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Witness of Execution Nitin A. Naik  
Signature of Vendor [Signature]  
Signature of Purchaser [Signature]

Witness of State Vendor [Signature]  
Signature of State [Signature]



DEED OF SALE AND EXCHANGE

[Signature] [Signature] [Signature] [Signature] [Signature]

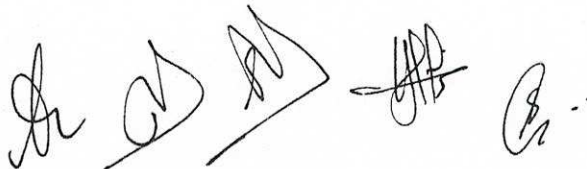


THIS DEED OF SALE AND EXCHANGE is made at Margao, on this sixteenth day of the month of April in the year Two thousand and twelve (16-4-2012); BETWEEN

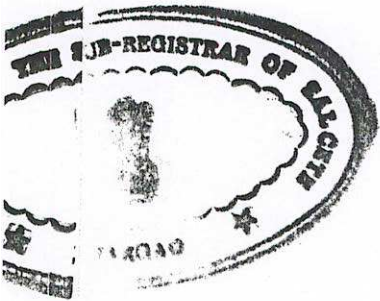
1. Mr. ANTHONY RODRIGUES, son of late Alex Devdatio Rodrigues, 60 years of age, widower, landlord, holder of Pan Card no.AOBPR9141J:
2. Mr. EGNO DAVID A. RODRIGUES, son Mr. Anthony Rodrigues, 29 years of age, unmarried, service, holder of Pan Card No.AJGOPR4659M:
3. Mr. LYNO ROSS ANTHONY RODRIGUES, son Mr. Anthony Rodrigues, 28 years of age, service, holder of Pan Card no.AOBPR 9218Q and his wife
4. Mrs. RICHIE FERNANDES, daughter of Mr. Lino Antonio, 26 years of age, housewife, not holding Pan card:
5. Mr. WYNO JULIO ANTHONY RODRIGUES, son of Mr. Anthony Rodrigues, 28 years of age, service holder of Pan Card no. AOBPR9142M and his wife
6. Mrs. CHERRYL ANN J. D'SOUZA, daughter of Mr. John D'Souza, 27 years of age, housewife, not holding Pan Card, All residing at Flat no.S-2, Bethel, Near Durga Petrol Pump, Fatorda Margao Salcete-Goa, hereinafter jointly referred to as "SELLERS" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, successors, administrators, executors and assigns) of the FIRST PART:

AND

6. Mr. NITIN ANAND NAIK, son of late Shri. Anand Rama Naik, 48 years of age, married, businessman, Holder of Pan Card no.AAZPN5438Q and his wife



7. Mrs. SHAREN NAIK, daughter of Mr. Sebastiao U.V. Caeiro, 37 years of age, business, holding Pan card no. AAZPN5437B, both residents of Supreme Bombi Plaza, Comba, Margao, Salcete- Goa hereinafter referred to as the 'FIRST PURCHASERS' (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, successors, administrators, executors and assigns) of the SECOND PART: AND
8. Miss. NINOSHKA N. NAIK, daughter of Mr. Nitin Anand Naik, minor of age, student, resident of Supreme Bombi Plaza, Comba, Margao Goa, represented herein by her father and natural Guardian Mr. NITIN ANAND NAIK, son of late Shri. Anand Rama Naik, 48 years of age, married, businessman hereinafter referred to as the 'SECOND PURCHASER' (which expression, unless repugnant to the context or meaning thereof, shall mean and include her heirs, successors, administrators, executors and assigns) of the THIRD PART:AND
9. Mr. SEBASTIAO U.V. CAEIRO, son of Shri. Domingos Caeiro, 72 years of age, married retired, holder of Pan Card no. ADHPC2617B resident of H. No.392/1, Cairo Nagar, Butica Navelim, Salcete- Goa hereinafter referred to as the 'THIRD PURCHASER' (which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, successors, administrators, executors and assigns) of the FOURTH PART:AND
10. Miss. SABITA CAEIRO, daughter of Mr. Sebastiao U.V. Caeiro, 31 years of age, spinster, service, holder of Pan Card no. AMQPC7686N, resident of H. No.392/1, Cairo Nagar, Butica Navelim, Salcete-Goa hereinafter referred to as the 'FOURTH PURCHASER' (which expression, unless repugnant to the context or meaning thereof, shall mean and include her heirs, successors, administrators, executors and assigns) of the FIFTH PART:



*[Handwritten signatures]*

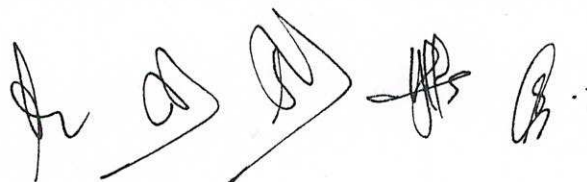


All the Parties Intervening in this Deed are Indian Nationals and none of the parties to this Deed belong to the Schedule tribe or the Schedule Caste Community:.

WHEREAS the member no.2 of the SELLERS is represented in this Deed by his duly constituted Attorney the member no.1. of the SELLERS Mr. Anthony Rodrigues, son of Mr. Devdatio Rodrigues, 60 years of age, retired resident of Flat no.S-2, Bethel, Near Durga Petrol Pump, Fatorda Margao, Salcete- Goa by virtue of the Power of Attorney executed in his favour on 9.5.2011 executed before Notary Shri. Ashok M. Pandya Borivali (West) Mumbai registered under no. 1211/11 and the members no.3 to 6 of the SELLERS are represented in this Deed by their duly constituted Attorney the member no.1. of the SELLERS Mr. Anthony Rodrigues, son of Mr. Devdatio Rodrigues, 60 years of age, retired resident of Flat no.S-2, Bethel, Near Durga Petrol Pump, Fatorda Margao Goa by virtue of the Power of Attorney executed in his favour on 11.4.2012 before Notary Shri. Sachin S. Kolvalcar, Margao, Registered under no.907/2012 and the Xerox certified copies of both the power of Attorneys are produced before the Sub-Registrar of Salcete at the time of the presentation of this Deed for Registration:

WHEREAS there exists nine-twelfths of the property known as 'Sureachembatta' or 'Chuni Bhatt' situated at St Jose de Areal, Salcete Goa within the jurisdiction of the Village Panchayat of Sao Jose de Areal, Taluka and Sub-District of Salcete, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office of Salcete under matriz no.233 and 234 and bounded wholly on the East and North by the property of Comunidade of Curtorim, on the West by the property of Comunidade of Curtorim, Regalado Colaco, Mariano Fernandes, Andre Oliveira, Jose Oliveira, Philip Oliveira, Francisco Oliveira and Antonio Oliveira and on the South by the running water of the Hill.

AND WHEREAS the said nine-twelfths property 'Sureachembatta or Chuni Bhat' situated at St Jose de Areal, within the jurisdiction of the Village Panchayat of Sao Jose de Areal, Taluka and Sub-District of Salcete, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office of Salcete under matriz no.233 and 234 was allotted to Mr. Joaquim Alberto Barreto






and Mr. Joao Barreto in the Orphanological Inventory Proceedings with no Appeal registered under no.219/1960 dated 16<sup>th</sup> February 1960 which were instituted in the Court of the Civil Judge Senior Division of Salcete At Margao upon the demise of Cristovam Francisco Jose Joao Xavier Argemiro also known as Argemiro Luis Da Pideade Gama Barreto also known as Argemiro Luis Gonzaga De Gama Barreto and also Argemiro Da Gama Barreto and his wife Berta De Melo Barreto and the said property aggregated along with the hilly portion of land of Comunidade of Curtorim as per plan no.13035 (registration of usurpation at pages 39 reverse onwards 67 dt 3<sup>rd</sup> December 1940 is bounded on the East by Olle Bondagale of Comunidade of Curtorim, On the west by the Hillock On the North by the property of Maria P.M.J Da Gama Barreto and South by the public way reserved by Comunidade of Curtorim. The said Property is hereinafter referred to as the said 'whole property' more particularly described in Schedule- I herein below:

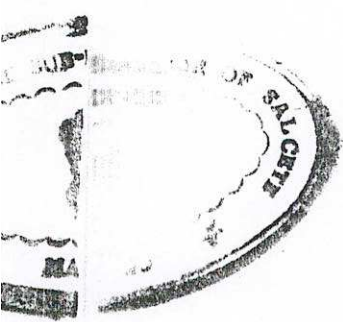
AND WHEREAS the said nine-twelfths aggregated property known as 'Sureachembatta' or 'Chuni Bhat' is further divided into two portions by the Margao-Quepem Road which crosses the same in West-East direction one on the Northern side and the other portion falling on the Southern side of the said Margao-Quepem Road, each of these two portion constituting a distinct, separate and independent units or property;

AND WHEREAS the portion of the said property known as 'Sureachembatta' or 'Chuni Bhat' falling on the Southern side of the same Margao-Quepem Road constitutes a separate and distinct unit or property and is independently surveyed in the survey records under survey no.260/1 of Village Sao Jose de Areal total admeasuring 21,425 sq. mtrs wherein there exists a mundcarial house of one Shri. Manuel Oliveira on the Northern portion and the said property is bounded on the East by the foot path road, On the West by the property of Reis Falcao, On the North by the Margao-Quepem Road and on the South by the property of Comunidade of Curtorim. The said property is hereinafter referred to as the 'Southern part of the whole property' and more particularly described in Schedule-II herein below:

AND WHEREAS by Deed of Sale dated 21<sup>st</sup> November 1987 registered under no.1253 at pages 487 to 500 of Book No.I, Volume no.52 and further by Deed of Rectification dated 31<sup>st</sup> October 1990 registered



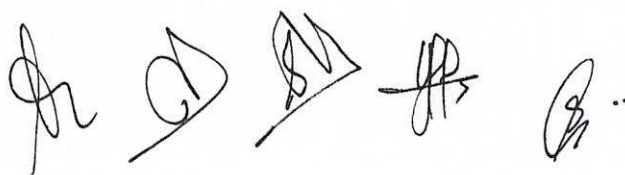
under 1978 at pages 214 to 225 of Book No.I, Volume no. 1165 the heirs of the said Mr Argemiro Da Gama Barreto namely Shri. Joaquim Alberto Barreto and his wife Smt. Ana Candida Avelina Maria Celina Assunta Pinto e Barreto alias Celina Pinto e Barreto, Shri. Francisco Joao Da Divina Providencia Barreto alias Joao Barreto and his wife Smt Imelda Assunta Rodrigues e Barreto and Shri. Caetano Camilo Barreto and his wife Melba Lena Gomes e Barreto have sold the said Southern part of the whole property forming a distinct and Independent property surveyed under no. 260/1 of Sao Jose de Areal total admeasuring 21,425 sq mtrs to the member no.1 of the SELLERS, Shri. Anthony Rodrigues and his wife Smt Getrudes Coutinho e Rodrigues and one Shri. Francisco Xavier Felicio Rodrigues;



AND WHEREAS vide subsequent Deed of Partition executed on 6<sup>th</sup> March 1991 registered in the Office of the Sub-Registrar of salcete under Registration no.601, at pages 439 to 445 of Bk. I, Volume no.180 between the said Mr. Anthony Rodrigues and his wife Smt. Getrudes Coutinho e Rodrigues and the said Shri. Francisco Xavier Felicio Rodrigues the said property purchased by them was Partitioned and a portion of the said property admeasuring an area of 2,335 sq. mtrs forming the North Western portion of the said property was allotted to Shri. Francisco Xavier Felicio Rodrigues.

AND WHEREAS the said plot/portion of the said property of land allotted to the said Shri. Francisco Xavier Felicio Rodrigues by virtue of the said Partition Deed has been separated and partitioned into a separate holding and separately surveyed no. 260/1-B and remaining area of the said property surveyed under no.260/1 admeasuring 19,090 sq. mtrs was allotted the member no.1 of the Sellers and his wife:

AND WHEREAS by Deed of Sale dated 30<sup>th</sup> September 1994 Registered in the Office of the Sub-Registrar of Salcete under no.2605 at pages 507 to 526 of Bk No.I, Volume no,422 the Member no.1 of the SELLERS and his wife Smt.Getrude Rodrigues alias Getrudes Coutinho e Rodrigues have further sold a portion of the said property admeasuring 570 sq. mtrs to the mundcar Smt. Catarina Carvalho and her daughter Mrs Francisca Oliveira and her husband Agostinho Andrew alias Agostinho Endrew on the Northern side of the said property on order to settle their entire mundcarail rights over in the said property





over the existing mundcarial house of late Shri.Manuel Oliveira husband of Smt Catarina Carvalho in the said property:

AND WHEREAS the said plot of the said property sold to the mundcar has been partitioned separately into an independent holding surveyed under no.260/1-B admeasuring 570.00 sq mts in the name of the mundcar Smt. Catarina Carvalho and her daughter Mrs Francisca Oliveira and her husband Shri. Agostinho Andrew alias Agostinho Endrew however the name of deceased Shri. Manuel Oliveira erroneously still appears in the survey records of the survey no.260/1 which ought to have been deleted after the sale of the said mundarial plot to them:

AND WHEREAS the member no.1 of the SELLERS and his wife Smt Getrudes Coutinho e Rodrigues are the absolute owners in possession of the remaining part of the said property admeasuring 18,520 sq mtrs surveyed Independently under survey no.260/1 of Village Sao Jose de Areal is bounded on the East partly by the Margao -Quepem Road and foot path, on the West by the property of Reis Falcao. On the North partly by the plot of Shri. Francisco Xavier Felicio Rodrigues surveyed under no. 260/1-A and plot sold to Smt. Catarina Carvalho surveyed under no.260/1-B and Margao- Quepem Road, and On the South by the property of the Comunidade of Curtorim.Thus by virtue of the said Deed of Partition dated 6.3.1991 and subsequent Deed of sale dated 30.9.1994 executed in favour of the mundcar Smt Catarina Carvalho the member no.1 of the SELLERS and his wife became the absolute owners of the said remaining part of the said property admeasuring 18,520 sq mtrs surveyed independently under survey no.260/1 of Village Sao Jose de Areal. The said property is hereinafter referred to as the 'said property' more particularly described in Schedule-III herein below:

AND WHEREAS the said property is surveyed in the name of the member no.1 of the SELLERS and his wife Smt. Getrudes Coutinho e Rodrigues.

AND WHREAS the wife of the member no.1 of the SELLERS Smt. Getrude Rodrigues alias Getrudes Coutibho e Rodrigues has expired on 11.7.1993 leaving behind her husband the member no.1 of the SELLERS and her 3 sons and their respective spouses namely the



member no.2, 3, 4,5 and 6 OF SELLERS as the sole and surviving legal representatives who have inherited the said property upon the death of their mother/mother-in-law the said Mrs. Getrudes Coutinho e Rodrigues.

AND WHEREAS the FIRST PURCHASERS are the exclusive owners in possession of the plot of land bearing plot no.16 admeasuring 668.00 forming part of the property 'Colmoroda or Roquemoroda' situated at Colmorod Navelim Salcete- Goa within the jurisdiction of the Margao Municipal Council, Taluka Salcete and District of South Goa described in the Land Registration Office of Comarca Office of Salcete under no.10111 at page 82 of Book B 26, New Series; no.3047 at pages 77 of Book B 59, new series; no.12051 at page 59 of Book B 31, new series and no.19625 at page 141 of Book B. 27, New Series and enrolled in the Taluka Revenue Office of Salcete under matriz no's 1051,1052,146 and 1060 respectively and the said plot is bounded on the East by the plot no. 16, on the West by the six meters wide road, on the North by the open space and on the South by the plots no.17 and 15 surveyed in the City survey records of Margao under chalta no. 45 of P.T. Sheet no. 293 which plot is acquired by the member no.1 of the FIRST PURCHASERS by virtue of Deed of sale dated 11.7.2011 Registered in the Office of the Sub-Registrar of Salcete under noMGO-BK-03699-2011. The said plot is hereinafter referred to as the 'said plot' and more particularly described in Schedule-IV herein below and shown on the plan annexed to this deed.

AND WHEREAS the PURCHASERS have approached the SELLERS to purchase the said property.

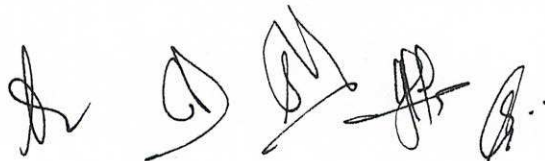
AND WHEREAS the SELLERS have agreed to sell the said property the PURCHASERS for a total consideration of Rs.3,60,00,000/- (rupees three crores sixty lakhs only) and the PURCHASERS have offered to pay to the SELLERS part amount of the consideration of Rs.3,10,00,000/- (rupees three crores ten lakhs lakhs only) by way cheques and have agreed to pay the balance amount of the consideration of 50,00,000/- by way exchange/transfer unto SELLERS jointly the said plot bearing plot no.16 admeasuring 668.00 forming part of the property 'Colmoroda or Roquemoroda'



situated at Colmorod Navelim Salcete- Goa within the jurisdiction of the Margao Municipal Council, Taluka Salcete and District of South Goa bounded on the East by the plot no. 16, on the West by the six meters wide road, on the North by the open space and on the South by the plots no.17 and 15 surveyed in the City survey records of Margao under chalta no. 45 of P.T. Sheet no. 293 for the value of Rs.50,00,000/- (rupees fifty lakhs only) and the SELLERS have jointly agreed for the same. The said plot agreed to be transferred to the SELLERS in exchange for the part amount of the consideration of rupees fifty lakhs is more particularly described in schedule-IV herein below:

AND WHEREAS the SELLERS have disclosed to the PURCHASERS as under:

- i). that the SELLERS are the absolute owners in possession of the said property.
- ii). that the SELLERS have a clear and marketable title to sell the said property and there are no other persons or co-owners having right or interest in the said property.
- iii). That the SELLERS have not entered into any Agreement of sale or and Deed of Conveyance with any third party/person creating any right or interest over the said property;
- iv). that the said property is free from all encumbrances;
- v). that the said property or any part thereof is not the subject matter of attachment by Government or Semi-Government authorities for recovery of any of their dues;
- vi). that the possession of the said property is exclusively with the SELLERS
- vii). that there are no litigation pending in any Court in respect of the said property between the SELLERS and any other person;





viii). That the mudcarial area sold to the mundcar Smt.Catarina Carvalho and her daughter admeasuring 570.00 sq. mts does not form part of the said property sold under this Deed but the name of Shri.Manuel Oliveira still erroneously stands recorded in the other rights cilumn of the survey records of the said property sold under this Deed..

ix). That there are no more mundcars or tenants in the said property and the name of Shri. Manuel Oliveira stands wrongly recorded in the survey records.

AND WHEREAS upon disclosures of the above facts made by the SELLERS to the PURCHASERS, the PURCHASRS has agreed to purchase the said property jointly more particularly described in the Schedule-III herein below and more particularly shown on the plan marked annexed to this Deed as per the shares mutually agreed between themselves.

NOW THIS DEED OF SALE AND EXCHANGE WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration of the total amount of Rs.3,60,00,000./- (rupees three crores sixty lakhs only ) out of which part amount of consideration of Rs.3,10,00,000/- is paid by the PURCHASERS by way of thirteen cheques in favour of the SELLERS and balance amount of consideration is paid by way of exchange/transfer of the said plot no.16 admeasuring 668.00 sq. mtrs forming part of the property 'Colmoroda or Roquemoroda' situated at Colmorod Navelim Salcete- Goa within the jurisdiction of the Margao Municipal Council, Taluka Salcete and surveyed in the City survey records under chalta no. 45 of P.T. Sheet no. 293 more particularly described in shcehdule-IV herein below for the value of Rs.50,00,000/- towards the balance amount of the consideration towards the sale of the said property which is paid as under as per the request of the SELLERS:

a). Amount of Rs.10,00,000 (rupees ten lakhs only) is paid vide cheque bearing no. 595048 dated 16.4.2012 drawn on the



IndusInd Bank Ltd, Margao Branch in the name of the member no.1 of the SELLERS.

b). Amount of Rs.1,00,00,000/- (rupees one crore only) is paid by four cheques bearing no.595049 dated 16.6.2012 drawn on the IndusInd Bank Ltd, Margao Branch in the name of the member no.1 of the SELLERS for Rs.50,00,000/-, cheque no. 595050 dated 16.6.2012 drawn on the Indusund Bank Ltd, Margao Branch in the name of the member no.2 of the SELLERS for Rs. 16,66,666/-, cheque no.595051 dated 16.6.2012 drawn on the IndusInd Bank Ltd Margao Branch in the name of the member no.3 of the SELLERS for Rs.16,66,666/- and cheque no.595052 dated 16.6.2012 drawn on the IndusInd Bank Ltd, Margao Branch in the name of the member no.5 of the SELLERS for Rs.16,66,668/-.

b). Amount of Rs.1,00,00,000/- (rupees one crore only) is paid by four cheques bearing no. 595053 dated 16.8.2012 drawn on drawn on the IndusInd Bank Ltd, Margao Branch in the name of the member no.1 of the SELLERS for Rs 50,00,000/-, cheque no. 595054 dated 16.8.2012 drawn on on the IndusInd Bank Ltd, Margao Branch in the name of the member no.2 of the SELLERS for Rs 16,66,668/-, cheque bearing no. 595055 dated 16.9.2012 drawn on on the IndusInd Bank Ltd, Margao Branch in the name of the member no.3 of the SELLERS for Rs 16,66,666/- and cheque bearing no. 595056 dated 16.8.2012 drawn on the IndusInd Bank Ltd, Margao Branch in the name of the member no.5 of the SELLERS for Rs 16,66,666/-.

c). Amount of Rs.1,00,00,000/- (rupees one crore only) is paid by four cheques bearing no. 595057 dated 16.10.2012 on drawn on the IndusInd Bank Ltd, Margao Branch in the name of the member no.1 of the SELLERS for Rs 50,00,000/-, cheque no. 595058 dated 16.10.2012 drawn on on the IndusInd Bank Ltd, Margao Branch in the name of the member no.2 of the SELLERS for Rs 16,66,666/-, cheque bearing no. 595059 dated 16.10.2012 drawn on on the IndusInd Bank Ltd, Margao Branch in the name of the member no.3 of



the SELLERS for Rs 16,66,668/- and . cheque bearing no. 595060 dated 16.10.2012 drawn on on the Indusund Bank Ltd, Margao Branch in the name of the member no.5 of the SELLERS for Rs 16,66,666/- and towards the balance amount of consideration of rupees fifty lakhs by way of Exchange/transfer unto the SELLERS.

d).The said plot no.16 of the property 'Colmoroda or Roquemoroda' admesruing sq. mtrs 668.00 sq mtrs more particuley described inschedule-III hereinbelow for the value of Rs.50,00,000/- paid by the PURCHASERS to the SELLERS jointly which amount includes the value of the said plot exchanged/transferred unto the SELLERS which amount the SELLERS hereby jointly admit and acknowledge having received the SELLERS jointly doth hereby sell, transfer and convey unto the PURCHASERS the said property more particularly described in Schedule-III herein below and more particularly shown on the plans annexed to this deed as per the shares of each of the PURCHASERS as stated in clause 8 hereinbelow together with all its rights, interest and easements so that each of the PURCHASERS shall have hold and enjoy his/her//their portion of the said property as absolute owners thereof hereinfuture and inturn the the FIRST PURCHASERS hereby transfer by way of exchange infavour of the SELLERS jointly the said plot no.16 ore particularly described in Schedule- IV herein below and more particularly shown on the plan annexed to this deed together with all its rights, interest and easements so that the SELLERS shall have and hold and enjoy the said plot as absolute owners thereof hereinfuture.

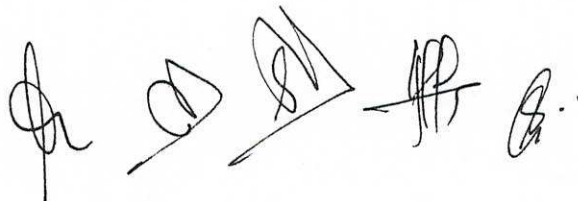
2. The possession of the said plot no.16 is handed over to the SELLERS at the time of the execution this deed by the FIRST PURCHASERS.
3. The possession of the said property is already handed over to the PURCHASERS by the SELLERS.
4. The SELLERS shall jointly and severally sign all such other documents or undertakings or execute such other deeds as may





be required by the Purchasers from time to time for the effective Transfer of the said property in the name of the PURCHASERS

5. The SELLERS jointly fully indemnify the PURCHASERS that in case the PURCHASERS are dispossessed of said property or any part of the said property by virtue of the defect in the title of the SELLERS to the said property the SELLERS shall fully compensate the PURCHASERS including the cost of the development made by each of the PURCHASERS in their respective plots in the said property.
6. The FIRST PURCHASERS fully indemnify the SELLERS that in case the SELLERS are dispossessed of said plot by virtue of the defect in the title of the FIRST PURCHASERS to the said plot the FIRST PURCHASERS shall fully compensate the SELLERS Including the cost of the development made by each of the SELLERS in the said plot.
7. The SELLERS Indemnify the PURCHASERS that incase of any dispute or any claim put forth by any third Party to the said property or any part thereof or in case of any Litigation or duispute raised by any third Party by virtue of which the PURCHASERS are deprived of the use of their respective plots of the said property than the same shall be resisted and entirely taken care of by the SELLERS and all such claims or disputes shall be settled with the said Party by the SELLERS exclusively.
8. The FIRST PURCHASERS Indemnify the SELLERS that incase of any dispute or any claim put forth by any third Party to the said Plot or any part thereof or in case of any duispute raised by any third Party by virtue of which the SELLERS are deprived of the use of said plot the same shall be resisted and entirely taken care of by the FIRST PURCHASERS and all such claims or disputes shall be settled with the said Party by the FIRST PURCHASERS exclusively.





9. The PURCHASERS shall be entitled to get the survey records of the said property changed/mutated in the name of the PURCHASERS and the SELLERS shall have no objection for the same and further the SELLERS shall fully co-operate with the PURCHASERS to get the survey records corrected by deleting the name of Shri.Manuel Oliveira still wrongly appearing in the survey records of the said property..
- 10.The SELLERS shall be entitled to get the survey records of the said Plot y changed/mutated in the name of the SELLERS and the FIRST PURCHASERS shall have no objection for the same
- 11.Out of the total area of the said property purchased by the PURCHASERS the FIRST PURCHASERS shall be the exclusive owners of the land/plot shown under letter A admeasuring an area of 4,000 sq. mtrs, the SECOND PURCHASER shall be the exclusive owner of the land/plot shown under letter D admeasuring an area of 6520 sq. mtrs, the THIRD PURCHASER shall be the exclusive owner of the land/plot shown under letter B admeasuring an area of 4000 sq. mtrs and the FOURTH PURFHASER shall be the exclusive owner of the land/plot admeasuring 4000 sq. mtrs shown under letter C on the plan annexed to this Deed and the respective PURCHASERS shall be entitled to get their plots partitioned seperately.
- 12.The market value of the said property sold as a whole and the plot no.16 exchanged by virtue of this Deed is Rs.3,60,00,000/- ( rupees three crores sixty lakhs lakhs only).
- 13.The present Deed is typed in Duplicate and the original Deed typed on stamp paper of Rs 10,81,000 Shall be retained by the FIRST PURCHASERS and the Duplicate set of the Deed typed on stamp paper of Rs. 100/- shall be retained by the SELLERS.



## SCHEDULE - I

(Details of the whole property)

All that nine twelfths of the property 'Sureachembatta or Chuni Bhat' situated at St Jose de Areal, within the jurisdiction of the Village Panchayat of Sao Jose de Areal, Taluka and Sub-District of Salcete, State of Goa, not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office of Salcete under matriz no.233 and 234 allotted to Mr. Joaquim Alberto Barreto and Mr. Joao Barreto in the Orphanological Inventory Proceedings with no Appeal registered under no.219/1960 dated 16<sup>th</sup> February 1960 which were instituted in the Court of the Civil Judge Senior Division of Salcete At Margao upon the demise of Cristovam Francisco Jose Joao Xavier Argemiro also known as Argemiro Luis Da Pideade Gama Barreto also known as Argemiro Luis Gonzaga De Gama Barreto and also Argemiro Da Gama Barreto and his wife Berta De Melo Barreto and the said property aggregated along with the hilly portion of land of Comunidade of Curtorim as per plan no.13035 (registration of usurpation at pages 39 reverse onwards 67 dt 3<sup>rd</sup> December 1940 and bounded on the East by Olle Bondagale of Comunidade of Curtorim, On the west by the Hillock On the North by the property of Maria P.M.J Da Gama Barreto and South by the public way reserved by Comunidade of Curtorim.



## SCHEDULE - II

All that property known as 'Sureachembatta' or 'Chuni Bhat' forming the Southern part of the said whole property described in schedule- I hereinabove situated on the Southern side of the Margao-Quepem Road constituting a separate and distinct unit or property independently surveyed in the survey records under survey no.260/1 of Village total admeasuring 21,425 sq. mtrs wherein there exists a mundcarial house of one Shri. Manuel Oliveira and the said property is bounded on the East by the foot path road, On the West by the property of Reis Falcao, On the North by the Margao-Quepem Road and on the South by the property of Comunidade of Curtorim.

## SCHEDULE - III

( of the said property sold)

All said property known as 'Sureachembatta' or 'Chuni Bhat' admeasuring 18,520 sq mtrs forming the Southern portion of the said



property more particular described in Schedule-I hereinabove situated on the southern side of the said Margao- Quepem Road constituting a separate and distinct unit or property independently surveyed in the survey records under survey no.260/1 of Village Sao Jose de Areal total admeasuring 18,520 sq. mtrs bounded

On the East by the foot path road ,

On the West by the property of Reis Falcao,

On the North partly by the Plot of Francisco Xavier Felicio Rodrigues surveyed under no.260/1-A and plot of Smt Catarina Carvalho surveyed under no.260/1-B and partly by the Margao-Quepem Road and On South by the property of Comunidade of Curtorim.

The said property sold under this Deed is more particular shown on the plan in red colour borer annexed to this deed which shall for a part an parcel of this Deed.

#### SCHEDULE- IV

( Schedule of the said plot exchanged/transferred)


All that plot no.16 admeasuring 668.00 forming part of the property 'Colmoroda or Roquemoroda' situated at Colmorod Navelim Salcete-Goa within the jurisdiction of the Margao Municipal Council, Taluka Salcete and District of South Goa described in the Land Registration Office of Comarca Office of Salcete under no.10111 at page 82 of Book B 26, New Series; no.3047 at pages 77 of Book B 59, new series; no.12051 at page 59 of Book B 31, new series and no.19625 at page 141 of Book B. 27, New Series and enrolled in the Taluka Revenue Office of Salcete under matriz no's 1051,1052,146 and 1060 respectively and the said plot is bounded on the East by the plot no. 16, on the West by the six metres wide road, on the North by the open space and on the South by the plots no.17 and 15 surveyed in the City survey records of margao under chalta no. 45 of P.T. Sheet no. 293. The said plot is acquired by the Seller by virtue of deed of sale dated 11.7.2011 registered in the Office of the Sub-Registrar of Salcete under noMGO-BK-03699-2011.

The said plot exchanged under this deed is more particular shown on the plan annexed to this Deed;



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED by the WITHIN NAMED SELLERS.

*[Handwritten signature]*  *[Handwritten signature]*

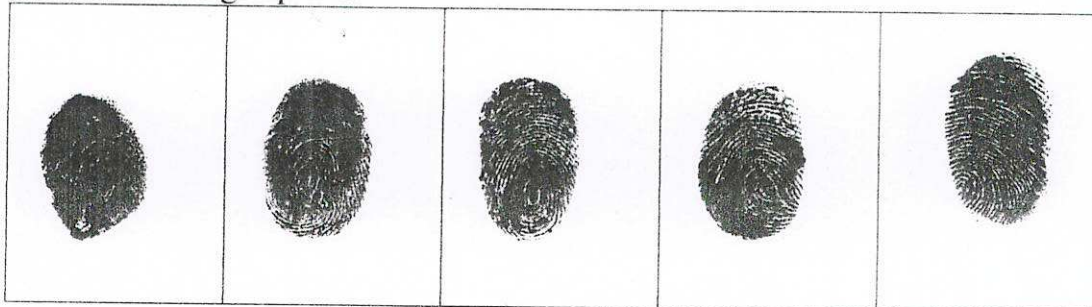
*[Handwritten signature]*

1. Mr. ANTHONY RODRIGUES for self and as Power of Attorney of the Sellers no. 2, 3, 4 and 5 and 6.

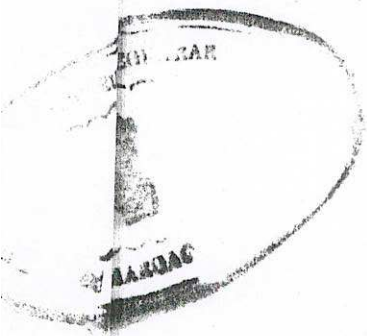
Right hand finger prints



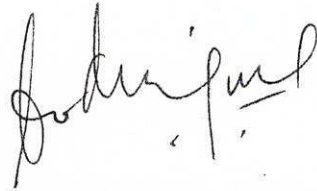
Left hand finger prints



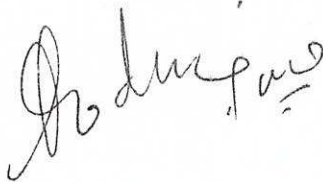
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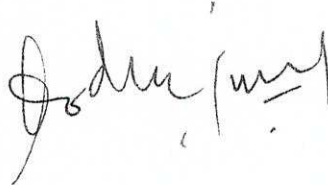




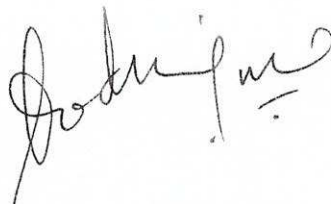
2. Mr. EGNÓ DAVID A. RODRIGUES through his Power of Attorney Mr. Anthony Rodrigues.



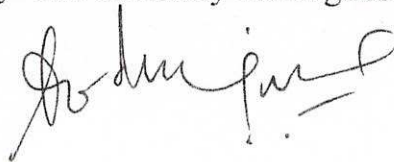
3. Mr. LENO ROSS ANTHONY RODRIGUES RODRIGUES through his Power of Attorney Mr. Anthony Rodrigues.



4. Mrs. RICHIE FERNANDES RODRIGUES through her Power of Attorney Mr. Anthony Rodrigues.



5. WYNO JULIO RODRIGUES RODRIGUES through his Power of Attorney Mr. Anthony Rodrigues.

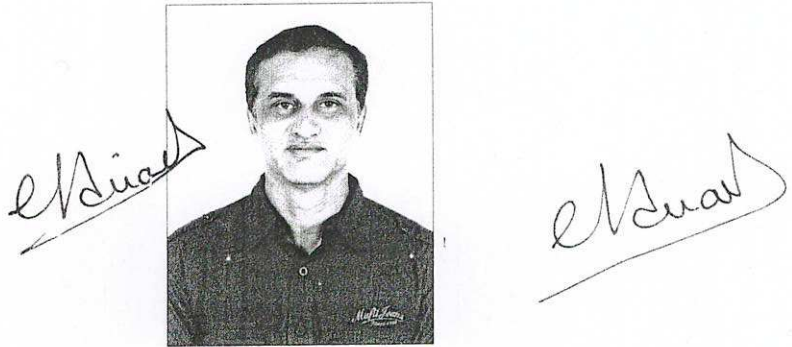


6. Mrs. CHERRYL ANN J. D'SOUZA through her Power of Attorney Mr. Anthony Rodrigues





SIGNED AND DELIVERED by the WITHIN NAMED FIRST PURCHASER.



1. NITIN ANAND NAIK

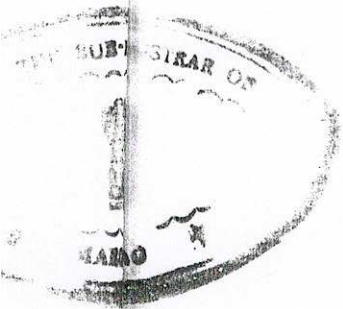
Right hand finger prints



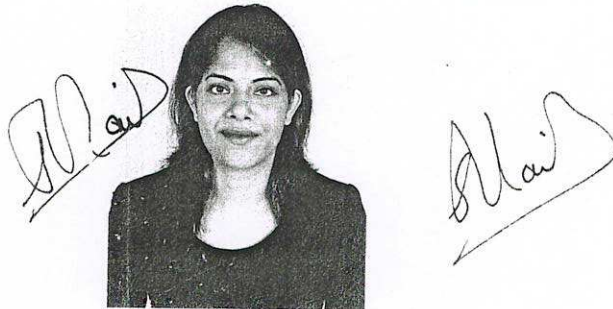
Left hand finger prints



*[Handwritten signatures and initials]*







2. Mrs SHAREN NAIK.

Right hand finger prints



Left hand finger prints

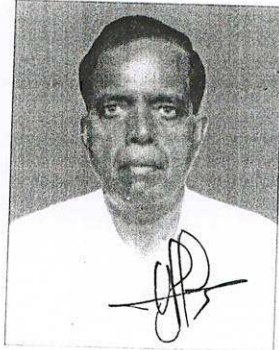


SIGNED AND DELIVERED by the WITHIN NAMED SECOND PURCHASER.

3. Miss. NINOSHKA N. NAIK Through her father and Natural Guardian Mr NITIN ANAND NAIK



SIGNED AND DELIVERED by the WITHIN NAMED THIRD PURCHASER.

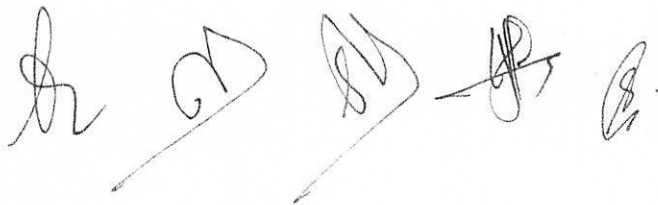


4. Mr. SEBASTIAO U.V.CAEIRO

Right hand finger prints



Left hand finger prints





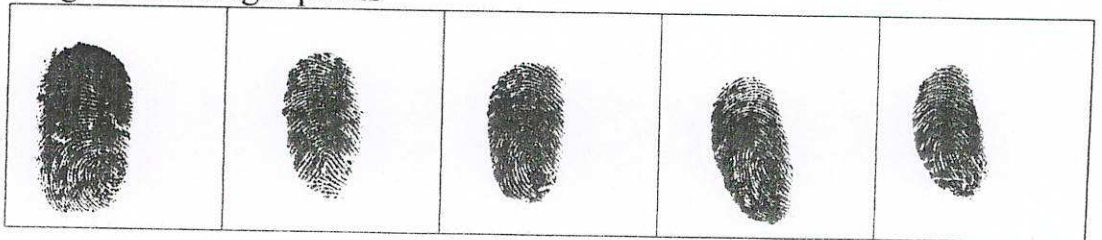
SIGNED AND DELIVERED by the WITHIN NAMED FOURTH PURCHASER.

*Caiero*

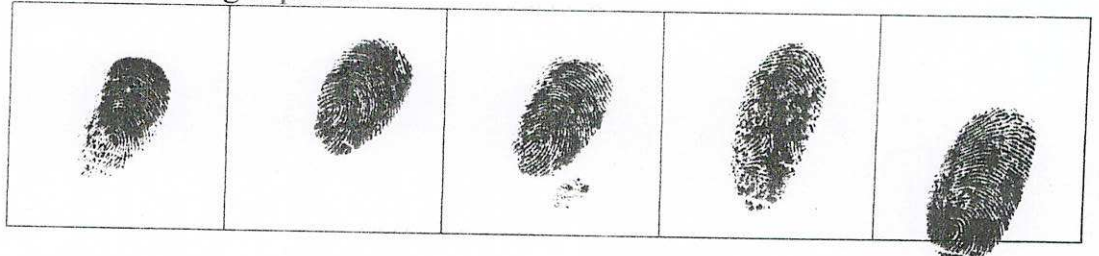


5. Miss. SABITA CAIERO

Right hand finger prints



Left hand finger prints



Witnesses:

1. Baburao Bembolker *Baburao Bembolker*
2. ARMSTRONG RODRIGUES *Armstrong*

*Ar* *AD* *BD* *AP* *Q.*

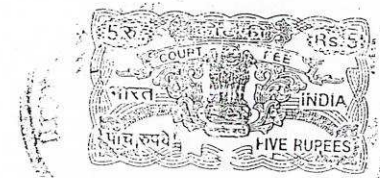


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
MARGAO- GOA

Plan Showing plots situated at  
Village : SAO JOSE DE AREAL  
Taluka : SANCETTA  
Survey No./Subdivision No. : 260/ 1  
Scale : 1 : 1000

Inward No: 1523

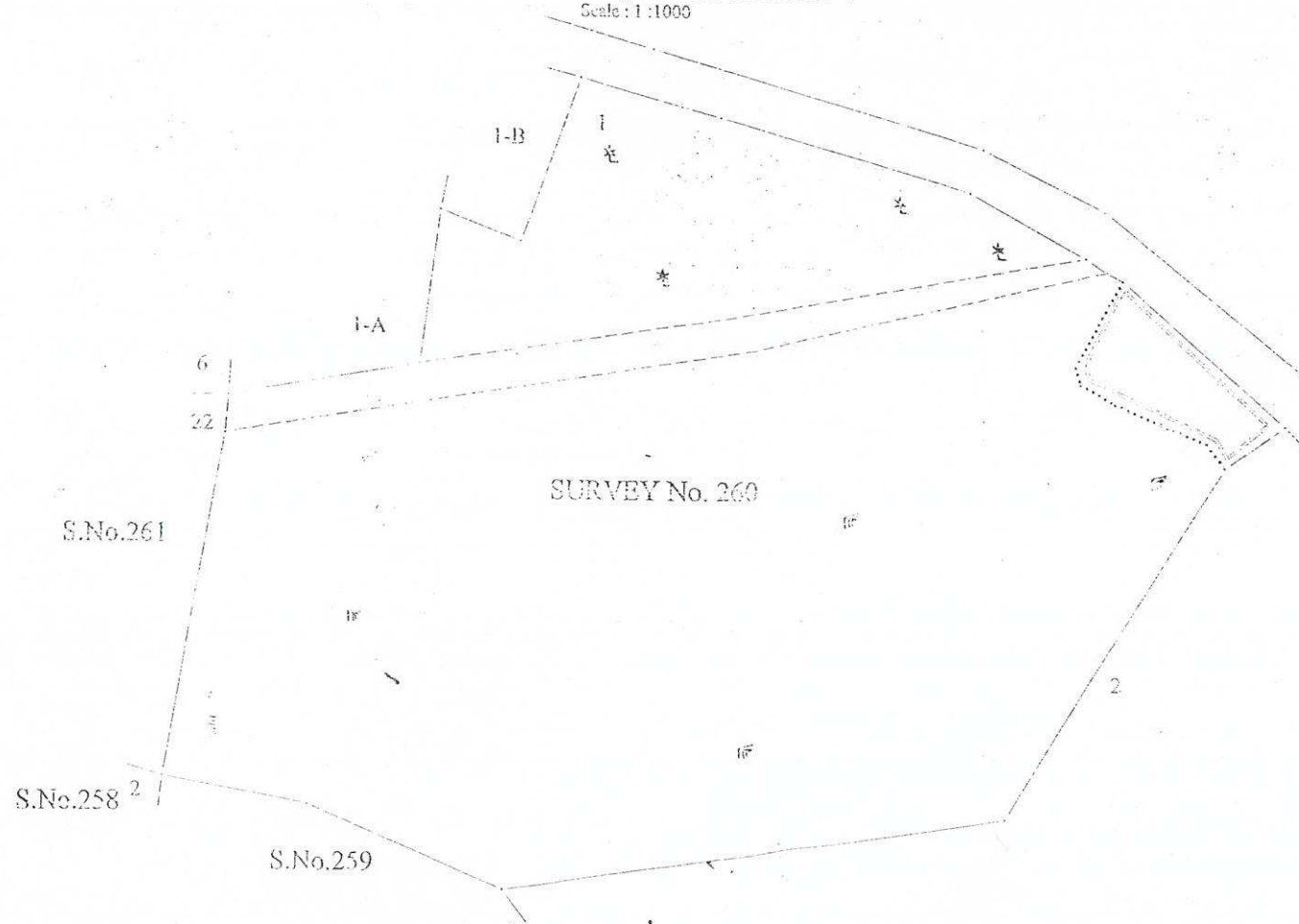
*[Signature]*  
11/4/12  
Inspector of Survey &  
Land Records.



*[Handwritten signatures and notes]*  
Rodrigues  
et al  
Ment

*[Handwritten signature]*

*[Handwritten signature]*  
Compared By:

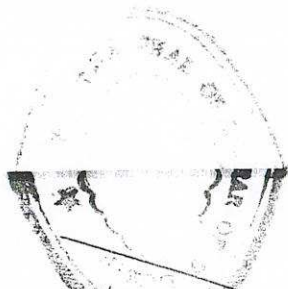


*[Handwritten initials]*

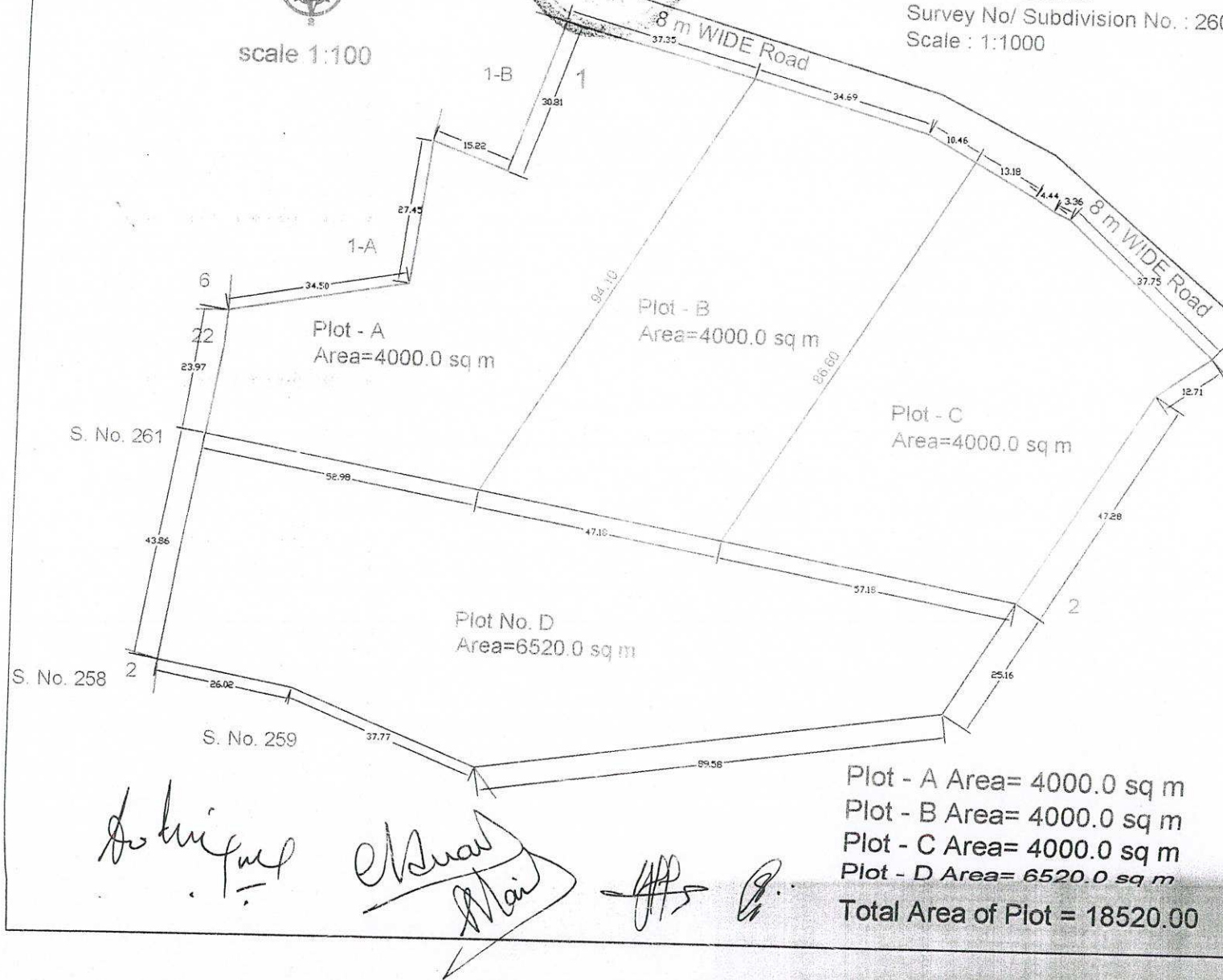




scale 1:100



Plan Showing plots situated at:  
Village : SAO JOSE DE AREAL  
Taluka : SALCETE  
Survey No/ Subdivision No. : 260/1  
Scale : 1:1000





*Plan*  
*Sheet*

AREA IN 1/4 SECTION 10, T. 22 N., R. 10 E., S. 4 E.  
AREA IN 1/4 SECTION 10, T. 22 N., R. 10 E., S. 4 E.  
AREA IN 1/4 SECTION 10, T. 22 N., R. 10 E., S. 4 E.  
TOTAL AREA

ValuVite Consultant	
LA BARBERE & SONS	VALUERS
1000 N. 10th St.	PO BOX 1000
SPRINGFIELD, ILL. 62702	TEL. 464-1111
PREPARED FOR: [illegible]	
DATE: [illegible]	
BY: [illegible]	
CHECKED BY: [illegible]	
REVIEWED BY: [illegible]	
DATE: [illegible]	



*Submittal*  
*Plan*  
*Sheet*



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 16-04-2012 01:50:03 PM

Document Serial Number : 2273




Presented at 11:46:00 AM on 16-04-2012 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1800000.00
2	Processing Fees	400.00
3	Duplicate Fee	50.00
	Total :	1800450.00

Stamp Duty Required: 1005000.00

Stamp Duty Paid: 1081000.00

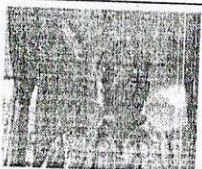


Nitin Anand Naik presenter

Name	Photo	Thumb Impression	Signature
Nitin Anand Naik ,S/o. Late Anand Rama Naik , Married,Indian,age 48 Years,Business,r/oSupreme Bombi Plaza, Comba, Margao, Salcete - Goa For Self as Purchaser No. 1 and as Natural Gaurdian of his Daughter, Miss. Ninoshka N. Naik.			

Endorsements



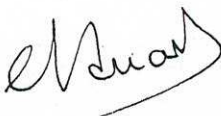
Executant

1 . Anthony Rodrigues , S/o. Late Alex Devdatio Rodrigues , widow,Indian,age 60 Years,Land Lord,r/oFlat No. S-2, Bethel, Near Durga Petrol Pump, Fatorda, Margao, Salcete - Goa For Self as Vendor No. 1 and as constituted Attorney of Vendor No. 2 to 6, by POA dated 09/05/2011 executed before the Notary Ashok M. Pandya Borivali(West), Mumbai under Reg No. 1211/11 and by POA dated 11/04/2012 executed before the Notary Sachin S. Kolvalcar under Reg No. 907/2012.




Photo	Thumb Impression	Signature
		





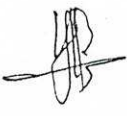
2 . Nitin Anand Naik , S/o. Late Anand Rama Naik , Married,Indian,age 48 Years,Business,r/oSupreme Bombi Plaza, Comba, Margao, Salcete - Goa For Self as Purchaser No. 1 and as Natural Gaurdian of his Daughter, Miss. Ninoshka N. Naik.

Photo	Thumb Impression	Signature
		

3 . Sharen Naik , D/o. Sebastiao U.V. Caeiro , Married,Indian,age 37 Years,Business,r/oSupreme Bombi Plaza, Comba, Margao, Salcete - Goa

Photo	Thumb Impression	Signature
		

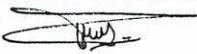
4 . Sebastiao U.V. Caeiro , S/o. Domingos Caeiro , Married,Indian,age 72 Years,retired,r/oH.No. 392/1, Cairo Nagar, Butica, Navelim, Salcete - Goa


Photo	Thumb Impression	Signature
		

5 . Sabita Caeiro , D/o. Sebastiao U.V. Caeiro , UnMarried,Indian,age 31 Years,Service,r/oH.No. 392/1, Cairo Nagar, Butica, Navelim, Salcete - Goa

Photo	Thumb Impression	Signature
		

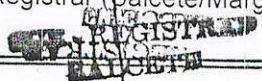
Identification

Sr No.	Witness Details	Signature
1	Prakash M. Caeiro , S/o. Patricio Caeiro ,Married,Indian,age 47 Years,Advocate,r/o Navelim, Salcete - Goa	

  
 GOB - REGISTRAR  
 SALCETE

Book-1 Document  
Registration Number MGO-BK1-02274-2012  
CD Number MGOD59 on  
Date 16-04-2012

  
Sub-Registrar (Salcete/Margao )



Scanned By:-

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Signature:-



Designed and Developed by C-DAC, ACTS, Pune