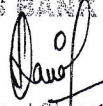


AXIS BANK LTD  
SIDDHARTH BANDODKAR BHAVAN  
P. SHIRGAONKAR ROAD, PANAJI  
D-5/STP(V)/C.R./35/2/2010-RD

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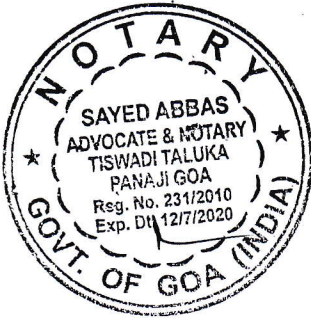
For AXIS BANK LTD.



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

NAME: Sadhana Developers Pvt Ltd  
ADDRESS: Panaji  
THROUGH: Rohan  
SIGNATURE: [Signature]  
RECEIPT NO: AXISB/13795

TRUE COPY



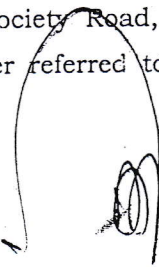
DEED OF SALE

**THIS DEED OF SALE** is executed on this 8<sup>th</sup> day of  
December, 2015 by and

**BETWEEN**

(1) **MRS. MARIA ARCANGELA D'SOUZA**, widow of Anthony  
Rosario D'Souza, 73 years old, housewife, Indian National,  
holder of PAN Card No.AMWPD2506N, resident of House No.  
2/A, Dil, Pazir CHS, Irla Society Road, Vile Parle (West),  
Mumbai 400 056, hereinafter referred to as the **VENDOR**,

M. A. D'Souza



(which expression shall unless repugnant to the context and/or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART**;

**AND**

- (1) **M/S. SALDANHA DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act, 1956, with its registered office at 5/6, Pawan Palace, Sitladevi Temple Road, Mahim, Mumbai, 400 016, and branch office at 302 Mathias plaza, 18<sup>th</sup> June road Panaji, Goa, holder of PAN Card No. AAACS7418P, represented in this act by its Director, **MR. BENEDICT SALDANHA**, 55 years old, Holding PAN card No AAEPS1457M, son of late Joseph M. Saldanha, Industrialist, Indian National, resident of Dona Paula, Panaji, Goa, duly authorised to represent the company in this act by virtue of Resolution of the Board of Directors dated 26/06/2015, hereinafter called the **PURCHASERS** (which expression shall unless repugnant to the context and meaning thereof be deemed to include its assigns and successors in interest) of the **OTHER PART**;

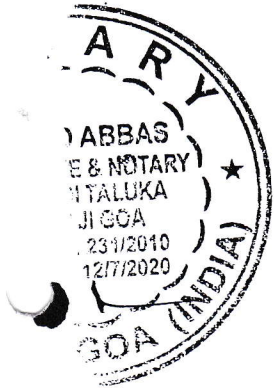
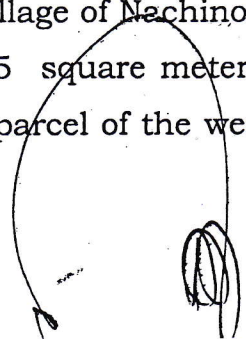
**WHEREAS:**

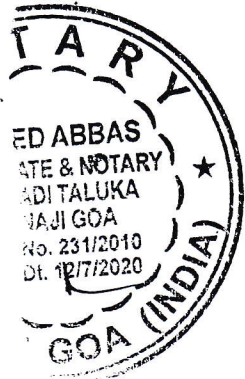
The Vendor have represented to the Purchasers the following:-

- A. **WHEREAS** the **VENDOR** represented to the **PURCHASER** the following:

1. That the **VENDOR** is the Owner in possession of all that plot of land bearing Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters respectively, of the Village of Nachinola, admeasuring in the aggregate 2675 square meters, which plot of land forms part and parcel of the western half of the

M. A. Sengor





larger property denominated 'Gorbatta', wherein there exists a residential house, which property comprises of three additions, the first denominated 'BoqueporbuchemBatta' or 'TeliachemBatta'; the second denominated 'Gorbatta' or 'Xir'; and the third denominated 'Gorbatta', all interconnected and forming one property with the denomination of 'Gorbatta' situated in the village of Nachinola, Sub-District and Taluka of Bardez, District of North Goa, which is described in the Land Registration Office of Bardez at Mapusa, under No. 6148 at Page 258 and 259 of Book B (new), which western half of the said larger property, as per the Certificate of Registration issued by the Land Registration Office is described as under :

On the **EAST**: by the property of the heirs of Honorato Agostinho Ernestinho Coutinho,

On the **WEST**: by the property Gorbatta of heirs of Marinomo Vicente Luiz de Saldanha and of Pascoal de Souza,

On the **NORTH**: on the North on the top of the hill of the Comunidade of Nachinola, and

On the **SOUTH**: by the field Verica of the Comunidade of Nachinola.

2. The said western half of the larger property Gorbatta, described under no. 6148 is surveyed in the record of rights under Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters

M. A. D. Souza



respectively, of the Village of Nachinola, and admeasures in the aggregate 2675 square meters.

3. The subject matter of this deed is the plot of land bearing Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters respectively, of the Village of Nachinola, admeasuring in the aggregate 2675 square meters, being the western half of the property Gorbatta along with half of the residential house, described under no. 6148, is bounded as per the survey records as under:

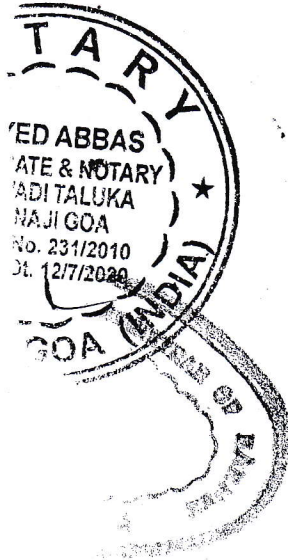
on the **EAST:** partly by the property bearing Survey No. 31/1, partly by the road/passage and partly by the drain,

on the **WEST:** partly by the road and partly by the drain,

on the **NORTH:** partly by the property bearing Survey No. 31/4, 7/2, and partly by the property bearing Survey No. 8/6 of the Village of Nachinola, and

on the **SOUTH:** partly by the property bearing Survey No. 31/6, 7/5 and 8/8 of the Village of Nachinola,

which plot of land bearing Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters respectively, of the Village of Nachinola, admeasuring in the aggregate 2675 square meters, is better described in **Schedule I** herein and is better identified and delineated in the plan hereto annexed with **Red** boundary line, and is herein after referred to as the '**said property**' for the sake of brevity and convenience.

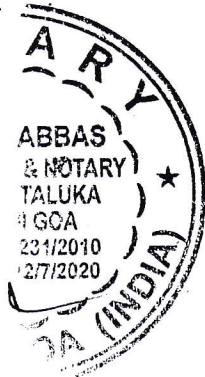


M. A. S. Souza



4. That the Title of the **VENDOR** to the **said property** traces as under:

a) That the property comprising of the western half of the larger property denominated 'Gorbatta', with the residential house existing therein, which property comprised of three additions, the first denominated 'BoqueporbuchemBatta' or 'TeliachemBatta'; the second denominated 'Gorbatta' or 'Xix'; and the third denominated 'Gorbatta', all interconnected and forming one property with the denomination of 'Gorbatta' situated in the village of Nachinola, is found described in the Land Registration Office of Bardez at Mapusa, under No. 6148, and originally belonged to one Jose Luis Caetano de Souza and his wife Ana Regina Francisca de Nazareth Noronha.



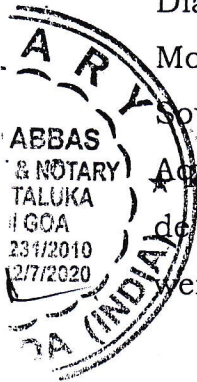
b) That by a Deed of Mortgage dated 3-02-1898, registered under No. 1012, at pages 247 of Book F second, the said Jose Luis Caetano de Souza and his wife Ana Regina Francisca de Noronha mortgaged inter alia the said property described in the Land Registration Office of Bardez at Mapusa, under No. 6148 to one Diogo Salvador Lazaro de Sequeira of Nachinola, for a loan, which mortgage is registered in the Land Registration Office of Bardez under No. 1643 of Book C new 5.

c) That in view of the failure to redeem the said mortgage, against payment of the loan amount and the interest due thereon, there were proceedings initiated by the said Diogo Salvador Lazaro de Sequeira, on 15-03-1909, for recovery of the said amount from the Judgment Debtor, the said Jose Luis Caetano de Souza by seeking inter alia the attachment of the property described in the Land Registration Office of

M. A. Souza

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Bardez at Mapusa, under No. 6148, wherein the sons and daughters-in-law of the said deceased Jose Luis Caetano de Souza and Ana Regina Francisca de Noronha, namely Jeronimo de Souza also known as Argemiro Jeronimo Caetano Domingos Vicent Ferrera and his wife Ernestina Julia Dias, Joaquim Mascarenhas de Souza also known as Mousinho Caetano Donato Joaquim Xavier Assuncao de Souza and his wife Maria Antonia D'Souza and Tomas Aquino de Souza also known as Hermino Joao Tomas Aquino de Piedade e Santana Souza and his wife Ana Maria Lobo, were the Judgment Debtors.



d) That in attachment proceedings held on 16-09-1910 in the Judicial Court in the city of Mapusa for the attachment in the mortgage execution proceedings instituted by the said Diogo Salvador Lazaro de Sequeira as Decree Holder against the said Jeronimo de Souza also known as Argemiro Jeronimo Caetano Domingos Vicent Ferrera and his wife Ernestina Julia Dias, Joaquim Mascarenhas de Souza also known as Mousinho Caetano Donato Joaquim Xavier Assuncao de Souza and his wife Maria Antonia D'Souza and Tomas Aquino de Souza also known as Hermino Joao Tomas Aquino de Piedade e Santana Souza and his wife Ana Maria Lobo as Judgment Debtors, the property described in the Land Registration Office of Bardez at Mapusa, under No. 6148 was put to auction, wherein the same was taken in auction by Jose Joaquim Gregorio de Sequeira as the highest bidder and accordingly by a Deed of Release of Credit dated 28-09-1910, the said Diogo Salvador Lazaro de Sequeira released the property described in the Land Registration Office of Bardez at Mapusa, under No. 6148 to the said Jose Joaquim Gregorio de Sequeira, duly released and discharged from the said Mortgage Execution and accordingly by a

M. A. Souza

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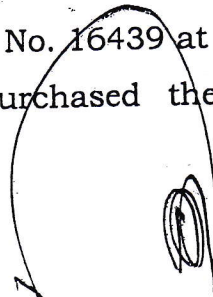
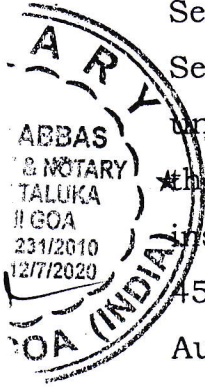
Order of Release dated 28-09-1910, the said Diogo Salvador Lazaro de Sequeira released the said property to Jose Joaquim Gregorio de Sequeira.

e) That accordingly the said Jose Joaquim Gregorio de Sequeira was also known as Jose Joaquim Filipe Neri de Sequeira got the conveyance of half of the property described under No. 6148 with half of the residential house existing thereon and the property described under No. 6149 inscribed in his name under Inscription No. 12264 at Page 45 of Book G-18 having bought the same in the Public Auction on 16-09-1910 in the hypothecation execution proceedings instituted by the said Diogo Salvador Lazaro de Sequeira against the said Jeronimo de Souza also known as Argemiro Jeronimo Caetano Domingos Vicent Ferrera and his wife and Others.

That subsequently by a Deed of Sale with Discharge of Price dated 14-08-1920, registered in the Office of the Notary Public of the Judicial Division of Bardez, Mr. Jose Joaquim Filipe Pinto de Menezes, at pages 75 reverse of Book No. 309, the said Jose Joaquim Gregorio de Sequeira also known as Jose Joaquim Filipe Neri de Sequeira transferred the said western half of the property denominated Gorbatta described in the Land Registration Office of Bardez under No. 6148, in favour of Felix Conceicao de Piedade de Souza.

g) That accordingly the said Felix Conceicao de Piedade de Souza got the conveyance of half of the property with half of the residential house existing thereon formally described under No. 6148 at pages 256 of Book B 16 new inscribed in his name under Inscription No. 16439 at Page 199 reverse of Book G-22 for having purchased the same from Jose

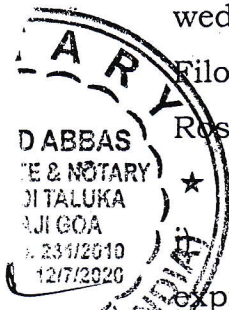
M. A. D. Souza





Joaquim Gregorio de Sequeira by the said Deed dated 14-08-1920.

h) That the said Felix Conceicao de Piedade de Souza was married to AsuntinaCorreia e D'Souza and out of the said wedlock they had 3 children namely two daughters Pantalina Filomena, EstrelinaLuiza Maria, and one sonAnthony Rosario D'Souza.



That the said Felix Conceicao de Piedade de Souza expired on 26-09-1978 at Nachinola while his wife AsuntinaCorreia e D'Souza expired on 17-01-1985 at Mapusa, both without any Will or disposition of their last wish leaving behind them as their sole and universal heirs the following children:

I. Pantalina Filomena Raposo married to Crisostino Vincente Joao Raposo, who expired on 20-10-1983 leaving behind the said Pantalina Filomena Raposo as his widow and half sharer or Moiety Holder and as his sole and universal heirs the following children:

- i. Michael Raposo married to Olinda Florinda Raposo,
- ii. Jacob Cyril Raposo married to RumildaTerezaRaposo,
- iii. Francis Joao Raposo married to Alvina Nirmala Raposo,
- iv. CacildaBernadete Dias married to Vallerian Dias,
- v. Veancia Lobo married to Aleluia Lobo.

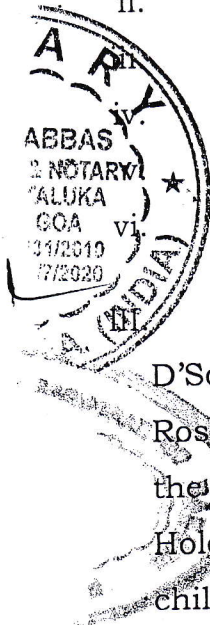
II. Estrelina Luiza Maria Pinto married to Cyril Nascimento Pinto, who expired on 25-10-1973 leaving behind the said EstrelinaLuiza Maria Pinto as his widow and half sharer or Moiety Holder, who later expired on 7-04-2001 at Mumbai,

M. A. D'Souza

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both without any Will or disposition of their **last wish leaving** behind as their sole and universal heirs **the following** children:

- i. Martha Maria D'Sa married to John D'Sa,
- ii. RumildaTerezaRaposo married to Jacob Cyril Raposo,  
Angela Fernandes married to Cajetan Fernandes,  
Julian Rosario Pinto married to Lorraine Pinto,  
Ruby Lowe married to Brian Lowe,  
Savio Pinto married to Elaine Pinto.



Anthony Rosario D'Souza married to Maria Arcangela D'Souza namely the **VENDOR** herein. The said Anthony Rosario D'Souza expired on 16-02-1981 leaving behind him the **VENDOR** herein as his widow and half sharer or Moiety Holder and as his sole and universal heirs the following children:

- i. Anna Francisca Pinto married to Bruno J. Pinto,
- ii. Fausto Anthony D'Souza, bachelor,
- iii. Audrey Fiona Pinto married to Carl Wilfred Pinto,
- iv. Savio D'Souza married to Alita D'Souza,

(j) That the **VENDOR** instituted Inventory Proceedings No. 187/2008/C in the court of Civil Judge Senior Division at Mapusa for partition and allotment of the estate left behind by her deceased parents-in-law namely the said Felix Conceicao de Piedade de Souza and AsuntinaCorreia e D'Souza.

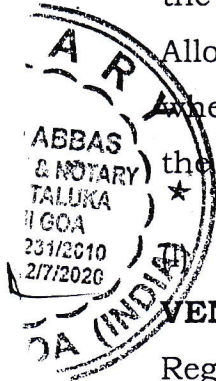
(k) That the property bearing Survey No. 31/5, 8/7 and 7/4 were the only properties listed under Serial No. 1, 2 and 3 respectively in the description/list of Assets dated 18-03-2009 filed in the said proceedings which were allotted in terms of the chart of allotment dated 27-07-2009 and on an

M. A. Dsouza

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Auction the same were taken by the **VENDOR** and accordingly the **VENDOR** herein came to acquire the absolute right, title, interest and possession to the **said property** in terms of the Order dated 10-08-2009 passed in the said Inventory Proceedings whereby the Chart of Allotment/Partition was confirmed and made absolute whereby the shares stood allotted to the **VENDOR** herein as the sole and exclusive owner of the **said property**.



The said Chart of Allotment is duly registered by the **VENDOR** against payment of the requisite Stamp Duty and Registration Fees before the Office of the Sub-Registrar at Mapusa under Registration No. 2351 at Pages 281 to 332 of Book No. I, Volume 2894 dated 20-11-2009.

(m) Subsequently the **VENDOR** has secured the insertion of her name in the Occupants Column as the Sole Occupant in the Form I and XIV of the Survey No. 31/5, 8/7 and 7/4 under Mutation Nos. 37397, 37398 and 37399 respectively.

H. That Upon acquisition of rights in respect of the **said property**, the Vendor carried out mutation and got her name recorded in the Occupants' Column in respect of the **said property** in terms of the provisions of Land Revenue Code.

J. That except for the Vendor there are no other persons who can claim or have any right over the **said property** described in Schedule-I.

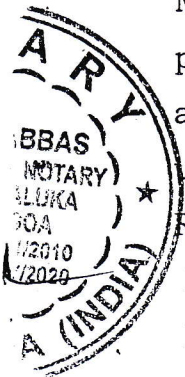
K. The **said property** is in direct sole and exclusive enjoyment and possession of the Vendor by herself and the **said property** was earlier in exclusive possession and enjoyment of the predecessors-in-title of the Vendor.

M. A. Dsouza

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L. That there are no litigations and/or disputes of any nature pending in any court of law in respect to the **said property**.



M. The Vendor further represented that the said property is not subject to any acquisition or requisition and/or notice under the said respective statutes, namely under the provisions of Land Acquisition Act and/or Requisition Act.

N. That there are no arrears of Land Revenue Tax and/or House Tax in respect of the house existing in the **said property** payable to any authority or the Village Panchayat of Nachinola.

O. That the electricity and water consumption bills in respect of the house existing in the **said property** have been paid upto date.

P. That the Vendor have not entered into any agreement with any third party for sale of the **said property**, the agreement with the Purchasers is the only and sole Agreement of Sale.

Q. That the Vendor have a clear and marketable title to the **said property**, which the Vendor shall transmit to Purchaser under this instrument

R. That the area of the **said property** at sites mentioned in Schedule- 1 is 2675 square metres and conforms to the area recorded in the Records of Rights maintained under the Land Revenue Code of Village of Candolim.

M. A. Souza

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S. Based on the said representations made by the Vendor and accepting the same as true, the Purchasers have agreed to purchase the **said property** for a total consideration of Rs. 130,00,000/- (Rupees One Crore thirty lacs only), to be paid by the Purchasers to the Vendor in a manner and on terms and conditions hereinafter stipulated.

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23/1/2010  
12/7/2020

T. The Purchasers have requested the Vendor that the payment of the aforesaid consideration be effected on deferred basis in installments, as set out in ANNEXURE-I hereto and the Vendor have agreed to the said request of the Purchasers, subject to the Vendor retaining for herself the statutory charge on the said property under Section 54(4)(b) of Transfer of Property Act for the unpaid consideration, which charge on the said property shall remain in full force and effect until the entire amount, due and payable as covenanted under this instrument is paid by the Purchasers, notwithstanding the fact that Purchasers have issued post-dated cheques for payment of the said installments, the details of which are set out at Annexure-I.

U. Against payment of the entire balance consideration payable under this instrument, the charge under Section 54(4)(b) on the said property shall stand discharged and/or released only upon realization of all the said cheques and/or payment of the entire balance consideration, due and payable hereunder.

**NOW THIS DEED WITNESSETH AS UNDER:**

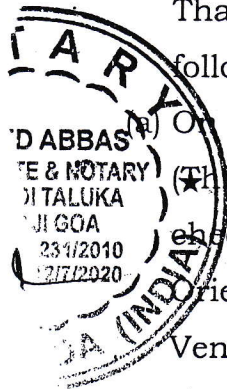
1. That in consideration of payment of a sum of Rs. 1, 30, 00,000 (Rupees One Crore thirty lacs only) the Vendor hereby transfer, convey in favour of the Purchasers the title and possession of the said property along with the title and

M. H. Souza



possession in the house abutting in the **said property** to hold the same absolutely and forever unto the Purchaser subject to terms and conditions hereinafter contained.

That the consideration of Rs. 1, 30,00,000/- shall be paid as follows:



(a) On signing of this instrument a sum of Rupees 39, 00,000 (Thirty nine lacs only) which the Purchasers have paid by cheque bearing No. 216066, dated 8/12/2015 drawn on Oriental Bank of commerce, Panaji (receipt of which the Vendor hereby acknowledge, subject to realization of the said cheque.

(b) That the balance consideration of Rs.Ninety one lacs shall be paid by the Purchasers in installments, the details of which are setout at Annexure-I hereto.

(c) The Purchasers have issued post-dated cheques against payment of the respective installments setout at Annexure-I on the dates agreed for payment, the details of which cheques are setout at Annexure-I.

(d) The vendor agrees that the purchaser will deduct TDS (tax deducted at source) @ 1% on the total sale value and the purchaser will issue the TDS certificate to the vendor

2. The Vendor hereby covenants with the Purchasers that the **said property** described in Schedule-I is free from any encumbrances and/or defect in title.

3. That the Vendor have retained for herself the statutory charge under Section 54(4)(b) of the Transfer of Property Act in the said property until payment by the Purchaser of the entire balance consideration, due and payable under this instrument, and/or realization of the cheques afore referred,

M. A. Dsouza



which have been handed over to the Vendor by the Purchasers, and receipt of which the Vendor hereby acknowledge.

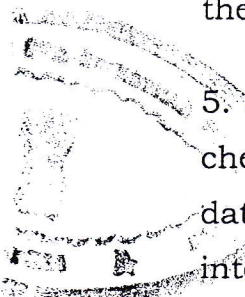
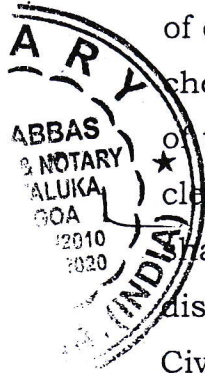
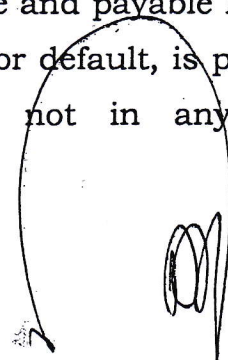
4. The Vendor shall on the respective due date of payment of cheque as referred to in Annexure-I, shall present the said cheques for payment through the Vendor' bankers and if any of the said cheques upon being presented for payment is not cleared/realized on the due date, in that event the Vendor shall be entitled to proceed against the Purchasers for dishonor of cheques and be entitled also to file Civil/Criminal proceedings against the Purchasers under the relevant provisions of law.

5. In the event of default in payment of any of the said cheques on the same being presented by the Vendor on due dates for clearance shall make the Purchasers liable to pay interest at the rate of 15 % p.a. on the said defaulted cheque from the date of default till payment of the said concerned installment.

6. Default in payment of any two consecutive installments on due dates, upon the said cheques being presented by the Vendor for realization on due date shall make the entire balance consideration, due and payable forthwith, notwithstanding the fact that the Purchasers have issued cheques listed at Annexure-I for payment of the installments for the balance payment.

7. The charge hereby created on the **said property** for the unpaid balance consideration shall remain in full force and operation until the installments, due and payable hereunder along with interest if any, payable for default, is paid to the Vendor. The Purchasers shall not in any manner

M. A. D'Souza



encumber/mortgage, alienate and/or create any charge on the said property until the entire consideration hereunder payable is paid to the Vendor.

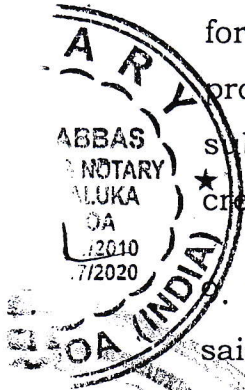
8. The Purchasers shall be entitled to enter into agreement for sale in respect of any development intended and proposed by him in the **said property** with third parties, subject however to the charge on the **said property** hereby created for the unpaid price.

9. In the event Purchasers commence development on the said property during the subsistence of the charge hereby created and enter into agreements with third parties for sale of flats, the Purchaser shall be dutibound to disclose the said charge hereby created in the agreements entered into with third parties for sale of built-up area/flats in the building proposed to be constructed in the **said property**. The said agreements however shall not affect the enforceability of the charge in the **said property** retained by the Vendor and the Vendor shall be entitled to proceed to enforce the charge, as if the said agreements are not binding on the Vendor.

10. Discharge and/or release of the said charge shall only be evidenced by the statement of the Purchasers' bank to the effect that the payment under the last installment/last cheque has been effected to the Vendor. In the event of default of any of the installment and subsequent payment however, the discharge and/or release of the said charge shall be evidenced by a letter and/or certificate to that effect issued by the Vendor.

11. The discharge and/or release of the said charge certified and/or effected in the manner contemplated in

M. A. Souza



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preceding clause shall be conclusive evidence of such discharge and/or charge without there being need of any other instrument and/or registered deed and/or otherwise evidencing such discharge.

12. The Vendor hereby covenant with the Purchasers that the title to the **said property** is free from any encumbrances and/or defect in title and is acquired by them in a manner represented in the representation contained in the recitals.

13. The Purchasers have acquired the **said property** on being satisfied about the said representation and the title of the **said property**.

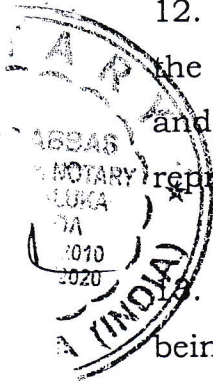
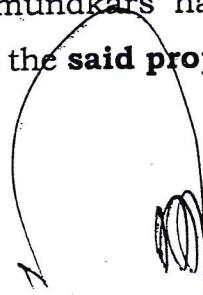
14. The vendors covenant that the representation made by the Vendors in the deed shall be deemed to be incorporated verbatim as covenants in the deed.

15. That the Vendor have marketable title to the **said property** described in Schedule-I. Should at any time any defect surface in the title of the **said property** hereby conveyed, the Vendor shall at all times, at their own cost do all that is required to remedy the said defect and at all times keep the Purchasers indemnified against such defect.

16. The Vendor shall at the cost and expense of the Purchasers do all that is required for better assuring and/or conveying the title in the **said property** in favour of the Purchasers.

17. That the **said property** is in direct possession of the Vendor. That there are no mundkars having any rights, claims, and dwelling houses in the **said property**.

M. H. D'Souza





18. That the Vendor has not created any charge and/or lien in respect of the **said property**.

19. The **said property** described in Schedule-I is not the subject matter of attachment or any arrears of dues and/or tax to the Central and/or State Government and/or arrears of any statutory charges and/or fees.

20. That the **said property** hereby conveyed is not the subject matter of any notice by the State or Central Government for violations of any statutory enactments by the Vendor and/or for recovery of any dues to the Government and/or statutory authorities.

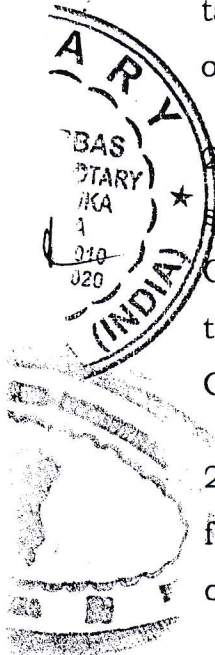
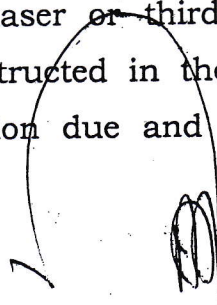
21. That the Vendor has not entered into any agreements for development of the **said property** and or sale in respect of the **said property** with any third party.

22. That the Vendor have in pursuance of this Deed put the Purchasers in possession of **said property**.

23. The Vendor hereby accord their no objection for mutation, so that the Purchasers' name be recorded in the Occupants' Column and further assures that the Vendor shall do all that is required for getting the mutation done to enter the name of the Purchasers by deleting the Vendor' name in the Record of Rights maintained under the Land Revenue Code for inserting the name of the Purchasers as occupants of the **said property**.

24. It is agreed between the parties that the Party of the Second Part shall not hand over possession of the built-up area to any proposed purchaser or third parties in the building which may be constructed in the said property, unless the entire consideration due and payable by the

M. A. S. Souza



vendor to the purchaser under this deed is paid to the purchaser.

25. The Vendor and Purchasers both hereby declare that the subject matter of this Deed of sale does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.



26. For the purpose of stamp duty the present fair market value of the SAID property is Rs. 1,30,00,000/- (Rupees One crore thirty lacs only) and accordingly Stamp duty of Rs. 6,50,100/- is affixed hereto which is paid by the purchaser .

**SCHEDULE - I**

**(Description of the said property)**

**ALL** that plot of land bearing Survey Nos. 31/5, 7/4 and 8/7 admeasuring 775, 850 and 1050 square meters respectively, of the Village of Nachinola, admeasuring in the aggregate 2675 square meters, which plot of land forms part and parcel of the western half of the larger property denominated 'Gorbatta', wherein there exists a residential house, which property comprises of three additions, the first denominated 'BoqueporbuchemBatta' or 'TeliachemBatta'; the second denominated 'Gorbatta' or 'Xir'; and the third denominated 'Gorbatta', all interconnected and forming one property with the denomination of 'Gorbatta' situated in the village of Nachinola, Sub-District and Taluka of Bardez, District of North Goa, which is described in the Land Registration Office of Bardez at Mapusa, under No. 6148 at Page 258 and 259 of Book B (new), which western half of the said larger property, as per the Certificate of Registration issued by the Land Registration Office is described as under :

M.A. D'Souza

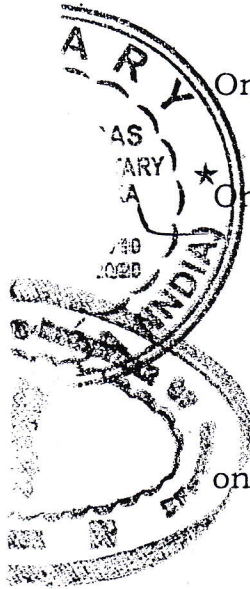


On the **EAST:** by the property of the heirs of  
Honorato Agostinho Ernestinho  
Coutinho,

On the **WEST:** by the property Gorbatta of heirs of Marinomo  
Vicente Luiz de Saldanha and of  
Pascoal de Souza,

On the **NORTH:** on the North on the top of the hill of the  
Comunidade of Nachinola, and

On the **SOUTH:** by the field Verica of the Comunidade of  
Nachinola.



and as per the survey records is bounded as under:

on the **EAST :** partly by the property bearing Survey No.  
31/1, partly by the road/passage  
and partly by the drain,

on the **WEST:** partly by the road and partly by the drain,

on the **NORTH:** partly by the property bearing Survey No.  
31/4, 7/2, and partly by the  
property bearing Survey No. 8/6 of  
the Village of Nachinola, and

on the **SOUTH:** partly by the property bearing Survey No.  
31/6, 7/5 and 8/8 of the Village of  
Nachinola,

which plot of land bearing Survey Nos. 31/5, 7/4 and 8/7  
admeasuring 775, 850 and 1050 square meters respectively,  
of the Village of Nachinola, admeasuring in the aggregate  
2675 square meters, is identified and delineated in the plan  
hereto annexed with **Red** boundary line, and referred to as  
the **said property** for the sake of brevity and convenience.

M. A. Souza

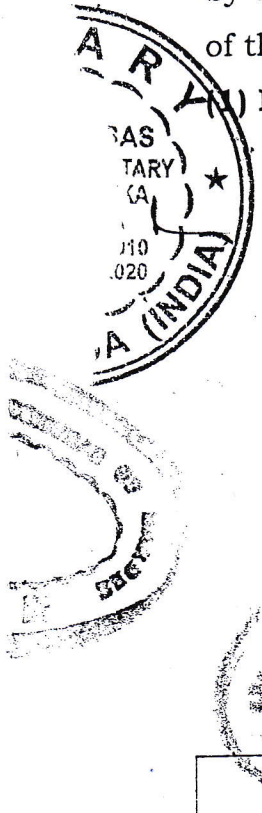
IN WITNESS WHEREOF the parties have executed these presents on the day, date and year first hereinabove written

**SIGNED SEALED AND DELIVERED**

by the within named **VENDOR**

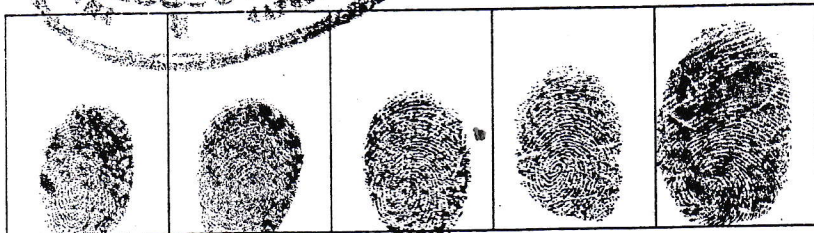
of the **ONE PART**:

1) **MRS. MARIA ARCANGELA D'SOUZA** M. A. D'Souza

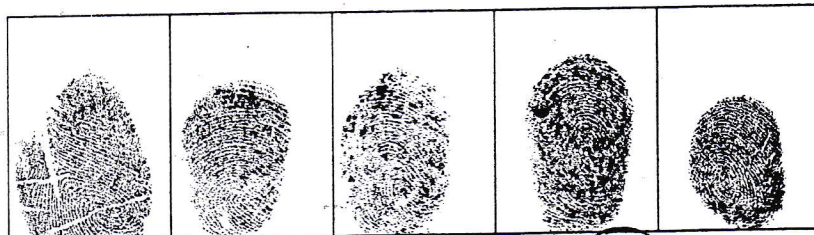


*M. A. D'Souza*

*M. A. D'Souza*

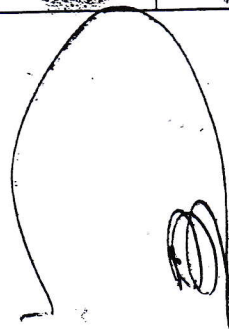


Finger Print of left hand



Finger Print of right hand

*M. A. D'Souza*



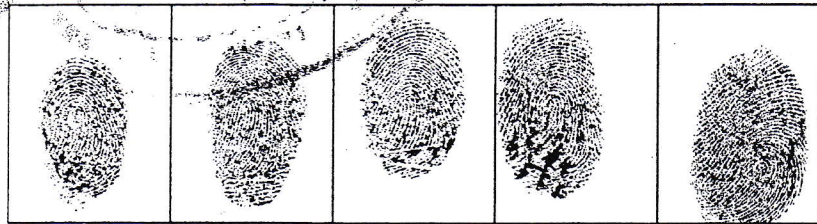
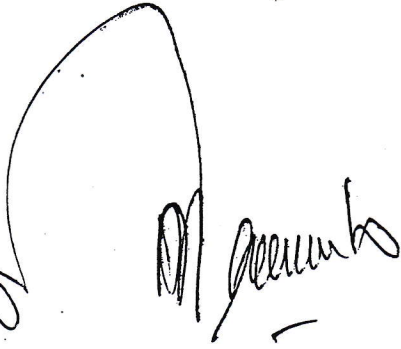
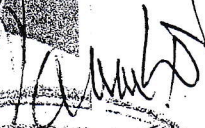
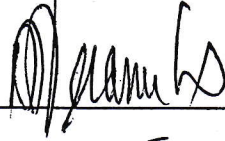


SIGNED SEALED AND DELIVERED by the within named  
PURCHASERS of the OTHER PART:

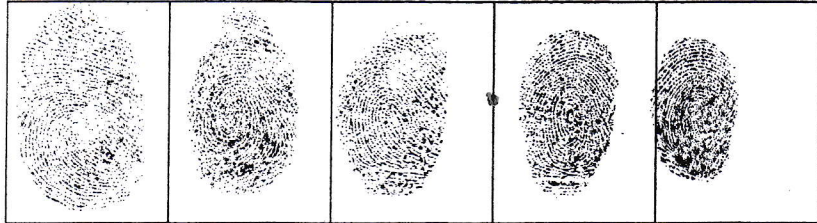
M/S. SALDANHA DEVELOPERS PVT. LTD.

through its Director

MR. BENEDICT SALDANHA



Finger Print of left hand



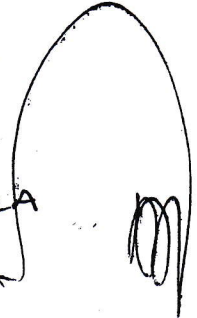
Finger Print of right hand

In the presence of:

1. A. Pinto Audrey Pinto

2. Fausto FAUSTO A. D'SOUZA

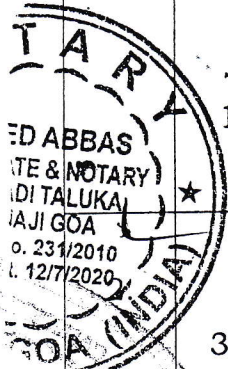
M. A. D'Souza



**ANNEXURE-I**

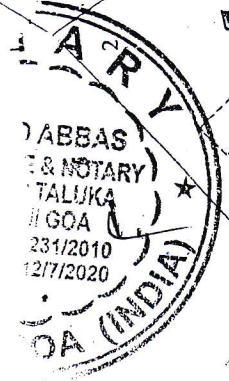
**(Payment Schedule)**

SR. NOS.	AMOUNT	CHEQUE DETAILS	DATE OF PAYMENT
1.	Rs. 37,70,000/-	Cheque No.216066, drawn on Oriental Bank of Commerce, Panaji Branch, dated 8/12/2015.	At the time of Signing the Sale Deed.
	Rs. 1,30,000/-	Tax deducted at source (TDS)	
	Rs. 32,50,000/-	Cheque No. - 216067, drawn on Oriental Bank of Commerce, Panaji Branch, dated 8/06/2016.	Within 6 months from the date of signing of the Sale Deed.
3.	Rs. 32,50,000/-	Cheque No. 216068 drawn on Oriental Bank of Commerce, Panaji Branch, dated 8/12/2016.	Within 12 months from the date of signing of the Sale Deed.
4.	Rs. 26,00,000/-	Cheque No. - 216069, drawn on Oriental Bank of Commerce, Panaji Branch, dated 8/03/2017.	Within 15 months from the date of signing of the Sale Deed.
Total = Rs. 1,30,00,000 /-			



M. H. Souza





M. H. D'SOUZA

SURVEY No.31

SURVEY No.7

SURVEY No. 8

Checked  
Compared by:  
(F.S.)

*[Handwritten signature]*

*[Handwritten signature]*

Computer Print Generated by  
Swapnil Bhonsle  
02-00-05-2014

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 08-12-2015 10:34:45 AM

Document Serial Number : 5501




Presented at 09:47:00 AM on 08-12-2015 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	520000.00
2	Processing Fees	320.00
	<b>Total :</b>	<b>520320.00</b>

Stamp Duty Required: 650000.00 Stamp Duty Paid: 650100.00

ED AREA  
ATE & NOTA  
ADI TALUK  
NAJI GOA  
No. 231/2010  
Dt. 12/7/2010



Benedict Saldanha presenter

Name	Photo	Thumb Impression	Signature
Benedict Saldanha, s/o Late Joseph M. Saldanha, Married, Indian, age 55 Years, Business, r/o Donapaula Panaji Goa Pan No. AAEPS1457M, Director of M/S Saldanha Developers Pvt. Ltd office at 5/6, Pawan Palace, Sitladevi Temple Road, Mahim, Mumbai 400016 and branch office at 302 Mathias Plaza, 18 th June Road Panaji Goa, Co. pan No. AAACS7418P, Vide resolution dated 26.06.2015			

Endorsements

Executant

1 . Maria Arcangela D'Souza, w/o late Anthony Rosario D'Souza, widow, Indian, age 73 Years, House-Wife, r/o House No 2/A, Dil, Pazir CHS, Irla Society Road, Vile Parle ( West) Mumbai 400056 Pan No. AMWPD2506N

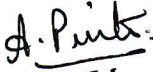

Photo	Thumb Impression	Signature
		M. A. D'Souza



2 . Benedict Saldanha, s/o Late Joseph M. Saldanha, Married, Indian, age 55 Years, Business, r/o Donapaula Panaji Goa Pan No. AAEPS1457M, Director of M/S Saldanha Developers Pvt. Ltd office at 5/6 , Pawan Palace, Sitladevi Temple Road, Mahim, Mumbai 400016 and branch office at 302 Mathias Plaza, 18 th June Road Panaji Goa , Co. pan No. AAACS7418P, Vide resolution dated 26.06.2015

Photo	Thumb Impression	Signature
		

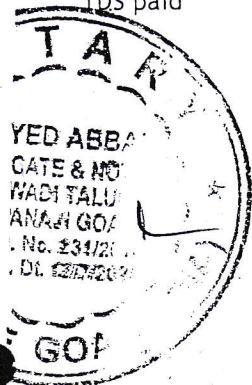
Identification

Sr No.	Witness Details	Signature
1	Audrey Pinto , w/o Carl Pinto, Married, Indian, age 49 Years, House-Wife, r/o B10, Dil pazir CHS Irla Society Road, Vile parle ( West ) Mumbai 400056	
2	Fausto A. D'Souza , s/o Late Anthony Rosario D'Souza, UnMarried, Indian, age 51 Years, Self-employed, r/o House No 2/A, Dil, Pazir CHS, Irla Society Road, Vile Parle ( West) Mumbai 400056	

Sub-Registrar

~~REGISTRAR~~  
WARDEN

TDS paid



Book-1 Document  
Registration Number BRZ-BK1-09092-2015  
CD Number BRZD775 on  
Date 08-12-2015

Sub-Registrar (Bardez)

Scanned By:- *Saifanand*

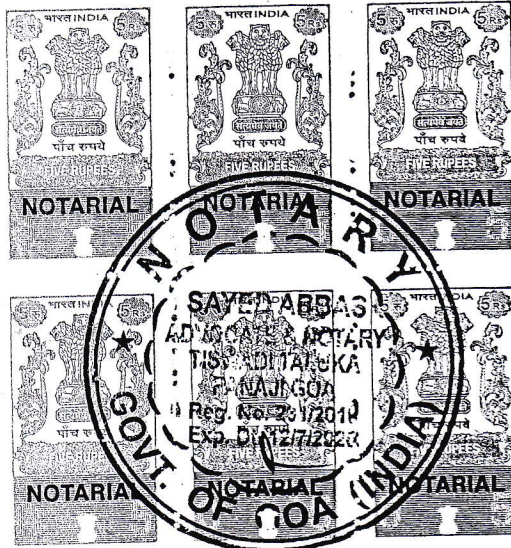
Signature:- *Amarshekar*

Designed and Developed by C-DAC, ACTS, Pune

*Devised by  
Reshms  
17/12/15*

*ABR*  
ABBAS  
& NOTARY  
TALUKA  
GOA  
231/2010  
12/12/20  
GOA

TRUE COPY



*Sayed*  
SAYED ABBAS  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa 403001  
Reg. No. 231/2010  
Reg. No. 3782/2015  
Dt. 18/12/2015