

AXIS BANK LTD
SIDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

D-5/STP(V)/C.R./35/2/2010-RD

भारत 17976 NON JUDICIAL गोवा
153633 JAN 27 2016



12:18

R.0675000/- PB5740

INDIA

STAMP DUTY

GOA

For AXIS BANK LTD.

C. Fernandes
Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.

NAME: *Sudhir Lobo*

ADDRESS: *Mumbai*

THROUGH: *S. Kape*

SIGNATURE: *[Signature]*

RECEIPT NO: *AXIS/17976*



DEED OF SALE

LSP

LSP

[Signature]

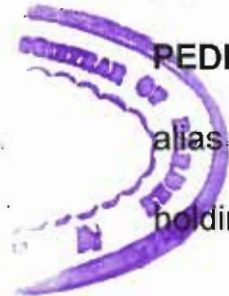
This **DEED OF SALE** is entered into on this 27th day of JANUARY, 2016 by and

BETWEEN


LSP

(1) **MR. NEVILLE PETER PEREIRA ALIAS NEVILLE**

PEDRO PEREIRA son of late Cipriano Francisco Jose Bento Pereira alias Frank Pereira, aged 74 years, married, retired, Indian National, holding Pan Card no. AAEPP3431C, and his wife



(2) **MRS. LESLIE SANDRA PEREIRA**, daughter of Eric Leslie Da Costa, 69 years of age, married, retired, holding Pan Card no. ABDPP0036F, Indian National, Both resident of H. no. 1523 Ward, Anjuna, Bardez, North Goa, presently residing at 201, Gulmohar, 54 Auxilium Convent Road, Pali Hill, Bandra West, Mumbai 400050, hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context and meaning thereof be deemed to include their respective heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART**;

The Vendor at Serial No.1 is represented in this Act by his duly constituted attorney, his wife namely **MRS. LESLIE SANDRA**


LSP

PEREIRA i.e. Vendor at Serial no. 2 vide Power of Attorney dated 22/01/2016, executed before Notary Shri. P. C. Dwivedi, Maharashtra, and registered in his Register under no. 153/2016, dated 22nd January, 2016.

A N D

(1) **MR. SUDHIR LOBO**, son of Sidney Peter Lobo, aged 43 years, married, businessman, holding Pan Card no. AAAPL1236H, Indian National, residing at 62 Mystique, 129 St. Cyril Road, Bandra West, Mumbai 400050;

A N D

(2) **MR. ROHIT LOBO**, son of Sidney Peter Lobo, aged 47 years, married, businessman holding Pan Card no. AAAPL1235E, Indian National, residing at 41 Jercelle, 187-A, Perry Road, Bandra West, Mumbai 400050, hereinafter called the "**PURCHASERS**" (which expression shall, unless repugnant to the context and meaning thereof, be deemed to include their heirs successors and assigns) of the **SECOND PART**;

The **VENDORS** have represented to the **PURCHASERS** as follows:

A. That the **VENDORS** are the owners in possession in respect of the property surveyed in the records of right of the Village of


LSP

Anjuna under survey no. 451/1-B of the Village of Anjuna admeasuring 1,275 square meters which shall herein after be referred to as the "**SAID PROPERTY**". The said property is better described in Schedule I hereto and is delineated in the plan annexed hereto in Green hatched line.

- B. That the said property forms part and parcel of the larger property known as "**LANTEMUNOGA**" OR "**CANTEMUNGO**" OR "**SAKHALACHI BHAT**", surveyed in the survey records of the village of Anjuna under survey no. 451/1 and bounded as follows:-

EAST : By property bearing survey no 451/2, 451/4, 451/5

WEST : By property bearing survey no 452

NORTH : By Public Road

SOUTH : By Public Road

The property bearing survey no 451/1 shall herein after be referred to as the "**LARGER PROPERTY**".

- C. That the said larger property originally was owned and possessed by late Cipriano Francisco Jose Bento Pereira alias Frank Pereira.




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D. That the said Cipriano Francisco Jose Bento Pereira alias Frank Pereira was married without ante nuptial contract to Alice Julia Leopoldina Noronha Pereira alias Alice Pereira.

E. That the said Cipriano Francisco Jose Bento Pereira alias Frank Pereira expired on 16/07/1956 leaving behind his moiety holder said Alice Julia Leopoldina Noronha Pereira alias Alice Pereira and following children as his sole and universal heirs:

- 
- i. GertrudesCicilia Pereira
 - ii. Antonio Vincete Pereira
 - iii. Rafael Pereira
 - iv. Maria FelicidadeAntoniete Pereira
 - v. Neville Peter Pereira alias Neville Pedro Pereira
 - vi. Inacio Oscar Pereira
 - vii. Maria Welhelmina Nicolette Pereira

F. That upon death of Cipriano Francisco Jose Bento Pereira alias Frank Pereira, inventory proceedings came to be instituted in the Civil Court of Bardez Division and in the said inventory proceedings one of the property listed was the said larger property at item no. 1.

G. That in the said inventory proceedings half of the said larger property, came to be allotted to his widow Mrs. Alice Julia



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Leopoldina Noronha Pereira alias Alice Pereira and the balance half was allotted to all his legal heirs referred to above in equal proportion.

H. That by Deed of Gift dated 31/3/1987 registered in the Office of Sub-Registrar Bardez under no. 101, Volume no. 121 dated 11/1/1989, said Alice Julia Leopoldina Noronha Pereira alias Alice Pereira gifted her share in the said larger property unto:

1. Smt. Gertrudescecilia Rosa Mc Mahon Nee Pereira
2. Shri. Antonio Vicente Pereira
3. Smt. Hildegard Pereira Nee Hoeing
4. Smt. Maria Felicidade Antoniete D'Costa Nee Pereira
5. Shri. Neville Peter Pereira alias Neville Pedro Pereira
6. Shri. Inacio Oscar Pereira
7. Smt. Maria Welhelmina Nicolette Pereira

I. That pursuant to the said Deed of Gift dated 31/3/1987 the afore referred persons who are Donees in the said Deed of Gift dated 31/3/1987 became absolute owners in possession in respect of the said larger property.

J. That in pursuance of mutual understandings arrived between the said parties, the said larger property was agreed to be partitioned among themselves and each one of them was allotted distinct



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and independent subdivided plots of the said larger property and that accordingly in terms of the mutual understanding arrived between all the afore referred parties, the said property described in Schedule I, came to be allotted to the exclusive ownership and possession of Mrs. Hildegard Pereira Nee Hoeing alias Hildegard Kornelia Pereira.

K. That accordingly pursuant to the mutual understanding arrived between the parties, the said larger property, came to be partitioned by order dated 10/1/1992 passed by the Deputy Collector and Sub Divisional Officer Mapusa in case bearing no. 15/14/91-PART/LAND under the provisions of Land Revenue Code and independent survey holdings were carved in the survey records of the Village of Anjuna by allotting independent survey numbers to the plots allotted to each of the Parties.

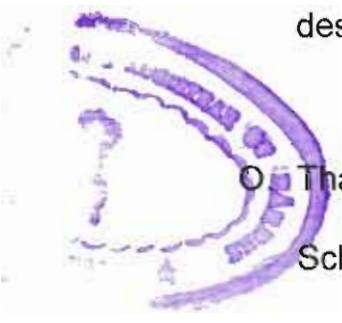
L. That pursuant to the orders passed in the said partition proceedings the plot allotted to Mrs. Hildegard Kornelia Pereira came to be surveyed under survey no. 451/1-B in the name of Hildegard Pereira Nee Hoeing in the survey records of the Village of Anjuna and thus was earmarked as an independent and distinct unit, separate from the larger property.



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M. That by Deed of Gift dated 24/1/2005 executed in the office of Sub Registrar Bardez and registered under no. 291 at pages 270 to 278 of Book-1, Volume 1212 on 10/02/2005, the said property described in Schedule I came to be gifted by Hildegard Kornelia Pereira in favour of the VENDOR at serial no. 1.

N. That the VENDOR at serial no. 1 is married to the VENDOR at serial no. 2 under the regime of communion of assets as per the Portuguese Civil code and as such the VENDORS herein are absolute owners in possession in respect of the said property described in Schedule I.



O. That on acquiring the rights to the said property described in Schedule I, the VENDORS herein effected mutation in respect of the said property by deleting the name of said Hildegard Kornelia Pereira from the survey records and by inserting the name of the VENDOR at serial no. 1 as occupant and owners in respect of the said property.

P. That besides the VENDORS there are no other person and or persons who can claim right, and or interest and or title in respect of the said property described in Schedule I.

Q. That the said property described in Schedule I is free from encumbrances and/or defect in title.



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R. That the said property is not subject matter of any statutory notice under the provisions of Land Acquisition Act and or any other Acquisition or requisition Laws.

S. That the said property is not subject to charge and or mortgage and or lien;

T. That there are no tenants and/or any other person who can claim any right of whatsoever nature in respect of the said property described in Schedule I hereto, the VENDORS being the sole and exclusive owners of the said property.

U. That the said property is not the subject matter of any litigation and/or any proceedings before any court of law and/or quasi – judicial authorities and/or before any autonomous bodies.

V. That except for this deed of sale, the VENDORS have not entered into any agreement to transfer and or convey the said property described in Schedule I.

W. Based on the said representation made by the VENDORS, the PURCHASERS have agreed to purchase the said property described in Schedule I from the VENDORS for a consideration of Rs.1,35,00,000/- (Rupees One Crore And Thirty Five Lakhs only) which is the market value of the said property.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs. 1,35,00,000 /- (Rupees One Crore Thirty Five Lakhs only) paid by the PURCHASERS to the VENDORS, after deducting 1% T.D.S on the said consideration in terms of the provisions of The Income Tax Act, in the following manner:-

Sudhir Lobo Purchaser No. 1 To	Pay Order No.	Pay Order Date	Bank	Amount
Neville P. Pereira Vendor No. 1	065885	25.01.2016	HSBC	33,41,250.00
Leslie S. Pereira Vendor No. 2	065884	25.01.2016	HSBC	33,41,250.00
			Total	66,82,500.00

Rohit Lobo Purchaser No. 2 To	Pay Order No.	Pay Order Date	Bank	Amount
Neville P. Pereira Vendor No. 1	065888	25.01.2016	HSBC	33,41,250.00
Leslie S. Pereira Vendor No. 2	065886	25.01.2016	HSBC	33,41,250.00
			Total	66,82,500.00

(receipt of which amounts, the VENDORS do hereby acknowledge),
the VENDORS as absolute Owners in possession of all that part and
parcel of property bearing survey no. 451 sub division 1-B situated in
Village of Anjuna and better described in Schedule I hereto, do hereby


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transfer, convey, grant by way of sale unto the PURCHASERS all that part and parcel of the said property described in Schedule I along with all the privileges, accesses, easements, appurtenances thereto, to have and to hold the same unto the PURCHASERS as absolute Owners thereof, free from any charge or encumbrances to be held and enjoyed by the PURCHASERS forever, peacefully without any disturbance and/or hindrance from the VENDORS or any person claiming through them.

2. The VENDORS do hereby covenant with the PURCHASERS as under:

- i. That the VENDORS have a clear valid and marketable right, title and interest to the said Property described in Schedule I and are entitled and authorized to sell/alienate the same unto the PURCHASERS.
- ii. That should there be any defect in the title of the said property hereby conveyed, the VENDORS shall at all times, indemnify and keep the PURCHASERS indemnified for loss suffered on account of such defect, if any, and shall, at their own costs and expenses clear the defect in title of the said property, if any.
- iii. That the VENDORS shall at the cost and expenses of the PURCHASERS do all that is required for better assuring and/or



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perfecting the title of the said property described in Schedule-I hereto in favour of the PURCHASERS, which shall include all necessary acts to secure the mutation of the survey records in respect of said property in the name of the Purchasers.



- iv. That the VENDORS have today put the PURCHASERS in unconditional exclusive peaceful vacant possession of the property described in Schedule I to be held by the PURCHASERS without any harm or hindrance from the VENDORS and/or any other person or persons claiming through the VENDORS.
- v. The VENDORS covenant that there is no road or access through the said property described in Schedule-I, as an access to any other person, nor there is any easement right of way to any other person through the said property.
- vi. The VENDORS covenant with the PURCHASERS that there are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the said property described in Schedule I hereto.
- vii. The VENDORS covenant with the PURCHASERS that there is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the said property described in Schedule I.


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viii. The VENDORS covenant to the PURCHASERS that no loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in the said property described in Schedule I and/or against collateral security thereof.



ix. The VENDORS covenant to the PURCHASERS that there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the said Property described in Schedule I.

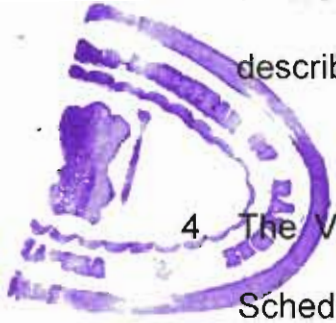
x. The VENDORS covenant that no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever, in the said property described in Schedule I and they are competent and entitled to sell and transfer the same in the manner provided in these presents.

3. The VENDORS hereby accord their no objection to the PURCHASERS to carry out mutation in respect of the said property described in Schedule –I hereto, by deleting the name of VENDORS appearing in the survey records and to include the name of the PURCHASERS as occupant thereof in respect of the property hereby



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purchased, and the VENDORS hereby Covenant that they shall do all that is required to ensure that the name of the PURCHASERS is entered into the Record of Rights as occupants of the said property described in Schedule -I by way of mutation.



4. The VENDORS hereby declare that the said property described in Schedule I does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

5. For the purpose of Stamp Duty, the market value of the said plot hereby transferred is Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only), and accordingly stamp duty of Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) is affixed to this Deed of Sale which is borne by the Purchaser.

SCHEDULE - I

ALL THAT part and parcel of landed property known as **"LANTEMUNOGA" OR "CANTEMUNGO" OR "SAKHALACHI BHAT"**, surveyed under Survey no. 451 sub division 1-B, situated at Anjuna within the Village Panchayat area of Anjuna, Taluka of Bardez, District of North Goa admeasuring 1,275 square meters



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situated at Anjuna within the Village Panchayat area of Anjuna, Taluka of Bardez, District of North Goa delineated in the Plan annexed hereto in green boundary lines, and bounded as under:-



NORTH : By property bearing survey no. 451/1-E,

SOUTH : By public access road,

EAST : By property bearing survey no. 451/5,

WEST : By property bearing survey no. 451/1G.

The said property bearing survey no 451 sub division 1-B forms part of the larger property known as **“LANTEMUNOGA” OR “CANTEMUNGO” OR “SAKHALACHI BHAT”**, surveyed in the survey records of the village of Anjuna under survey no. 451/1.

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the date, month and year mentioned hereinabove.

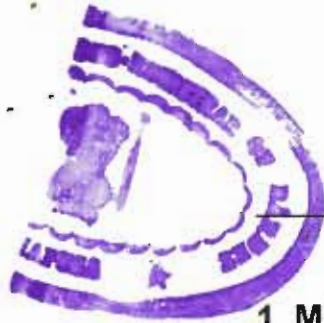


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SIGNED AND DELIVERED

By the within named **VENDOR AT**

SERIAL NO. 2 of the FIRST PART:



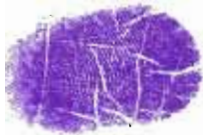
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- 1. MRS. LESLIE SANDRA PEREIRA**
(For self and as duly constituted
Attorney of Vendor at serial no. 1
Authorised vide Power of
Attorney dated 22 /1/2016).

L. H. F. P

1.



2.



3.



4.

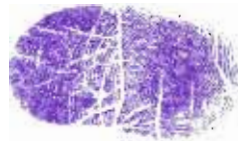


5.



R. H. F. P

1.



2.



3.



4.



5.

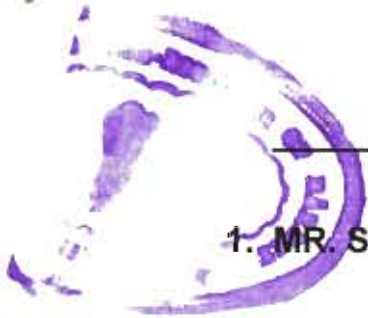


SIGNED AND DELIVERED

By within named **PURCHASER**

at Serial no. 1 of the

SECOND PART:



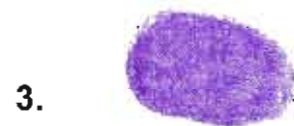
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1. MR. SUDHIR LOBO

L. H. F. P



R. H. F. P



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[Handwritten signature]

SIGNED AND DELIVERED

By within named **PURCHASER**

at Serial no. 2 of the

SECOND PART:



[Handwritten signature]

2. MR. ROHIT LOBO



L. H. F. P

1.



2.



3.



4.



5.



R. H. F. P

1.



2.



3.



4.



5.



In the presence of:

1. Asmita Tiwari

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2. Abhijit N. Naik

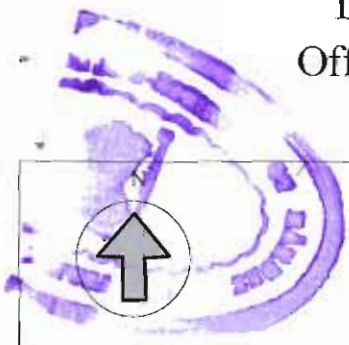
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GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ANJUNA
Taluka : BARDEZ
Survey No./Subdivision No. : 451/ 1-B
Scale : 1 : 1000


25/1/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



SURVEY No. 451



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 25-01-2016


Compared By:



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-01-2016 10:13:21 AM

Document Serial Number : 456

Presented at 09:52:00 AM on 29-01-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	540000.00
2	Processing Fees	410.00
	Total :	540410.00

Stamp Duty Required: 675000.00

Stamp Duty Paid: 675000.00

Sudhir Lobo presenter

Name	Photo	Thumb Impression	Signature
Sudhir Lobo,s/o Sidney Peter Lobo , Married,Indian,age 43 Years,Business,r/o 62, Mystique , 129 St. Cyril Rd., Bandra West Mumbai 400050 Pan No. AAAPL1236H			

Endorsements

Executant

1 . Leslie Sandra Pereira, d/o Eric Leslie Da Costa, Married,Indian,age 69 Years,Retd,r/o H.No 1523 Ward Anjuna Bardez- Goa presently at 201, Gulmohar 54 Auxilium Convent Road, Pali Hill Bandra West Mumbai 400050 Pan No. ABDPP0036F For Self as Vendor No 2 and POA for Vendor No 1 Vide POA dated 22.01.2016 executed before Notary Adv. Shri P.C Dwivedi maharashtra under Reg. No. 153/2016

Photo	Thumb Impression	Signature
		

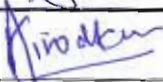
2 . Sudhir Lobo, s/o Sidney Peter Lobo , Married,Indian,age 43 Years,Business,r/o 62, Mystique , 129 St. Cyril Rd., Bandra West Mumbai 400050 Pan No. AAAPL1236H

Photo	Thumb Impression	Signature
		

3 . Rohit Lobo, s/o Sidney Peter Lobo , Married,Indian,age 47 Years,Business,r/o 41 Jercelle , 187-A , Perry Road Bandra West Mumbai 400050 Pan No AAAPL1235E

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Abhijit Naik , S/o Manohar N Naik,Married,Indian,age 32 Years,Adv,r/o Flat No 111 Shantadurga Building Panaji Goa	
2	Asmita Tirodkar , D/o Nakul Tirodkar,Married,Indian,age 32 Years,Adv.,r/o H.No. 514/7, Silva Vaddo parra bardez- Goa	

TDS paid on 22.01.2016 through IDBI Bank

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
REGISTRY
PANAJI

Book-1 Document
Registration Number BRZ-BK1-00467-2016
CD Number BRZD777 on
Date 29-01-2016

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Reshma
03/02/16



100005552967

FORM I & XIV

Date : 10/06/2016

नमुना नं १ व १४

Page 1 of 1

Taluka BARDEZ
तालुका
Village Anjuna
गांव
Name of the Field Sakalache Bhat
शेताचें नांव

Survey No. 451
सर्वे नंबर
Sub Div. No. 1-B
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.12.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.12.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Sudhir Lobo		56534	
2	Rohit Lobo		56534	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars. Sq Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation मिचनांचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

A
OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2001 - RD (7376)
DATED 22/10/2001
EthinX Infocom Private Limited
Place: Mapusa-Goa