other person claiming through or under the Vendors.

2. It is agreed, admitted and acknowledged by the Vendors that they have received the entire consideration price of Rs. 3,41,00,000/- (Rupees Three Crores Forty One Lakhs only) as under:


- i. Pay Order No. 768303 dated 28.04.2011 drawn on Punjab National Bank, Panaji Branch in favour of Dr.Milot Faria, the Vendor No.1, for an amount of Rs. 85,25,000/-


Milot Faria. 

(Rupees Eighty Five lakhs twenty five thousand only) being the share of the Vendors nos.1 and 2, as per their entitlement, of the total consideration.

ii. Pay Order No.768302 dated 28.04.2011 drawn on Punjab National Bank, Panaji Branch in favour of Mr. Alvaro Ivo Faria, the Vendor No.10, for an amount of Rs. 85,25,000/- (Rupees Eighty Five lakhs twenty five thousand only) being the share of the Vendors nos. 10 and 11, as per their entitlement, of the consideration.


iii. Pay Order No.768304 dated 28.04.2011 drawn on Punjab National Bank, Panaji Branch in favour of Mrs. Marcia Dsouza, the Vendor No.12, for an amount of Rs. 85,25,000/- (Rupees Eighty Five lakhs twenty five thousand only) being the share of the

 *Shan L. D. Maria D'Souza*
Leneia Faria

Vendors nos. 12 and 13, as per their entitlement, of the consideration.

iv. Pay Order No. 768305 dated 28.04.2011 drawn on Punjab National Bank, Panaji Branch in favour of Mrs. Joan Faria, the Vendor No.3, for an amount of Rs. 42,62,500/- (Rupees Forty two lakhs sixty two thousand five hundred only) being the share of the Vendors no. 3, as per her entitlement, of the consideration.

v. Pay Order No. 768301 dated 28.04.2011 drawn on Punjab National Bank, Panaji Branch in favour of Mrs. Joan Faria, the Vendor No.3 being the mother/mother-in-law as the case may be of the Vendors Nos. 4 to 9, for an amount of Rs. 42,62,500/- (Rupees Forty Two lakhs sixty two thousand five hundred only) being the share of the Vendors

 *Luís Maria D' Souza*
Luís Maria D' Souza

79

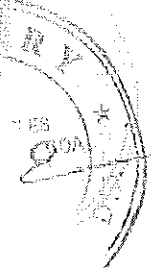
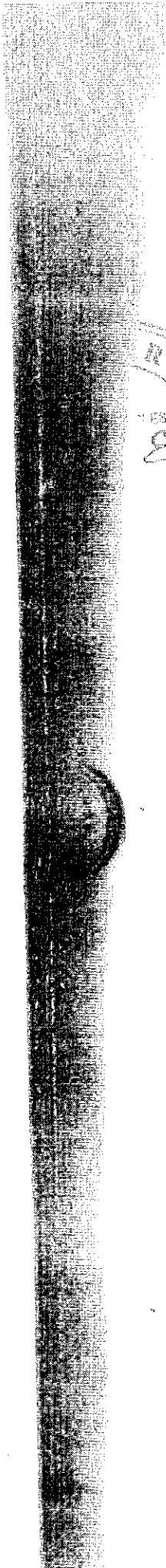
no. 4 to 9, as per their entitlement, of the consideration.

The share of the Vendors nos. 3 to 9 is paid in the name of the Vendor No.3 as per their instructions given through the Vendor No.10 who is their duly constituted attorney.

3. The Vendors do hereby covenant with the Purchaser that notwithstanding any act or deed or thing done, executed or knowingly or willingly suffered to the contrary by the Vendors or any person claiming by, through or for them, the Vendors now have absolute power, right and title and authority to grant, convey and transfer by way of sale the said property unto the use of the Purchaser in the manner aforesaid.

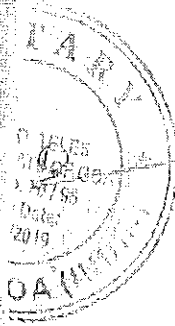
4. The Vendors do hereby covenant and declare that they have absolute authority, right and power to sell and convey the said

[Handwritten signatures]
[Signature] *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]* *[Signature]*



80

property unto the Purchaser AND THAT it shall be lawful for the Purchaser to peacefully and quietly enter upon, own, hold, possess, occupy and enjoy the same as absolute owners without any interruption, claim or demand whatsoever by or from the Vendors or by any persons claiming through or under them.



5. The Vendors do hereby covenant and declare that the said property hereby conveyed is free from all encumbrances, claims, charges, mortgages, claims, litigation or demands whatsoever and the Vendors have not done or suffered anything in respect of the said premises and property hereby conveyed which may render the same to any attachment or lien of any court, body or person whatsoever. The Vendors covenant with the Purchaser that they shall indemnify

[Handwritten signatures]
 Steve & Rene Marie O'Say
 Lorie Laine Laine J. O'Say

and keep indemnified the Purchaser from and against all claims, encumbrances, charges, demands whatsoever in respect of the said property hereby conveyed.

5. The Vendors and the Confirming Parties covenant, declare and confirm that no other person apart from the Vendors herein have any right, title, interest or claim of whatsoever nature in or to the said property hereby conveyed whether by way of prior agreement, inheritance, testamentary succession, kinship, tenancy or any other mode or manner whatsoever and that there is no dispute, charge, mortgage or litigation or other such issue/claim outstanding or pending in respect of the said property and further that the Vendors are fully entitled by themselves to convey the said property to the

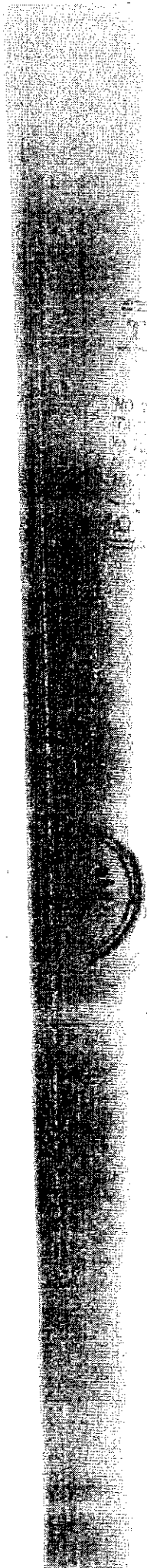
Go *Shra A S. Marcie D' Souza*
Senec Jamie Jean J. W. Souza

Purchaser free from any encumbrance whatsoever.

7. The Vendors shall and will from time to time and at all times hereafter, at the request and at the cost of the Purchaser do and execute and cause to be done and executed all such lawful and reasonable acts, deeds and things whatsoever, which may be lawfully required to be done, made and executed for better and perfectly conveying the said property unto and to the use of the Purchaser in the manner aforesaid and placing the Purchaser in possession of the same.

8. The Vendors agree that they shall cooperate with the Purchaser in all respects and sign and execute all such documents and papers as may be required in order to ensure that the Purchaser's name is entered in all relevant records with the concerned

[Signature]
Ishar Lal Sanjiv D'Souza
Senee Sanjiv D'Souza



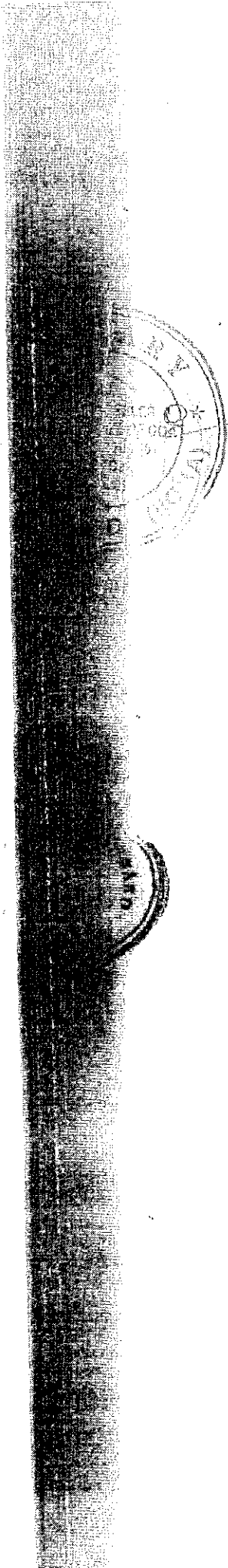
83

authorities in respect of the land hereby conveyed.

9. The Vendors shall in all manner cooperate fully with the Purchaser to obtain all such licenses, permissions, clearances, No Objection Certificates, consents or such other documents as may be required to be obtained from the concerned authorities/persons, statutory or otherwise, as the case may be, in order to fully convey the said property unto the Purchaser herein.

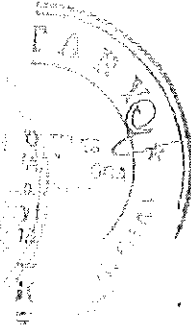
10. The Vendors covenant that in case of any dispute or defect in respect of their right, title or interest as regards the said property conveyed or any claim made in respect of the property by any other person, the Vendors shall compensate and/or indemnify and keep compensated and/or indemnified, as the case may be, the Purchaser as against any injury,

George John D'Almeida
Lucas Laine *James J. D'Almeida*



84

damage, loss and expenses, claims, costs, litigations, etc., as the case may be, arising out of or directly or indirectly from such dispute or defect. The Vendors shall be solely liable and responsible to such other persons for the claims made, if any.



11. The Vendors covenant that if for any reason, whether arising out of defect of their title or account of any act or thing done/ caused to be done or omitted to be done, either by omission or commission, by the Vendors or anyone claiming through or under them at any time, the Purchaser is deprived of the said property hereby conveyed or any part of it, the Vendors shall compensate and/or indemnify and keep compensated and/or indemnified, as the case may be, the Purchaser as against any such deprivation, injury, damage, loss and

[Handwritten signatures]
Shan de... Marcie W. Souza
Lenee Jane. John J. N. Souza

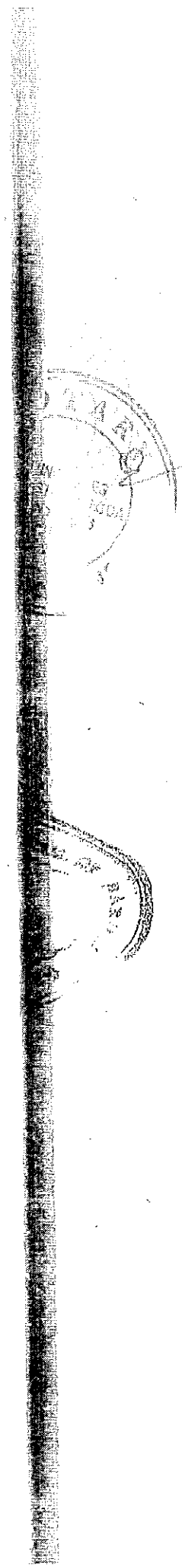


85

expenses, claims, costs, litigations, etc., as the case may be, arising out of or directly or indirectly from such deprivation, dispute or defect. The Vendors shall be solely liable and responsible in all respects in such event.

12. The Vendors and the Confirming Parties hereby agree and confirm that the Purchaser shall be entitled to carry out the mutation, partition, sub-division, demarcation, re-survey or any other proceedings in the Land/Survey records, Record of Rights and all other records, be it municipal, revenue, land or otherwise, in respect of the property on the strength of this Deed of Sale and the Vendors and the Confirming parties have no objection whatsoever. The Purchaser shall similarly be entitled to carry out and adopt all other proceedings as may be necessary in respect of

[Signature]
Shri. S. S. M. M. D'Souza
Sri. S. S. M. D'Souza



the property for better and perfectly conveying the said property unto and to the use of the Purchaser and the Vendors and the Confirming Parties have no objection to the same and shall co-operate in all respects. It is agreed and declared by the Vendors and the Confirming Parties that this Deed and in particular this clause shall be taken to be and serve as the 'No Objection'/consent by the Vendors and the Confirming parties to the said mutation, partition, sub-division, demarcation, re-survey and for all other purposes or proceedings as the case may be.

13. The Vendors and the Confirming Parties hereby covenant and declare that the Purchaser shall be entitled to obtain conversion sanad, permissions, licences, clearances, NOC's, etc as may be applicable from time to time and carry out such

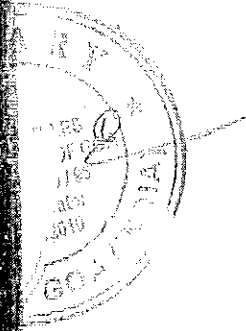
Shri D. S. Marie D'Saiz
Shri J. J. D'Saiz

88

14. The Vendors and the Confirming Party covenant that there is no other charge, lien, claim, litigation, demand or other encumbrance of whatsoever nature on or in respect of the said property hereby conveyed.

15. The Vendors and the Confirming Party hereby on execution of this conveyance have put the Purchaser in full and peaceful possession of the said property hereby conveyed.

16. The Vendors and Confirming Party hereby declare, covenant and represent to the Purchaser that the ten metre wide access to the said property is from the public road on the western side of the property hereby conveyed going across the property bearing Survey no.75/1 of Village Sangolda, recorded in the name of the Comunidade of Sangolda in the survey records, which lies in between



[Handwritten signatures]
Alvan de Almeida Marcia D'Souza
Leneé Tarcia Soares J. A. Souza

the said road and the property hereby conveyed. The Vendors and the Confirming Parties declare, covenant and undertake that it shall be their responsibility at all times to ensure that the said access is maintained, perfected and NOC/consent for the same, if any required, shall be obtained from the Comunidade of Sangolda. The Vendors and Confirming Parties declare that separate Declaration cum Consents/NOC's for Access from the legal heirs of late Shri Dattaram Shabi Tendulkar, whose name is found recorded in the tenant's column of the Form I & XIV, have been obtained by them. In case of any such eventuality where for any reason the access to the said property hereby conveyed from the public road is denied/deprived, then in such eventuality it will be the responsibility of the Vendors and Confirming

[Signature] / *[Signature]* to *[Signature]* *[Signature]*
[Signature] *[Signature]*

parties to provide to the Purchaser an appropriate alternative access of suitable width on the eastern side through the remaining portion of the larger property to the public road Survey No.75/3 Village Sangolda.

17. The Vendors and the Confirming Parties hereby covenant and declare that they shall fully co-operate in all respects with the Purchaser in (a) completion/finalization of all proceedings before the revenue courts/authorities for mutation, partitioning, sub-division/amalgamation, demarcation, re-survey as the case may be, in respect of the property hereby conveyed and for obtaining a separate Survey number/Form I & XIV in respect thereof; (b) construction of a compound wall around the property hereby conveyed; (c) obtaining all approvals,

For *Shri. D. S. Narasimha Murthy*
Senior Law Officer

licences, permissions, orders, conversion sanads, consents, NOC's, clearances, approvals, revision of plans etc as may be required by the Purchaser.

18. The Vendors have prior to the execution of this Deed constructed/erected the boundary compound wall/ stone wall for physically separating the said property hereby conveyed from the remaining part of the larger property Survey No.75/24 and around the boundary of the property hereby conveyed, the cost whereof has been borne by the Purchaser. The Vendors and the Confirming Parties declare that they have also dismantled the rear extension, which was in ruins, (area within the portion marked in blue lines on the plan annexed hereto) of the old house situated in the said property and as such no portion of the said house as shown in

[Signature] *[Signature]* Marie D'Amor
[Signature] Marie Marie D'Amor

the survey plan falls in the property hereby conveyed and the rear wall of the said house is now set back by at least three metres from the compound wall separating the property hereby conveyed.

19. The present market value of the said land hereby conveyed is Rs.3,41,00,000/- (Rs. Three Crores Forty one lakhs only). The Stamp duty and registration charges are paid accordingly.

SCHEDULE I

(SAID LARGER PROPERTY)

All that residential land surveyed under No. '75/24 of village Sangolda, Taluka Bardez, Goa, known as 'Liwrant" also known as " Malocinachem Batta' situated at Livramento ward of Sangolda village, Bardez Taluka, Goa, admeasuring an area of 5,850 sq. metres

Gov. Shri. L. S. Marcio D. S.
Senec Faine Juan J. W. S.

and surveyed under Survey No.75/24 of Village Sangolda, Bardez taluka, wherein exists an old residential house, and bounded as under:

On the East - by property bearing Survey No.75/3 belonging to the Comunidade of Sangolda, which is a public road.

On the West - by property bearing Survey No.75/1 belonging to the Comunidade of Sangolda, beyond which lies the public road;

On the North - by property bearing Survey Nos. 75/20, 75/22, 75/23 and 75/3.

On the South - by property bearing Survey No.75/27

Go *Alves & Co. Marcio D'Souza*
Luiz Jaime Soares J. W. Souza

SCHEDULE II

(SAID PROPERTY HEREBY CONVEYED)

All that residential land admeasuring an area of 3900 sq. metres , known as 'Liwrant" also known as "Malocinachem Batta" situated at Livramento ward of Sangolda village, Bardez Taluka, Registration Sub-District of North Goa, State of Goa, being part of Survey No. 75/24 village Sangolda, with the following boundaries:

On the East - by the remaining part of the same property bearing Survey no.75/24 separated physically by metes and bounds by stone boundary/compound wall;

On the West - by property bearing Survey No.75/1 belonging to the Comunidade of Sangolda, beyond which lies the public road;

For *Manoel de Jesus Marcio D'Souza*
Jose Jaime - Jose J. D. Souza

95

On the North - by properties bearing Survey
Nos. 75/20 and 75/22;

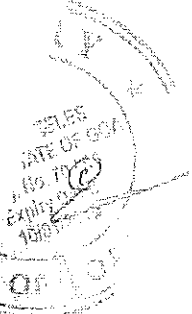
On the South - by property bearing Survey
No.75/27.

(all survey numbers are of Village Sangolda,
Bardez taluka)

The property hereby conveyed is
delineated in red colour contour lines on the
plan annexed hereto, which plan shall form
an integral part of this Deed of Sale.

In the witness whereof the parties
hereto have set and subscribed their
respective hands to this Deed of Sale on the
day, month and year first herein above
written.

[Handwritten signatures]
Marcie D'Saige
Luis Jaime



Signed sealed and delivered
by the VENDORS

Alvaro de Faria

Al



(SHRI ALVARO FARIA, the Vendor No.10
and as attorney of the Vendors nos. 1 to 9)

96

L.H.F.P. of

R.H.F.P. of

1.



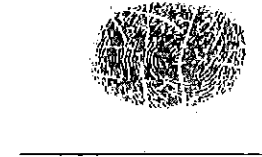
1.



2.



2.



3.



3.



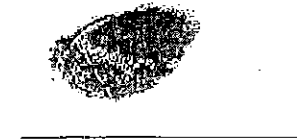
4.



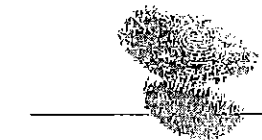
4.



5.



5.



Alvaro Faria



97

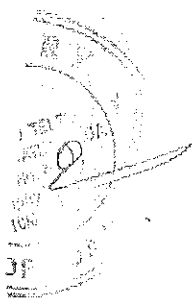


Len

Renee Faria











(MRS. RENEE FARIA)

the Vendor No.10



L.H.F.P. of

R.H.F.P. of

- | | | | |
|----|---|----|---|
| 1. |  | 1. |  |
| 2. |  | 2. |  |
| 3. |  | 3. |  |
| 4. |  | 4. |  |
| 5. |  | 5. |  |

Alan D. ...
Marcia D' Souza
Lucas J. D' Souza

98

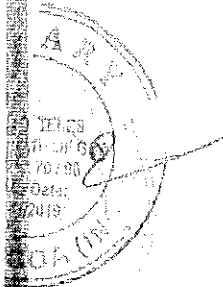


Marcia D'Souza

Marcia D'Souza

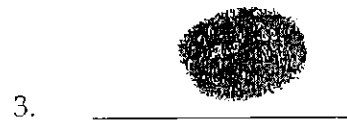
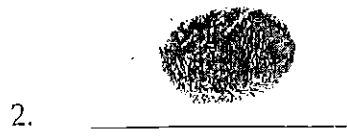
(MRS. MARCIA D'SOUZA)

the Vendor No.11



L.H.F.P. of

R.H.F.P. of



Alvaro de Souza
Luise Tania
Marcia D'Souza

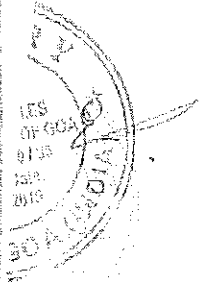


Ivan D'Souza

Ivan D'Souza

(MR. IVAN D'SOUZA)

the Vendor No.12



L.H.F.P. of

R.H.F.P. of

1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



Ivan D'Souza
Director
Marcio D'Souza

100

Signed sealed and delivered
By the PURCHASER
For TROPICAL RESIDENCES GOA LLP



Designated Partner

(TROPICAL RESIDENCES GOA LLP)

through its Designated Partner, Shri
Satyendra J. Sonar)

L.H.F.P. of

R.H.F.P. of

- | | | | |
|----|--|----|--|
| 1. | | 1. | |
| 2. | | 2. | |
| 3. | | 3. | |
| 4. | | 4. | |
| 5. | | 5. | |

Shri J. Sonar
Designated Partner

Marcie D. Saiz
Secretary

101

Signed sealed and delivered

By the CONFIRMING PARTIES

represented by their attorney

Marcia D'Souza



MRS. MARCIA D'SOUZA













Marcia D'Souza

(MRS. MARCIA D'SOUZA)

L.H.F.P. of


R.H.F.P. of

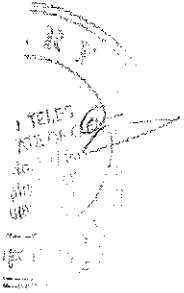
- | | | | |
|----|---|----|---|
| 1. |  | 1. |  |
| 2. |  | 2. |  |
| 3. |  | 3. |  |
| 4. |  | 4. |  |
| 5. |  | 5. |  |

*Attest to the
true and
correct copy
of the original
of the above
document
for
Marcia D'Souza
Marcia D'Souza*

Witnesses :

1. ~~Sonalkar~~ Siddesh Navalkar

2.  AMOL BILANI



Recd & compare by J.P. Kone

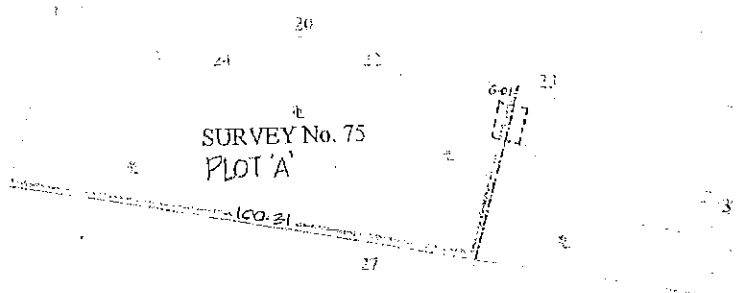
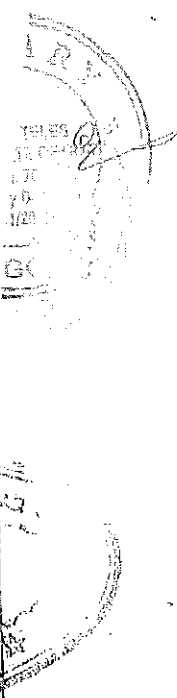
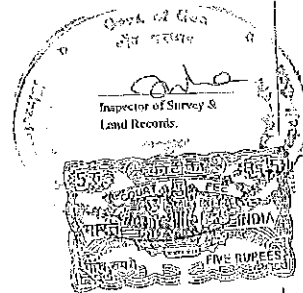


103

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

Inward No 2737

Plan Showing plots situated at
Village : SANGOLDA
Taluka : BARDEZ
Survey No./Subdivision No. : 75/ 24
Scale : 1 : 1000



AREA OF PLOT 'A' = 3900 SQ. MTS

[Handwritten signatures]
Alvaro de Sousa
Leneia Santos
Mariano D'Souza
22-12-10

Generated by: AMAY
On: 22-12-10

Compared By: *[Signature]*
22-12-10



104

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-04-2011 01:20:19 PM

Document Serial Number : 2151

Presented at 12:01:00 PM on 29-04-2011 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	682100.00
	Processing Fees	900.00
	Total :	682900.00

SUB-REGISTRAR BARDEZ

Charges Six lakhs eighty three thousand only

Stamp Duty Required: 948020.00

Stamp Duty Paid: 1023100.00

Satyendra Jagannath Sonar presenter

SUB-REGISTRAR BARDEZ

Name	Photo	Thumb Impression	Signature
Satyendra Jagannath Sonar, s/o Late Shri. Jagannath Keshav Sonar , Married, Indian, age 45 Year Business, r/o C-604, Kanti Apts Mount Mary Church Road, Bardez West Mumbai 400 050. PAN No. AGFT8069E. The Partner of Tropical Residences Goa LLP.			

Endorsements



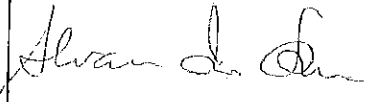
Executant

1. Marcia D'Souza, d/o Late Milot Faria, Married, Indian, age 76 Years, House-Wife, r/o Price! Holme, Behind Sacred Heart Church, St. Cruz, WEst Murnbai 400 054. PAN No. AGXPD0814A. For self and as POA holder for the Confirming party No. 1 and 2 vide POA dtd. 13/09/2010 executed before the High Commission of India in London and duly stamped by the Addl. Collector North Goa Dtd. 29/09/2010.


Photo	Thumb Impression	Signature
		Marcia D'Souza

105



2. Alvaro Ivo Faria, s/o Late Milot Faria, Married, Indian, age 82 Years, Business, r/o 1583, B.B. Borkar Road, Alto Porvorim, Bardez, Goa. 403521. PAN No. AAIP10242A. For self and as POA holder for the vendor No. 1 to 9, POA for the vendor No. 1 dtd. 13/09/2010 and POA for vendor No. 2 dtd. 18/09/2010 both executed before the Embassy of India in Washington and duly stamped by the Addl. Collector of North Goa dtd. 28/10/2010 and 05/01/2011 resp., POA for the vendor No. 3 dtd. 14/07/2010 executed before the Consul Consulate General of India in Toronto and duly stamped by the Addl. Collector of North Goa dtd. 22/09/2010, POA for the vendor No. 4 and 5 dtd. 29/10/2010 executed before the Consulate General of India in New York, POA for the vendor No. 6 and 7 dtd. 05/10/2010 executed before the Commission and Notary Public of Canada and duly stamped by the Addl. Collector dtd. 28/10/2010 and POA for vendor No. 8 dtd. 01/10/2010 executed before the Commission and Notary Public in Canada and duly stamped by the Addl. Collector North Goa dtd. 20/10/2010 and POA for vendor No. 9 dtd. 18/10/2010 executed before the High Commission of India in London and duly stamped by the Addl. Collector North Goa dtd. 04/11/2010.

Photo	Thumb Impression	Signature
		



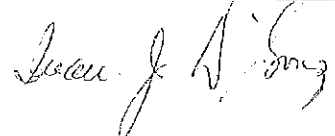
3. Ramee Faria, d/o Late Antonio Julius Gonsalves, Married, Indian, age 79 Years, House-Wife, r/o 1583, B.B. Borkar Road, Alto Porvorim, Bardez, Goa. 403521. PAN No. AACPF4047B.

Photo	Thumb Impression	Signature
		

4. Marcia D'Souza, d/o Late Milot Faria, Married, Indian, age 76 Years, House-Wife, r/o Pricel Holme, Behind Sacred Heart Church, St. Cruz, WEst Mumbai 400 054. PAN No. AGXPD0814A.

Photo	Thumb Impression	Signature
		

5. Ivan D'Souza, s/o Late Celestino Sousa, Married, Indian, age 78 Years, retired, r/o Pricel Holme, Behind Sacred Heart Church, St. Cruz, WEst Mumbai 400 054. PAN No. AAHPD0219P.

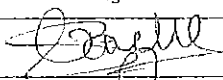
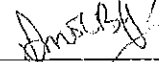
Photo	Thumb Impression	Signature
		

6. Satyendra Jagannath Sonar, s/o Late Shri. Jagannath Keshav Sonar, Married, Indian, age 45 Years, Business, r/o C-604, Kanti Apts. Mount Mary Church Road, Bandra West Mumbai 400 050. PAN No.

AAGFT8069E. The Partner of Tropical Residences Goa LLP.

Photo	Thumb Impression	Signature
		

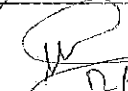
Identification

Sr	Witness Details	Signature
01	Siddesh L. Navelkar , s/o Laxmikant Navelkar, Married, Indian, age 28 Years, advocate, r/o Ponda Goa.	
02	Amol Bilgi, s/o Balaji Bilgi, Married, Indian, age 45 Years, Business, r/o Margao Goa.	

Scanned By:- *Saulanand*

Signature:- *Amol Bilgi*

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
MARGAO



107

Registration Number: ER/REG-02156-2011
 Date: 23/12/2014
 Sub-Registrar (Bardéz)

Scanned By: [Signature]

Signature: [Signature]

Designed and developed by C-DAC, ACTS, Pune



CERTIFIED TO BE TRUE COPY OF THE ORIGINAL
 Page no-8977/14 | e dated 23/12/2014

[Signature]
 Assistant & Deputy
 (Whole of GOA)
 PANAJI - GOA

